



Canyon Real Estate, LLC

1128 12th Street

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

35 ACRES OF PRIVACY

Clark

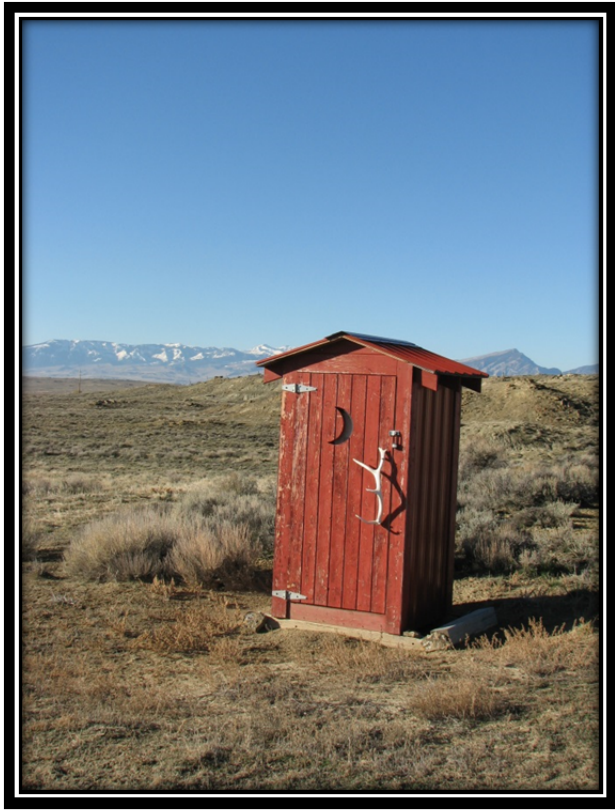


\$35,000

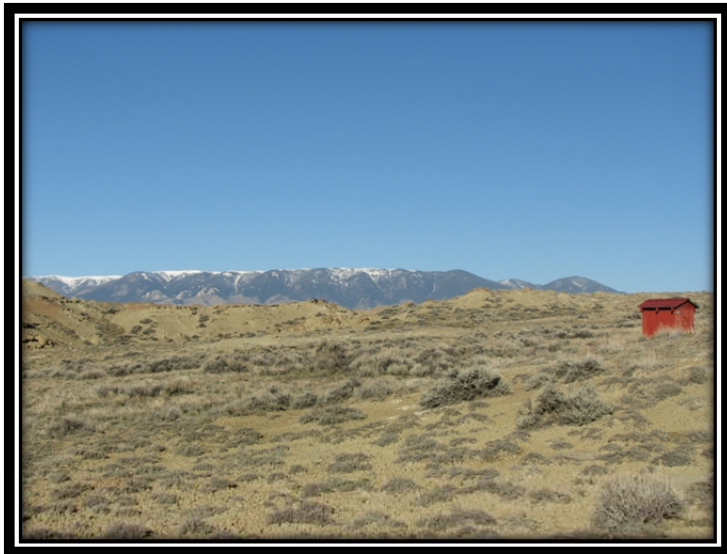
35 acres of privacy with spectacular 360 degree, awesome, mountain views of the Beartooths, Absarokas and Heart Mountain. Sandstone formations and trees have been planted. Fishing and hunting in the area. Very close to Billings, MT, Cody, WY and Yellowstone National Park.

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





Storage/Tool Shed



View to the West



Heart Mountain

To the South



North View from Road

View to the East





Planted Trees



35 Acres of Privacy



MLS #: L10008488A (Active) List Price: \$35,000

- Overland Tr Clark, WY 82435



APX DEEDED ACRES: 35.53
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

UNIT # OR LOT #: WH-26
AREA: Clark
SUBDIVISION: Western Heartland
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: None **ELECTRIC COMPANY:** Beartooth Electric Co
SEWER: None **PRIMARY WATER TYPE:** None **IRRIGATION FEES \$:** 0
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No **HOA:** No

DESCRIPTION OF STRUCTURES: shed

INCLUSIONS: shed

EXCLUSIONS: nothing - vacant land

IRRIG CO: none **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

SOIL TYPE: Sandy Loam

TAX YEAR: 2013 **TOTAL TAX \$:** 189.18 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No
MOBILES ALLOWED: Yes **MODULARS ALLOWED:** Yes **DETAILED ZONING:** Park Co - 35 Acres (GR-35)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: Parcel WH-26 Of Western Heartland - Phase 1, R.O.S. J-15 T58 R101

PROPERTY FEATURES: Horse Property, Hunting, Mountain View, **TYPE LEASED LAND:** None
Recreational, Rolling Terrain, Storage Building **PROPERTY ACCESS:** Private Dirt Road

COMMENTS: 35 acres of privacy with spectacular 360 degree awesome mountain views of the Beartooths, Absarokas and Heart Mountain. Sandstone formations and trees have been planted. Fishing and hunting in the area. Very close to Billings, MT, Cody, WY and Yellowstone National Park.

DIRECTIONS TO PROPERTY: At the turn off from Pwl Hwy it is 29.2 miles to Edelweiss on Hwy 120, then another 5.7 to Western Heartland Sub on your right. Turn right on Overland Trail and the property will be on your left 1.7 miles. A total of 36.6 miles from Cody. Watch for sign. Plat, map and covenants are under docs.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

Park County Wyoming MapServer



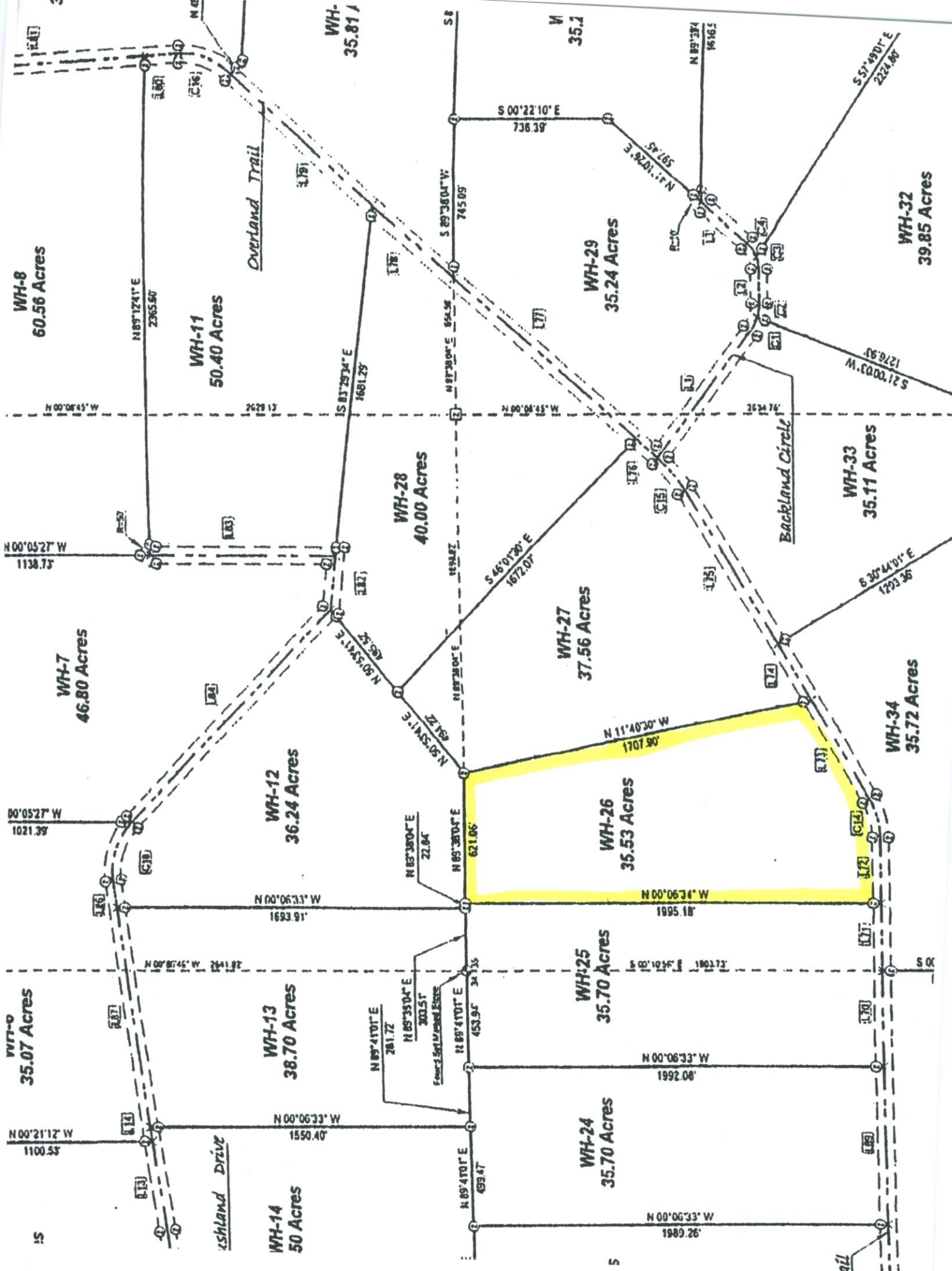
-  Highways
 -  County Roads
 -  Lot and Parcel Lines
 -  Rivers, Creeks, Lakes
 -  Incorporated Towns
 -  Yellowstone National Park
 -  US Forest Service
 -  BLM
 -  Bureau of Reclamation
 -  State of Wyoming
- 2012 Aerial Photography

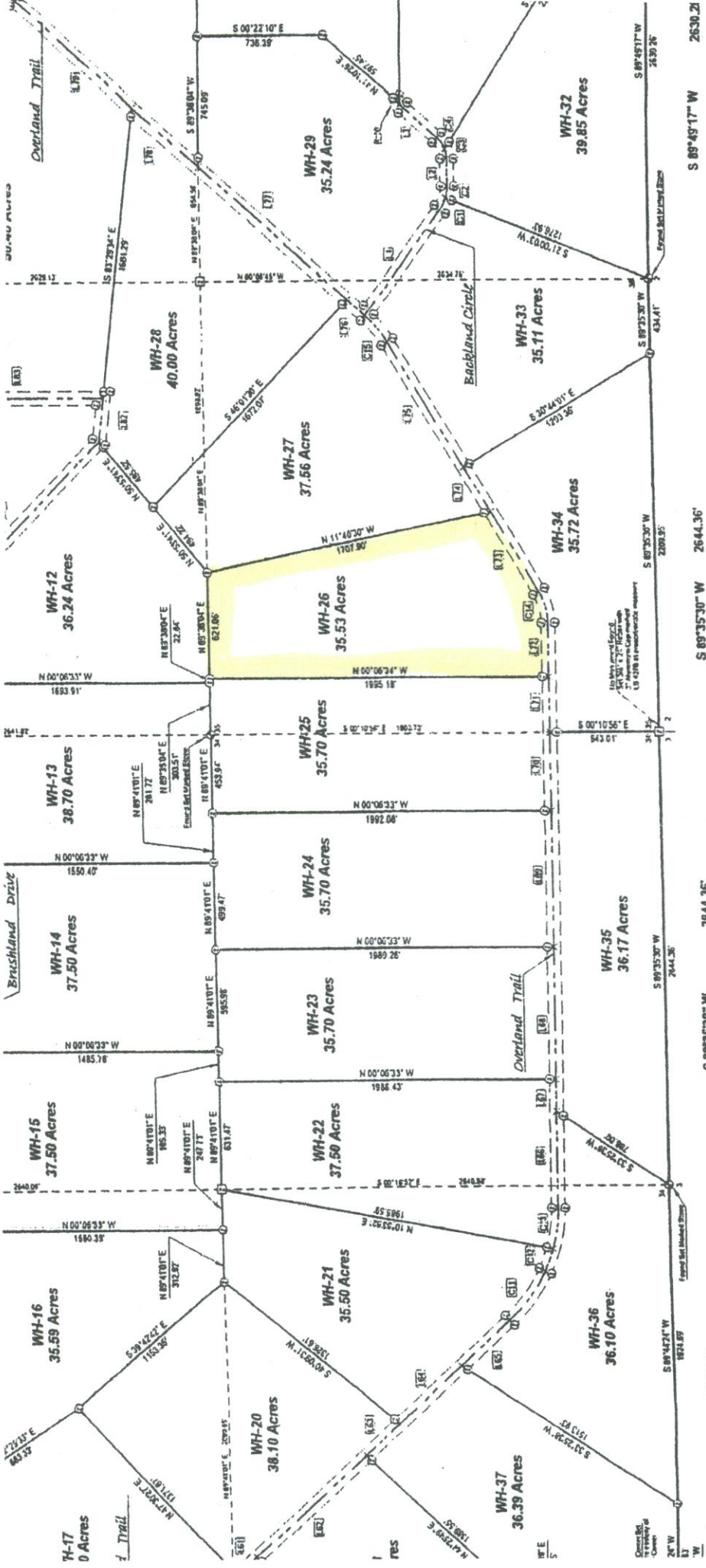
NORTH

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

0 0.5 1 mi

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OVERLAND TRAIL: Curve Table

Id	Bearing	Distance	Radius	Arc Length	Chord
L59	S 42°29'33" E	659.01	548.32	374.95	372.54
L60	S 42°29'33" E	617.28	548.32	374.95	372.54
L61	S 42°29'33" E	155.75	548.32	96.31	96.31
L62	S 42°29'33" E	311.50	548.32	192.62	192.62
L63	S 42°29'33" E	467.25	548.32	288.93	288.93
L64	S 42°29'33" E	623.00	548.32	385.24	385.24
L65	S 42°29'33" E	778.75	548.32	481.55	481.55
L66	S 42°29'33" E	934.50	548.32	577.86	577.86
L67	S 42°29'33" E	1090.25	548.32	674.17	674.17
L68	S 42°29'33" E	1246.00	548.32	770.48	770.48
L69	S 42°29'33" E	1401.75	548.32	866.79	866.79
L70	S 42°29'33" E	1557.50	548.32	963.10	963.10
L71	S 42°29'33" E	1713.25	548.32	1059.41	1059.41
L72	S 42°29'33" E	1869.00	548.32	1155.72	1155.72
L73	S 42°29'33" E	2024.75	548.32	1252.03	1252.03
L74	S 42°29'33" E	2180.50	548.32	1348.34	1348.34
L75	S 42°29'33" E	2336.25	548.32	1444.65	1444.65
L76	S 42°29'33" E	2492.00	548.32	1540.96	1540.96
L77	S 42°29'33" E	2647.75	548.32	1637.27	1637.27
L78	S 42°29'33" E	2803.50	548.32	1733.58	1733.58
L79	S 42°29'33" E	2959.25	548.32	1829.89	1829.89
L80	S 42°29'33" E	3115.00	548.32	1926.20	1926.20
L81	S 42°29'33" E	3270.75	548.32	2022.51	2022.51
L82	S 42°29'33" E	3426.50	548.32	2118.82	2118.82
L83	S 42°29'33" E	3582.25	548.32	2215.13	2215.13
L84	S 42°29'33" E	3738.00	548.32	2311.44	2311.44
L85	S 42°29'33" E	3893.75	548.32	2407.75	2407.75
L86	S 42°29'33" E	4049.50	548.32	2504.06	2504.06
L87	S 42°29'33" E	4205.25	548.32	2600.37	2600.37
L88	S 42°29'33" E	4361.00	548.32	2696.68	2696.68
L89	S 42°29'33" E	4516.75	548.32	2792.99	2792.99
L90	S 42°29'33" E	4672.50	548.32	2889.30	2889.30
L91	S 42°29'33" E	4828.25	548.32	2985.61	2985.61
L92	S 42°29'33" E	4984.00	548.32	3081.92	3081.92
L93	S 42°29'33" E	5139.75	548.32	3178.23	3178.23
L94	S 42°29'33" E	5295.50	548.32	3274.54	3274.54
L95	S 42°29'33" E	5451.25	548.32	3370.85	3370.85
L96	S 42°29'33" E	5607.00	548.32	3467.16	3467.16
L97	S 42°29'33" E	5762.75	548.32	3563.47	3563.47
L98	S 42°29'33" E	5918.50	548.32	3659.78	3659.78
L99	S 42°29'33" E	6074.25	548.32	3756.09	3756.09
L100	S 42°29'33" E	6230.00	548.32	3852.40	3852.40

BIG SAND COURSE: Line Table

Id	Bearing	Distance
L1	S 89°35'30" W	2533
L2	S 89°35'30" W	82.67
L3	S 89°35'30" W	179.47
L4	S 89°35'30" W	68.22
L5	S 89°35'30" W	20.81
L6	S 89°35'30" W	20.81
L7	S 89°35'30" W	155.75
L8	S 89°35'30" W	148.09
L9	S 89°35'30" W	30.35
L10	S 89°35'30" W	74.71
L11	S 89°35'30" W	91.29
L12	S 89°35'30" W	171.07
L13	S 89°35'30" W	88.25
L14	S 89°35'30" W	85.15
L15	S 89°35'30" W	162.29
L16	S 89°35'30" W	114.77
L17	S 89°35'30" W	203.85
L18	S 89°35'30" W	68.11
L19	S 89°35'30" W	232.93
L20	S 89°35'30" W	84.81
L21	S 89°35'30" W	192.48
L22	S 89°35'30" W	75.47
L23	S 89°35'30" W	131.42
L24	S 89°35'30" W	118.82
L25	S 89°35'30" W	181.33
L26	S 89°35'30" W	57.07

BACKLAND CIRCLE: Curve Table

Id	Bearing	Distance	Radius	Arc Length	Chord
C1	S 89°35'30" W	2644.36	2644.36	2644.36	2644.36
C2	S 89°35'30" W	2644.36	2644.36	2644.36	2644.36
C3	S 89°35'30" W	2644.36	2644.36	2644.36	2644.36

BRUSHLAND DRIVE: Curve Table

Id	Bearing	Distance	Radius	Arc Length	Chord
D1	S 89°35'30" W	2644.36	2644.36	2644.36	2644.36
D2	S 89°35'30" W	2644.36	2644.36	2644.36	2644.36
D3	S 89°35'30" W	2644.36	2644.36	2644.36	2644.36

NOTES
 BRUSHLAND DRIVE AND OVERLAND TRAIL ARE LOCATED ON THE ABOVE DESCRIBED LOTS. DEFECT INFORMATION TO CENTERLINE ROAD VARIANCE BOARD IS SUBMITTED PRIOR TO CENTERLINE ROAD VARIANCE BOARD MEETING. ROAD VARIANCE BOARD MEETING IS HELD ON THE 15TH DAY OF JULY AT 10:00 AM. ROAD VARIANCE BOARD MEETING IS HELD AT THE OFFICE OF THE COUNTY ENGINEER, 1000 WEST 10TH AVENUE, DENVER, CO 80202.
 ALL ROAD LINES AND CURVE INFORMATION IS CENTERLINE DATA.

SEAL
 MARY BREKKE
 NOTARIAL
 STATE OF WYOMING

NOTARY PUBLIC FOR THE STATE OF WYOMING
 JULIE A. D. D. D.
 8-13-10

NOTARY PUBLIC FOR THE STATE OF WYOMING
 JULIE A. D. D. D.
 8-13-10

UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THE
 SIGNATURE IS REPRESENTED AS BEING AFFIXED TO THE BEST COPY OF

CLARK, WYOMING, where the grandeur of the rugged Beartooth Mountains loom majestically over the sage covered prairie is situated 30 miles north of Cody. The Clarks Fork of the Yellowstone River, Wyoming's only federally designated 'wild and scenic river' flows out of the Clarks Fork Canyon and meanders through the valley. The Clarks Fork Canyon is the division between the Beartooth Mountains to the north and the Absaroka Mountains to the south. Looking west when you turn into Clark, from the Canyon south, the mountains you see are Bald Peak, Bald Ridge, Trout Peak, Pat O'Hara and Heart Mountain. There are 3 drainages to the north of the canyon, Little Rock Creek, Bennett Creek and Line Creek.

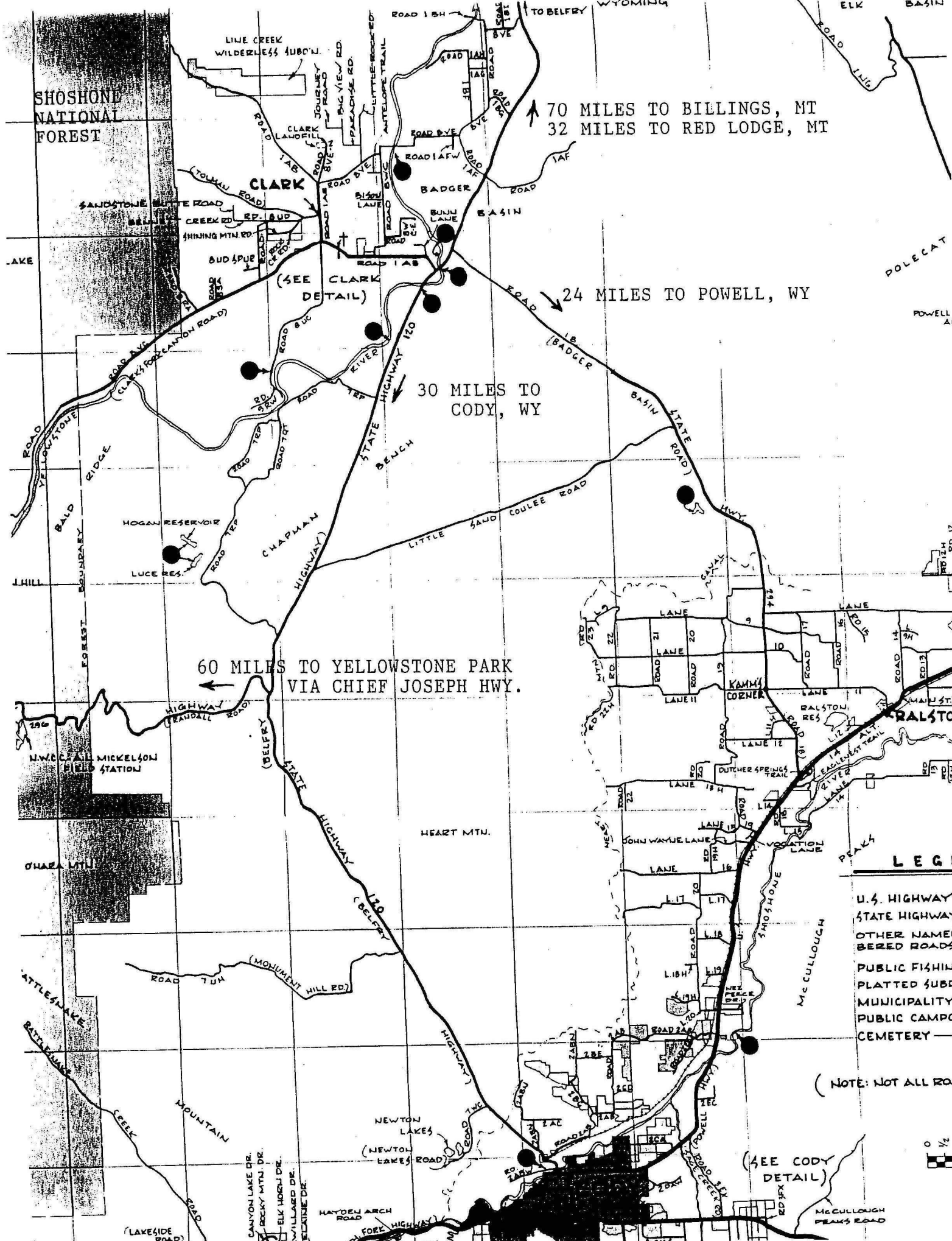
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark post office was established in 1891 and the first school was established in 1895. There are approximately 300-350 residents in the Clark valley today. There is no longer a post office. Mail comes through the Powell post office.

There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north side switchbacks to the top of the Beartooth Mountains and goes over to Highway 212. This is the Morrison Jeep Trail.

Looking across the river on the south face of the canyon, the steep trail that Chief Joseph and the Nez Perce Indians took on their escape from Yellowstone Park in 1877 can be faintly seen. Colonel Sturgis had been waiting at the mouth of the Canyon. He was told by scouts that there was no way that the Nez Perce could escape through this canyon and he moved his company south to Heart Mountain. The Nez Perce accomplished an amazing fete, and 700 people and 2000 horses escaped through this canyon and headed north.

A year later in 1878, the Bannock Indian conflict took place on the Clarks Fork River. During the early morning battle, among the dead were Captain Andrew Bennett and Little Rock, a Crow interpreter. Bennett Creek, Bennett Buttes and Bennett Buttes Cemetery are named in honor of Captain Bennett. Little Rock Creek was named after the Crow interpreter.

The Clarks Fork Recreation Center hosts community activities including an annual rodeo. Clark is within the Powell School District with an elementary school of Kindergarten through fifth grade and a student population averaging 30-35 students total.



70 MILES TO BILLINGS, MT
32 MILES TO RED LODGE, MT

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

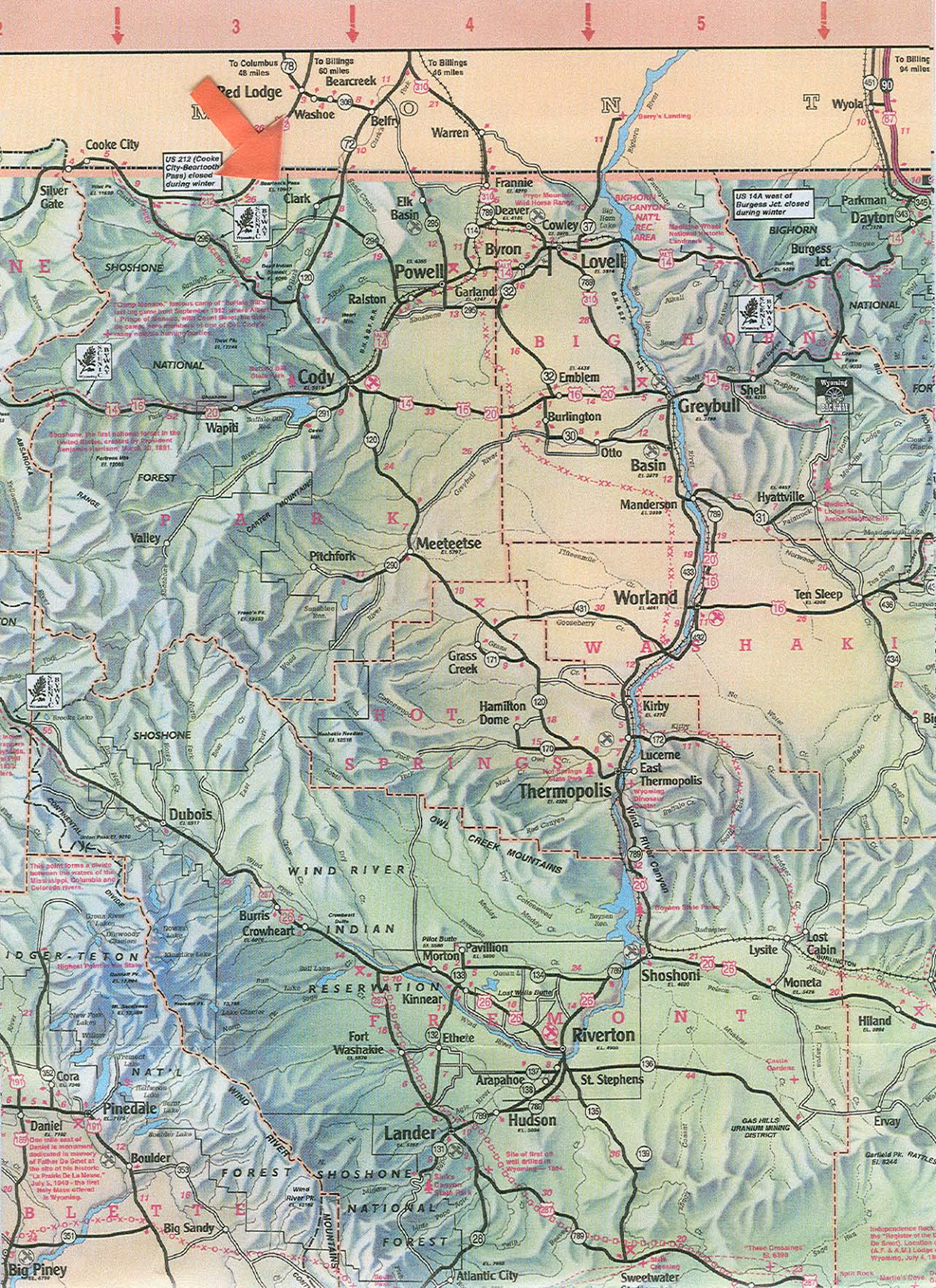
60 MILES TO YELLOWSTONE PARK
VIA CHIEF JOSEPH HWY.

- LEGEND**
- U.S. HIGHWAY
 - STATE HIGHWAY
 - OTHER NAMED ROADS
 - PUBLIC FISHING
 - PLATTED SUBDIVISION
 - MUNICIPALITY
 - PUBLIC CAMPGROUND
 - CEMETERY

(NOTE: NOT ALL ROADS SHOWN)

(SEE CODY DETAIL)





US 212 (Cooke City-Bearcreek Pass) closed during winter

US 14A west of Burgess Jct closed during winter

Camp Roberson - Indian camp of "Robbie" - last one gone soon September, 1912 - where Adair L. Price of animals with Grant below the site - the camp here - appearance of one of 500 - 600 - 700 - 800 - 900 - 1000 - 1100 - 1200 - 1300 - 1400 - 1500 - 1600 - 1700 - 1800 - 1900 - 2000 - 2100 - 2200 - 2300 - 2400 - 2500 - 2600 - 2700 - 2800 - 2900 - 3000 - 3100 - 3200 - 3300 - 3400 - 3500 - 3600 - 3700 - 3800 - 3900 - 4000 - 4100 - 4200 - 4300 - 4400 - 4500 - 4600 - 4700 - 4800 - 4900 - 5000 - 5100 - 5200 - 5300 - 5400 - 5500 - 5600 - 5700 - 5800 - 5900 - 6000 - 6100 - 6200 - 6300 - 6400 - 6500 - 6600 - 6700 - 6800 - 6900 - 7000 - 7100 - 7200 - 7300 - 7400 - 7500 - 7600 - 7700 - 7800 - 7900 - 8000 - 8100 - 8200 - 8300 - 8400 - 8500 - 8600 - 8700 - 8800 - 8900 - 9000 - 9100 - 9200 - 9300 - 9400 - 9500 - 9600 - 9700 - 9800 - 9900 - 10000

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers.

Highest Point in Wyo. State

Daniel is mentioned in memory of Father De Genet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings - El. 8390

Independence Park - the "Mother of the De Smet" Location (C.R. & J.A.) Lander Wyoming, July 4, 1820

North Rock - Martin's Point