



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

Shop on 40 acres



\$155,000



1920 sq.ft. shop built in 2010. A well has been drilled that produces 30 gallons per minute. The bathroom has been framed, insulated and stubbed for plumbing. There are 2 walk doors and 1 roll up door with garage door opener. This parcel is situated in the community of Clark, 30 miles north of Cody at the base of the Beartooth Mountains. There are many public accesses to the Clarks Fork River in the area offering excellent fishing. There are three public accesses to the National Forest offering endless recreational opportunities.



Exterior Views of Shop



Clarks Fork Canyon

Beartooth Mountains





Beartooth Mountains

Heart Mountain



Looking Northwest

Looking East





Looking Southwest



Looking South



Interior Views of Shop





Interior Views



MLS #: L10005913A (Active) List Price: \$155,000

75 Lindquist Ln Clark, WY 82435



APX DEEDED ACRES: 40
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

AREA: Clark
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: In Area

SEWER: InstllSptc

PRIMARY WATER TYPE: Well

IRRIGATION FEES \$: 0

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

HOA: No

DESCRIPTION OF STRUCTURES: 1920 square foot(40 x 48) shop built in 2010. Well drilled, 30 gpm, 80 feet deep. Must install septic and electric. Electric to lot line.

INCLUSIONS: toilet,garage door opener

EXCLUSIONS: none

IRRIG CO: none

IRGCO\$: 0

IRGCOYR: 0

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2012

TOTAL TAX \$: 586.61

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 - 20 Acres (GR-20)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: SE1/4SE1/4, Section 15, T57N, R102W, Park County

PROPERTY FEATURES: Horse Property, Mountain View, Shop, Storage Building

TYPE LEASED LAND: None

PROPERTY ACCESS: Private Gravel Road

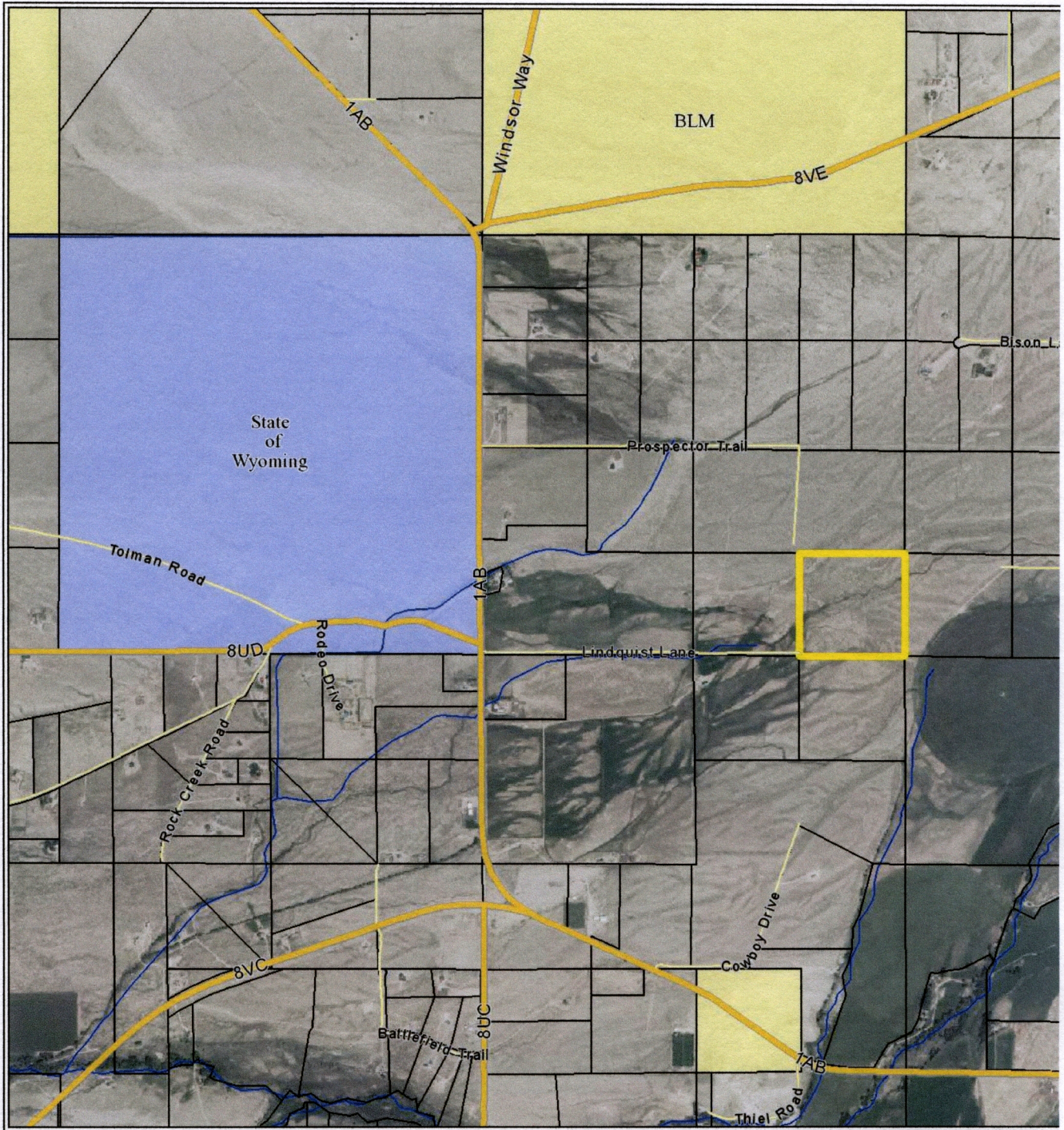
COMMENTS: New metal shop(40x48) on 40 acres with magnificent mountain views. Concrete floor throughout. Bathroom has been framed, insulated and is stubbed for plumbing and heated. Well produces 30 gpm and is 80 feet deep. Many choice building sites on this parcel. Closing to fishing and public accesses to the National Forest.

DIRECTIONS TO PROPERTY: Road 1AB just past school, make a right on Lindquist Lane. Go to culdesac, sign on property.

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.



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.

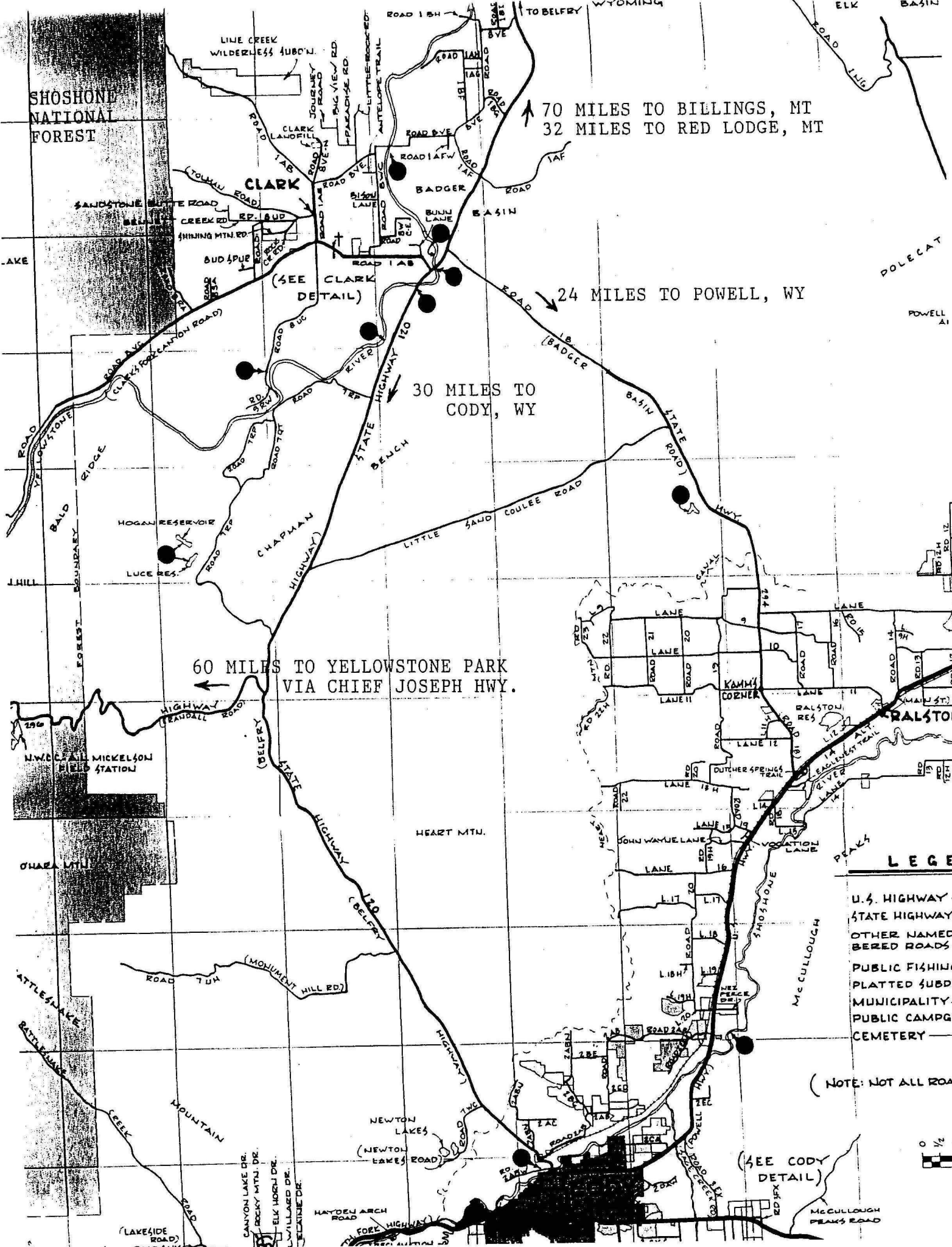
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark 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)



