



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

35 Acres with Creek



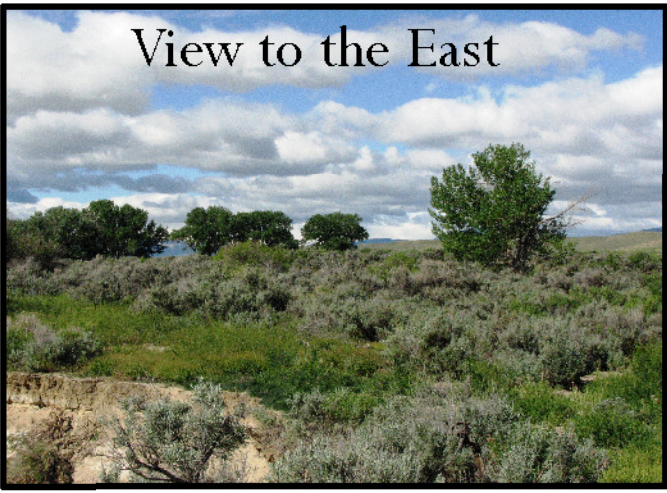
\$79,500

This 35 acre parcel is located off Highway 120 approximately 35 miles north of Cody. Big Sand Coulee Creek flows along the northern border. Tremendous views of the Beartooth Mountains and Clarks Fork Valley. Powell, Wyoming is about 30 miles and Red Lodge, MT, a ski resort, is about 30 miles. The community of Clark offers 3 public accesses to the Shoshone National Forest. Owner financing available with approved credit.

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.



View to the East



View to the North



Southwestern Views



Views to the North



Beartooth Mountains



Beartooth Mountains to the West



Great Creek Property

MLS #: L10005713A (Active) List Price: \$79,500

0 Hwy 120 Clark, WY 82435



APX DEEDED ACRES: 35
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: Yes
TOPOGRAPHY: Rolling

UNIT # OR LOT #: WH-39
AREA: Clark
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: None
SEWER: InstllSptc
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Beartooth Electric Co
PRIMARY WATER TYPE: None
IRRIGATION FEES \$: 0
HOA: No

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: none
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: none

IRGCOYR: 0

TAX YEAR: 2012
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: Yes
TOTAL TAX \$: 392.23
ADJ TO PUBLIC LAND: No
MODULARS ALLOWED: Yes
TAXED W/OTHER LAND: Yes
PARCELABLE: No
DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: Yes
DISCLOSURES: Yes

LEGAL DESCRIPTION: WH-39 of Western Heartland Phase I, ROS, J-15, T58N, R101W, Park County
PROPERTY FEATURES: Creek, Horse Property, Mountain View, Rolling Terrain
TYPE LEASED LAND: None
PROPERTY ACCESS: State Highway

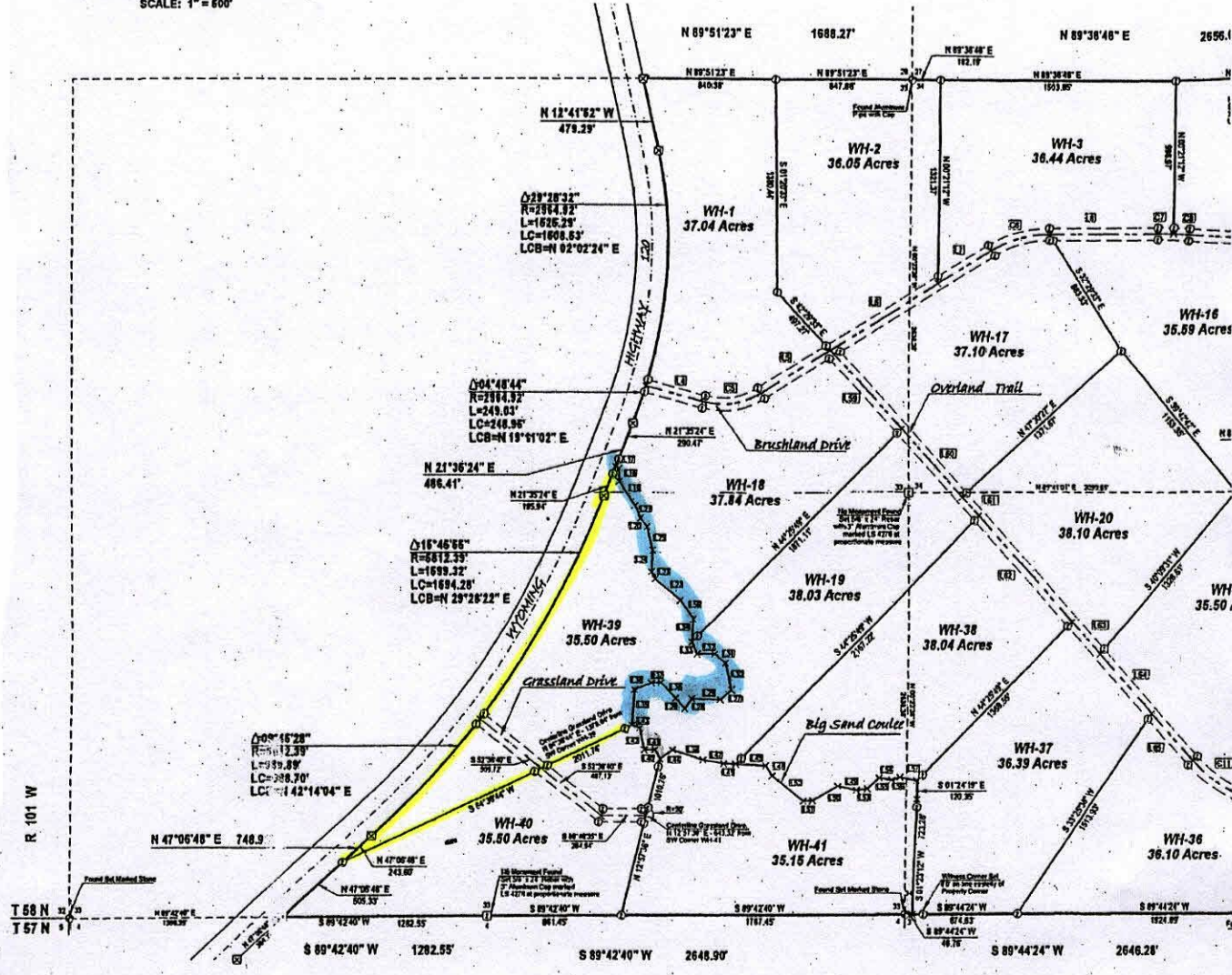
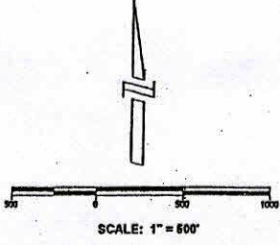
COMMENTS: Great property with frontage on Big Sand Coulee Creek which is the northern boundary. Supberb views of the Beartooth Mountains and the Clarks Fork valley. Many building sites to choose from. Lots of wildlife along the creek. Easy access. Phone is along the highway. Electric is in the neighbor's field close by. Easement will be granted. Owner financing available with approved credit.

DIRECTIONS TO PROPERTY: none

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.



DECLARATIONS
 NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
 NO PROPOSED PUBLIC WATER SUPPLY SYSTEM
 ALL LOTS HAVE A 10' UTILITY EASEMENT ON ALL PROPERTY LINES.

LEGAL DESCRIPTION
 A TRACT OF LAND BEING PORTIONS OF SECTIONS 33, 34, AND 36, TOWNSHIP 59 NORTH, RANGE 101 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PARK COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 All of said Section 33, all of Section 34, and all of Section 35 West of Wyoming Highway 120.
 THE ABOVE DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 194.89 ACRES.
 SUBJECT TO AND INCLUDING EASEMENTS FOR ROAD AND PUBLIC UTILITIES ACCESS PURPOSES ACROSS SAID TRACT. EASEMENTS ARE AS DESCRIBED AND OR SHOWN ON THE ATTACHED RECORD OF SURVEY. SUBJECT TO ALL OTHER EXISTING EASEMENTS OF RECORD AND FACT.

LEGEND

- ⊙ Set 5/8" x 24" Rebar with 2" Aluminum Cap marked LS 4276
- ⊙ As Noted
- ⊠ Set 5/8" x 24" Rebar with 3" Aluminum Cap marked LS 4276
- ⊡ Found Wyoming Highway Department Marker
- × No Monument Found - No Monument Set
- Centerline Public Utility & Road/Access Easement
- Public Utility Easement
- Centerline Wyoming Highway 120
- Section Line

CERTIFICATE OF OWNERSHIP
 ROCKY MOUNTAIN TIMBERLAND, A MONTANA CORPORATION REGISTERED TO DO BUSINESS IN THE STATE OF WYOMING AND THE LAND COMPANY, A GENERAL PARTNERSHIP DO HEREBY CERTIFY THAT THE ABOVE CAUSED TO BE SURVEYED, DIVIDED, AND MAPPED, AND EASEMENTS TO BE CREATED AS SHOWN ON THIS RECORD OF SURVEY OF WESTERN HEARTLAND - PHASE 1.

William D. Langer, Jr. DATED 6/6/07
 WILLIAM D. LANGER, JR., PARTNER
 THE LAND COMPANY, A WYOMING GENERAL PARTNERSHIP

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 WILLIAM D. LANGER, JR., PARTNER
 THE LAND COMPANY, A WYOMING GENERAL PARTNERSHIP

CERTIFICATE OF SURVEYOR
 I, MICHAEL C. ZANCHELLA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS RECORD OF SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID SURVEY IS REPRESENTED AS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND AND AFFIXED MY SEAL THIS 06 DAY OF MAY, 2007.

Michael C. ZancHELLA
 MICHAEL C. ZANCHELLA, LICENSE NO. 12548
 LAND SURVEYOR

CERTIFICATE OF CLERK AND RECORDER
 THIS RECORD OF SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:45 O'CLOCK P.M. June 6, 2007 AND IS DULY RECORDED IN BOOK PAGE 2007-4167, PAGE 3-15.

Kelly Jensen
 KELLY JENSEN, CLERK AND RECORDER
 PARK COUNTY, WYOMING

BY *Carol Redway*
 CAROL REDWAY, DEPUTY CLERK AND RECORDER



This distinctive home on 65 acres offers an atmosphere of western living at its finest. The foyer is open and spacious offering a sitting area and a custom log wet bar. The massive floor to ceiling two sided rock fireplace is designed for ambiance and efficient output of heat. The great room has a wall of windows that frame the dramatic Clarks Fork Canyon and Beartooth Mountains. The ceiling reaching nearly 2 stories in the great room contains massive log beams. Off the great room is a large deck. Hardwood floors are throughout the home with tile floors in the bathrooms.

The kitchen is a chef's delight with a large island for food preparation. Cabinets are distressed Alder and counters are granite. The stainless steel appliances include a double oven, built in microwave, dishwasher and side by side refrigerator. There are pullouts in all the lower cabinets. There is breakfast nook area next to the wall of windows in the kitchen.

The master suite has two sitting areas and a door to the deck on the west side of the home. The generous master bath has 18 inch tile floor, two walk in closets, double sinks with granite counter, Jacuzzi tub and a walk in tiled shower with three shower heads.

In another wing of the home, there is a half bath, laundry and large walk in pantry. There are two guest bedrooms wired for internet and computers. The guest bath between the bedrooms has double sinks with granite counter top, Jacuzzi tub with a tiled shower and log accents. Both have vaulted ceilings and recessed lighting. The office/computer room has tile floors.

The home has forced air heat with 2 furnaces and central air conditioning. Off of the two car attached garage is a workshop with a full bathroom and kitchen area. This area could easily be used as a guest quarters, mother-in-law quarters or maid quarters. Including this finished shop area there is a total of 3590 square feet in this home.

The yard is beautifully landscaped and has a four zone drip system. The Trex deck that wraps around the west side of the home has electric and gas for a barbeque.

The 65 acres borders BLM that connects with National Forest. The mountain views are incredible. The Clarks Fork of the Yellowstone River flows out of the Canyon only five minutes from this property. There is abundant wildlife in the area. Situated in the community of Clark, 30 miles north of Cody, Wyoming, it is an easy scenic drive to Yellowstone National Park and the Beartooth Highway.

SHOSHONE NATIONAL FOREST

LIVE CREEK WILDERNESS SUBDIV.

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

CLARK

30 MILES TO CODY, WY

24 MILES TO POWELL, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

LAKE

POLECAT

POWELL AI

CHIEF

ROTEH RD. 17

N.W. CORNER MICKELSON FIELD STATION

OHARA MTH.

HEART MTN.

LEGEND

BATTLE LAKE

CREEK

MOUNTAIN

- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING
- PLATTED SUBDIV.
- MUNICIPALITY
- PUBLIC CAMPGR.
- CEMETERY

(NOTE: NOT ALL ROAD

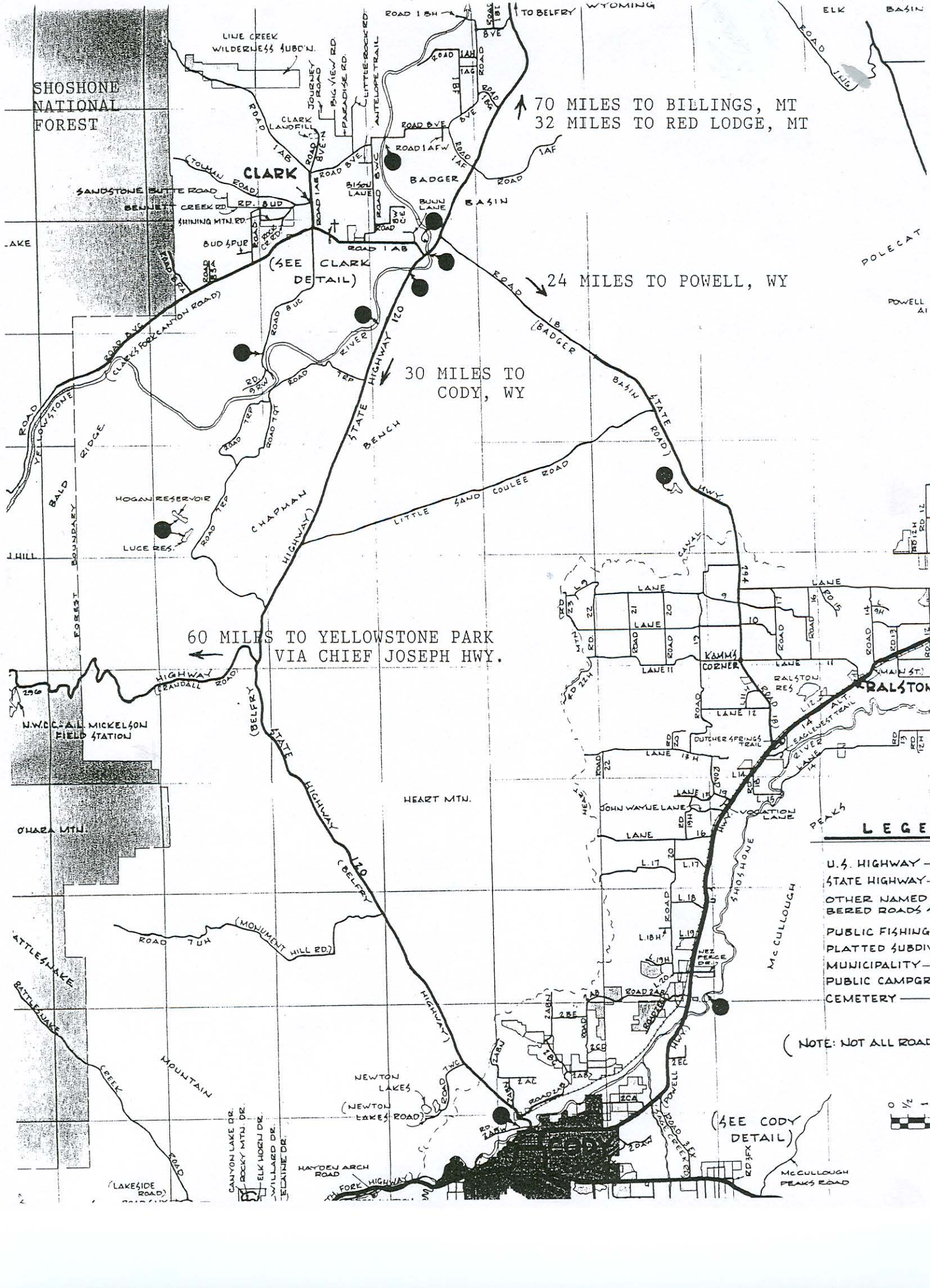
- CANYON LAKE DR.
- ROCKY MTH. DR.
- ELK HORN DR.
- WILLARD DR.
- TEKNIER DR.

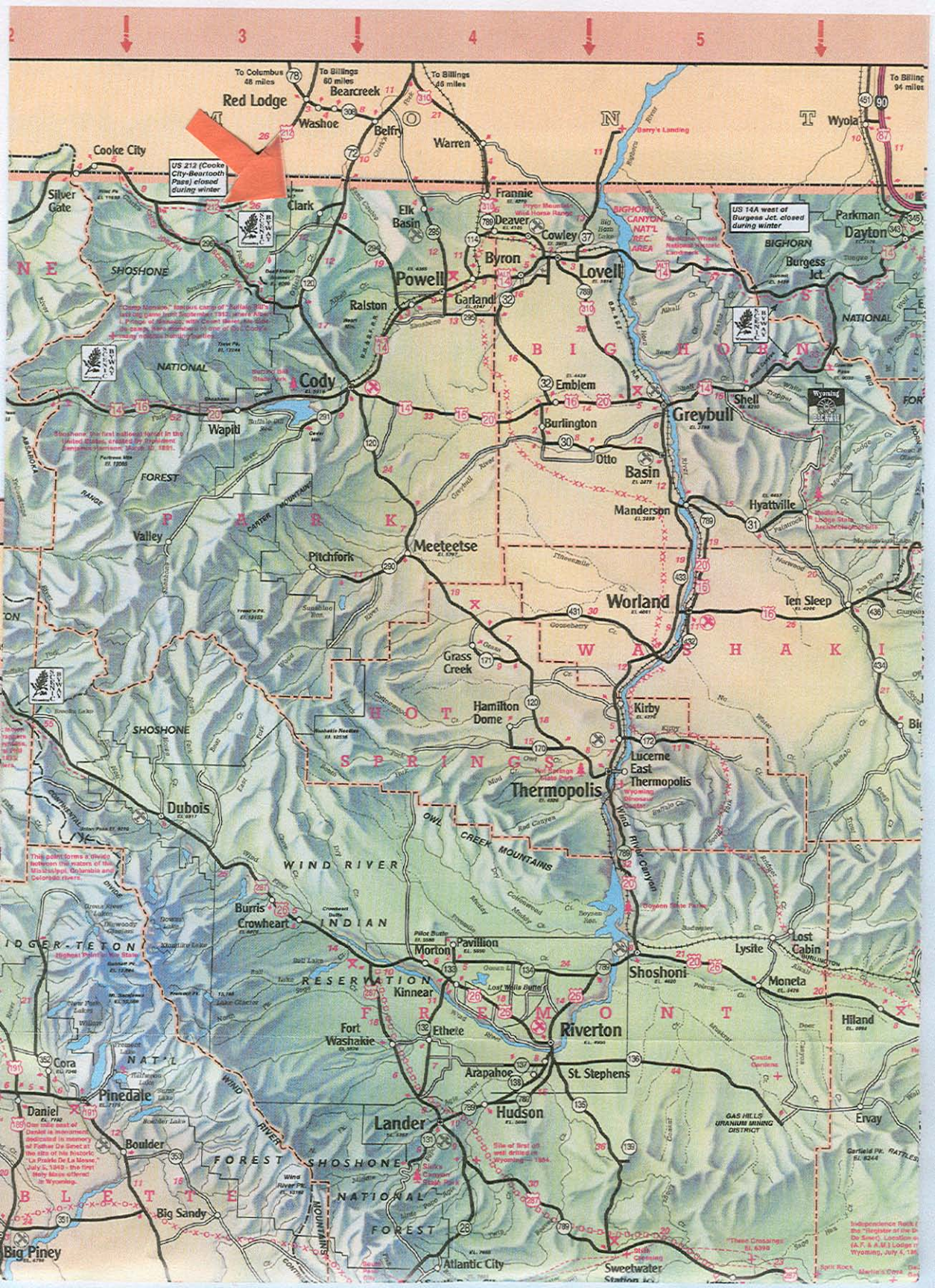
NEWTON LAKES (NEWTON LAKES ROAD)

(SEE CODY DETAIL)

0 1/2 1

MCCULLOUGH PEAKS ROAD





2

3

4

5

To Columbus 48 miles

To Billings 80 miles

To Billings 68 miles

To Billings 94 miles

Red Lodge

Bearcreek

Washoe

Warren

Wyola

Cooke City

Silver Gate

Clark

Elk Basin

Frannie

Parkman

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

US 14A west of Burgess Jct. closed during winter

Camp Sherman

Shoshone

Valley

Dubois

Burr

Fort Washakie

Pinedale

Boulder

Big Sandy

Big Piney

Washoe

Belfry

Warren

Clark

Elk Basin

Frannie

Deaver

Cowley

Byron

Garland

Ralston

Cody

Wapiti

Valley

Pitchfork

Meeteetse

Grass Creek

Hamilton Dome

Pavillion

Morton

Fort Washakie

Ethel

Lander

Hudson

Atlantic City

Sweetwater

St. Stephens

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