

# WESTERN AMBIENCE ON THE CLARKS FORK RIVER



*\$675,000*



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## WESTERN AMBIENCE ON THE CLARKS FORK RIVER

This has a warm and inviting atmosphere as you enter into the great room. The open floor plan encompasses a spacious great room with windows that showcase the Clarks Fork River to the east and the Beartooth Mountains to the west while opening up the home to even more light and air. The focal point is a massive river rock fireplace in the center of the room. A wet bar with granite counter top makes for fun entertaining. This room flows into the dining area and kitchen. A gas stove in the dining area provides a cozy atmosphere for dining. The gourmet kitchen features custom hickory cabinets, a breakfast bar, stainless steel appliances including double ovens and a wall of windows framing the mountains. Both the great room and dining area open up to a spacious rear patio overlooking the river. A half bath is conveniently located off the great room for guests. The kitchen features tile flooring with wood flooring throughout the rest of the main floor including fir and 16 inch wide plank pine flooring. Wake up in the master bedroom suite overlooking the river with Heart Mountain in the back ground. This suite is complete with two walk in closets, built in custom dressers, a sitting area and entrance to the rear deck to enjoy the fresh mountain air. The master bath features a large tiled walk in shower, vanity with double sinks and marble counter, laundry and Spanish tile flooring. A guest bedroom and roomy bathroom complete the main floor. The downstairs consists of a computer area, family room, guest bedroom, laundry and spacious bathroom with a tiled walk in shower. There are many storage closets throughout and three hook ups for TV's. There are soft shade window coverings throughout. There are two furnaces, two air conditioning units and two water heaters.

The exterior has been landscaped with stairs going down to the river and lots of trees have been planted. The propane tank is concealed by a decorative shed. The oversized two car garage has a finished, heated room that is approximately 13' x 13'. Upstairs above the garage are two rooms(one heated) with lots of storage.

Situated on 18 acres, this property is set up for horses. The barn which is approximately 44' x 20' has a bay for hay and a heated tack room. There are two feeders in the run in stall where you can feed from inside. A large block of BLM is across the river from this property offering open spaces and unblemished views. An entry gate welcomes you as you enter the property and follow wood rail fencing along the driveway. Buck n rail fencing enhances the front of the property. Located in the community of Clark, there are three public access to the Shoshone National Forest. It is an easy scenic drive through the Chief Joseph Highway to Yellowstone National Park. Cody, home to many western cultural events, is an easy 30 minute drive.





Great Room



Great Room with  
River Rock Fireplace



River View from Great Room



Great Room

Mountain Views

From Great Room



Great Room

Great Room with  
River Rock Fireplace





Bar in Great Room



Dining Area & Kitchen



Dining Area



Dining Area with  
French Doors to Patio



Kitchen



Kitchen





Master Bedroom



Custom Built-in Dressers



Sitting Area  
In  
Master  
Bedroom



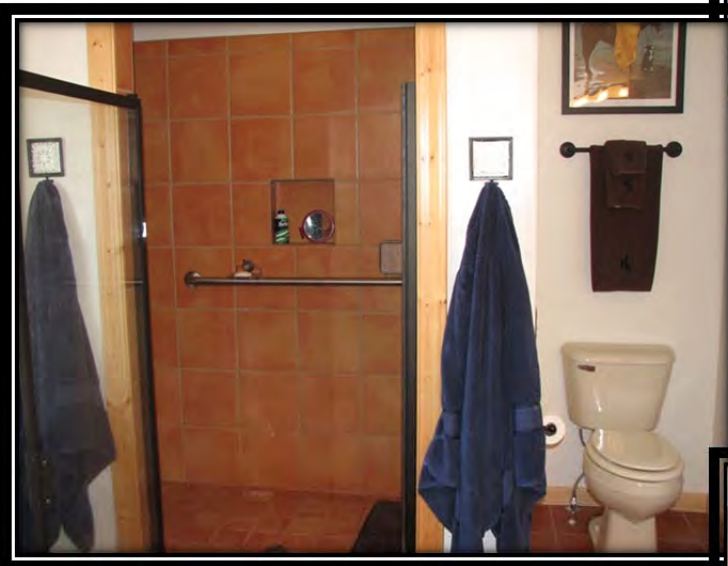
Master Bedroom w/Views of River



Doors to Patio & View of Heart Mountain



Master Bathroom



Tile Shower in Master Bath



Master Bath with Laundry





Guest Bedroom

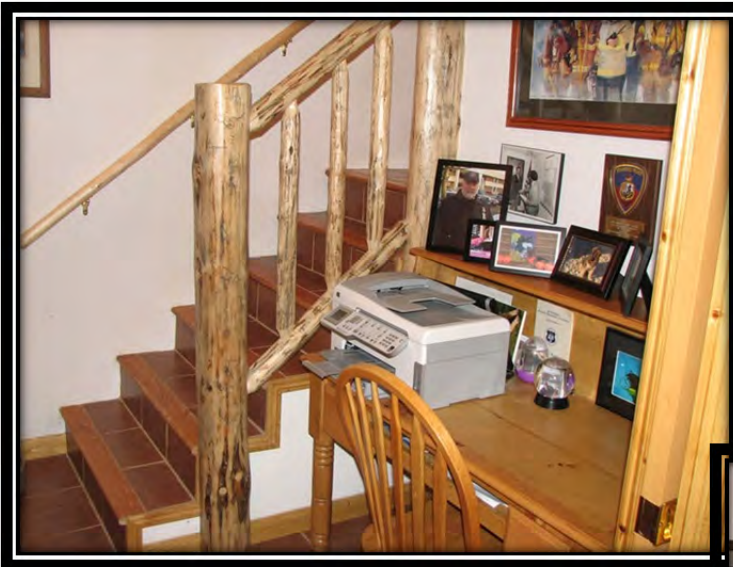
On Main Floor



Guest Bath

On Main Floor





Computer Area



Family Room



Family Room





Guest Bedroom

Downstairs



Guest Bathroom

Downstairs





Laundry

Half Bath



Rear Patio





Front View



Back View



Clarks Fork River





Clarks  
Fork  
River





Beartooth Mountains



Beartooth Mountains





Beartooth Mountains

Heart Mountain



Gate Entrance



Barn





Shed for Propane Tank



Buck n Rail Fence



Spring Flowers



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 3.5  
**APX YEAR BUILT:** 2002  
**APX TOTAL SQFT:** 3178  
**ADDITIONAL LIVING UNITS:** No  
**BASEMENT:** Yes  
**BASEMENT ENTRY:** Interior Only  
**BASEMENT TYPE:** Partial  
**BASEMENT COMPLETION:** Fully Finished

**AREA:** Clark  
**SUBDIVISION:** Chief Joseph Estates  
**SCHOOL DISTRICT:** Park County District #1  
**APX MILES FROM TOWN:** 0

**APX ABOVE GRADE SQFT:** 2346 **APX BELOW GRADE SQFT:** 832 **# FULL BATHS:** 0 **# HALF BATHS:** 1 **# 3/4 BATHS:** 3  
**AVG WATER/MO \$:** 0

**NATURAL GAS COMPANY:** None **ELECTRIC COMPANY:** Beartooth Electric Co  
**SEWER:** Septic **PRIMARY WATER TYPE:** Well **COOLING TYPE:** Central Air  
**PRIMARY HEAT:** Forced Air **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Propane **SECONDARY FUEL TYPE:** Propane  
**ASSESSMENT \$:** 0 **HOA:** Yes **ANNUAL HOA COST:** 150 **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

**BLDGTYPE:** Barn **BLDGSIZE:** 44x20 **BLDGYRB:** 2012 **BLDGDESC:** Barn & Loafing Shed  
**BLDGTYPE2:** Garage **BLDGSZ2:** 30x40 **BLDGCNST2:** Frame **BLDGYRB2:** 2010 **BLDGDSC2:** 2 car + finished rm  
**BLDGYRB3:** 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M	lg.windows	Kitchen	M	stainless app.	Dining Rm	M	door to patio
Mstr Bdrm	M	lg.windows	3/4 Bath	M	double sinks	Bedroom	M	
3/4 Bath	M	guest	Family Rm	B		Bedroom	B	
3/4 Bath	B		Laundry	B		Laundry	M	mst. bath

**ADDITIONAL ROOM INFO:** HOA covers road maintenance and BLM access permit.

**INCLUSIONS:** stainless steel appliances-gas stove w/downdraft, double ovens, side by side refrigerator, antique farm equipment, dog kennel negotiable

**EXCLUSIONS:** Mirror over bar.

**APX IRRIGATED ACRES:** 0 **APX DEEDED ACRES:** 18.2 **APX LOT SQFT:** 0  
**TAX YEAR:** 2014 **TOTAL TAX \$:** 2636.99 **TAXED W/OTHER LAND:** No  
**PROPERTY RIGHTS:** Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** Yes **RIVER/STREAM FRONT:** Yes  
**DETAILED ZONING:** Park Co - 20 Acres (GR-20)

**SELLER FIN:** No **DISCLOSURES:** No

**LEGAL DESCRIPTION:** See in documents

**CONSTRUCTION:** Frame, Log **HEATING STOVE TYPE:** Gas  
**EXTERIOR SIDING:** Log, Log Siding **FIREPLACE TYPE:** Wood  
**ROOF:** Metal **INTERIOR FEATURES:** Breakfast Bar, Ceiling Fan(s), Garage  
**GARAGE/TYPE STALLS:** Detached-2 Stalls Door Opener, Pantry, Tile Floor, Vaulted Ceiling(s), Walk-in  
**EXTERIOR FEATURES:** Acreage Fenced, Adj to BLM, Barn, Closet(s), Wet Bar, Wood Floor  
 Corrals, Covered Patio, Fishing, Horse Property, Hunting,  
 Landscaping, Mountain View, Patio, River Frontage, RV Parking,  
 Storage Building

**PROPERTY ACCESS:** Private Gravel Road

**COMMENTS:** This home has a warm and inviting atmosphere as you enter into the great room. The open floor plan encompasses a large master suite, 2 guest bedrooms, 3 1/2 baths, dining, kitchen, great room, family room & 2 laundries. The home is situated on 18 ac. overlooking the river with massive windows that frame the mountain & river views. Barn & corral for horses. Oversized 2 car garage w/heated hobby room

**DIRECTIONS TO PROPERTY:** Road 1AB to Yellowknife Trail to Moccasin Trail  
**SUBJECT TO 1031:** No

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

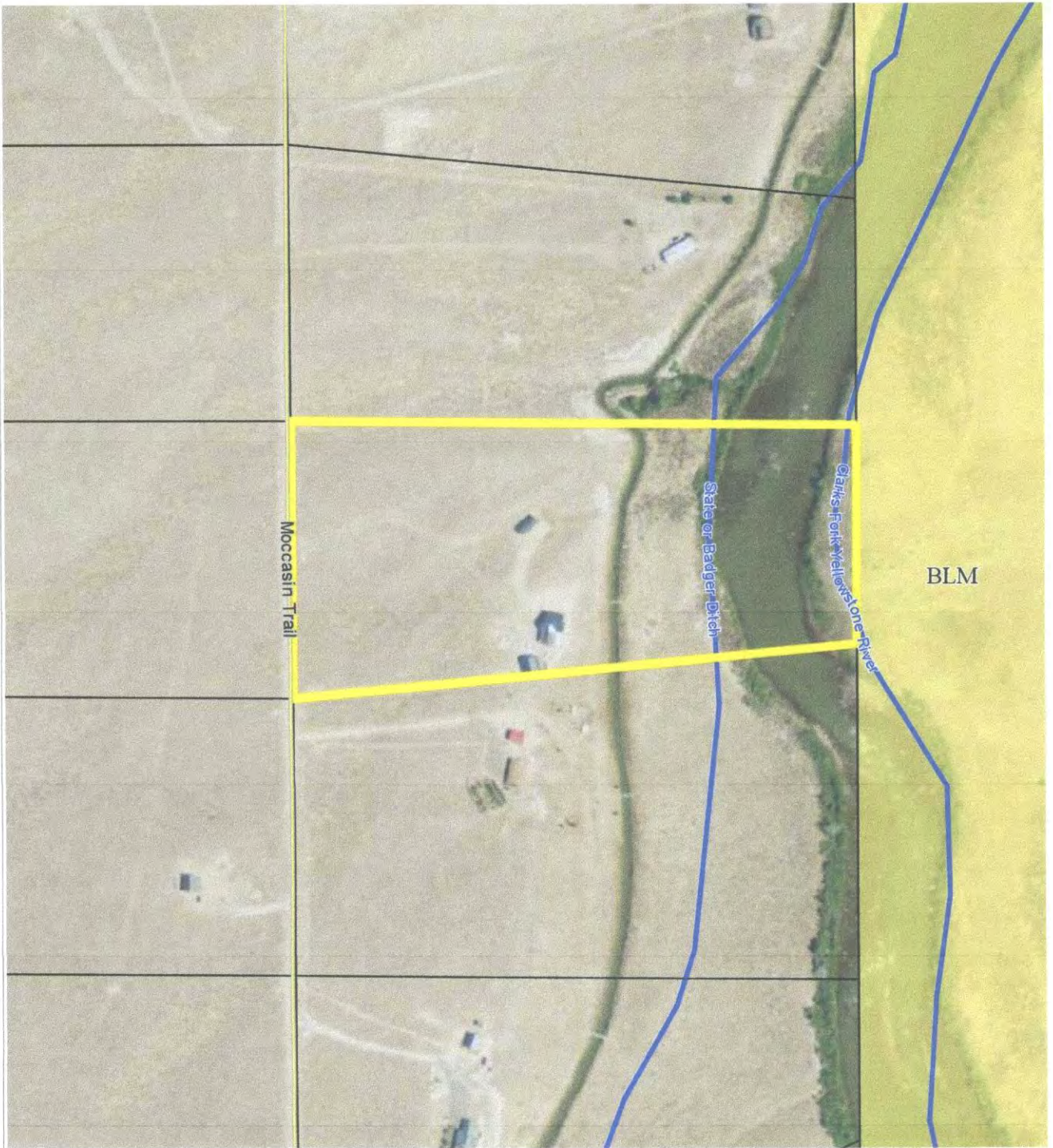
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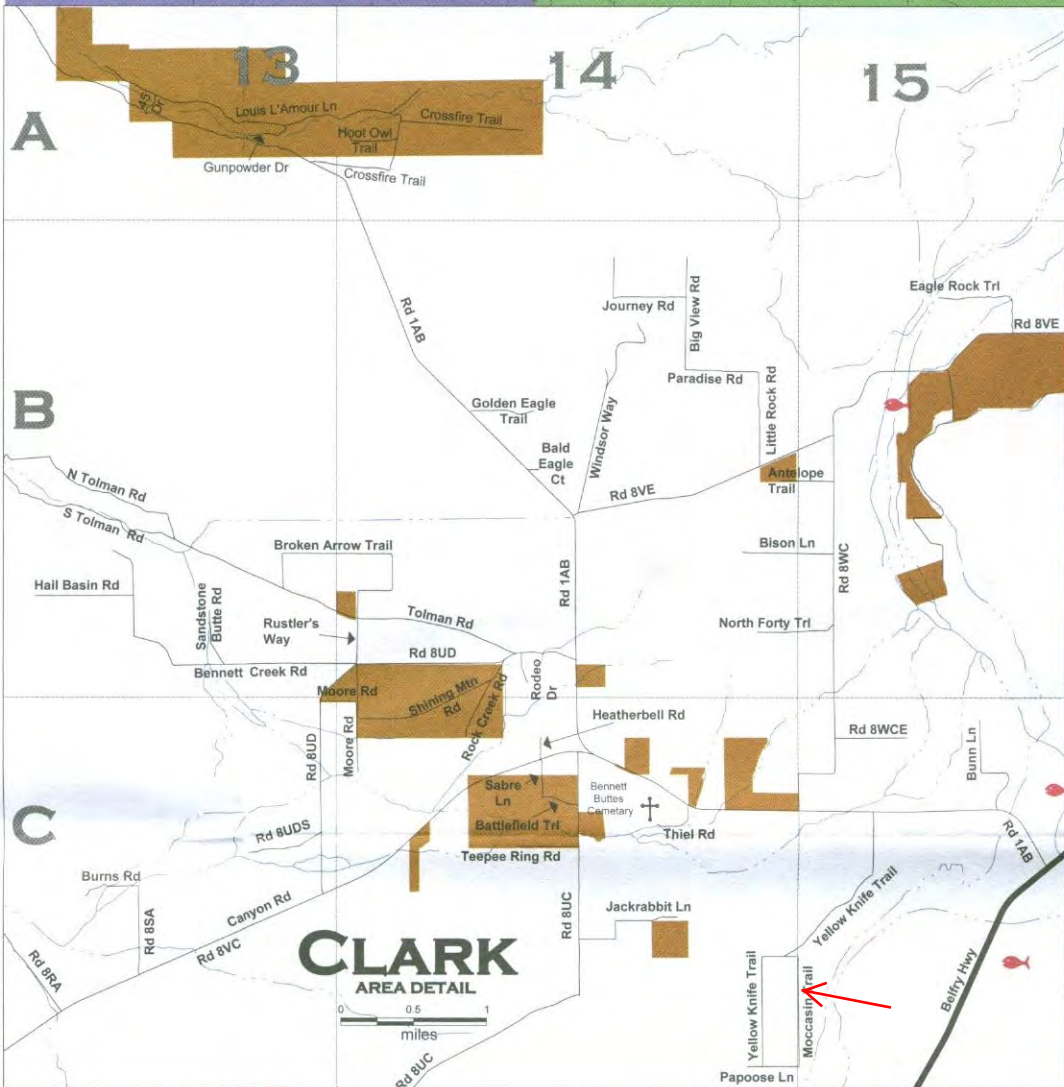
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# Park County Wyoming MapServer





**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.

SHOSHONE NATIONAL FOREST

LIVE CREEK WILDERNESS SUBDIVISION

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

CLARK

BADGER

24 MILES TO POWELL, WY

(SEE CLARK DETAIL)

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

N.W.C. MICKELSON FIELD STATION

HEART MTN.

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)

