

ELK RIDGE RANCH

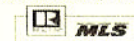


Canyon Real Estate, LLC

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ELK RIDGE RANCH

Splendor, solitude, and dramatic mountain views only begin to describe this special retreat in the Beartooth Mountains. Privately situated on 136 acres bordering Shoshone National Forest. Wildlife is abundant including elk, mule deer, white tail deer, eagles and antelope, just to name a few.

PROPERTY FEATURES

Located on a ridge at approximately 5000 feet, this custom log home is positioned to enjoy dramatic mountain and valley views. Professional landscaping with native plants blend in with the natural mountain setting.

The foyer is warm and inviting leading to the living room with an enormous elk chandelier and a massive native river rock fireplace that spans two floors. A wall of windows in the living room frame the spectacular Beartooth Mountains to the west. The kitchen boasts custom maple cabinets, granite counter tops with tile back splashes, recessed lighting, tile floors and an antler chandelier. French doors lead to the west deck from the dining area. The master suite has a river rock fireplace, walk-in closet and an access to the west deck through French doors. The master bathroom features a Jacuzzi tub and marble floors. On the second level, there are two large bedrooms, each with a private bath and a private balcony on the west side. In the walk-out basement, there is a large laundry room, bathroom, bedroom, living area

with a gas stove and a 2-car garage. This home has approximately 4,384 square feet on three levels.

A detached shop next to the private gate to the Shoshone National Forest was built to match the home.

A treed meadow area with year round water provides an area for livestock.

AREA AND LOCAL

Elk Ridge Ranch is located west of the small community of Clark, Wyoming. Clark is 30 miles north of Cody, home to many western cultural events. It is 24 miles west of Powell, 32 miles south of Red Lodge, Montana, a ski resort, and 75 miles from Billings, Montana's largest city. The Clarks Fork of the Yellowstone River flows through the valley offering excellent fishing. Population of the Clark area is approximately 280-300 people. Elk Ridge Ranch is situated next to a cattle ranch homesteaded in the 1890's. The area is rich in history and lavish in beauty. It is an easy scenic drive to Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem.



*YOUR
ENTRANCE
TO PRIVACY*

*REAR
VIEW
OF
HOME*



*NESTLED
IN THE
MOUNTAINS*



*WELCOMING
FOYER*

*MAGNIFICENT
CUSTOM LOG
ACCENTS LEAD TO
LIVING AREA*



*BATHROOM OFF
FOYER
WITH CUSTOM
FIXTURES*



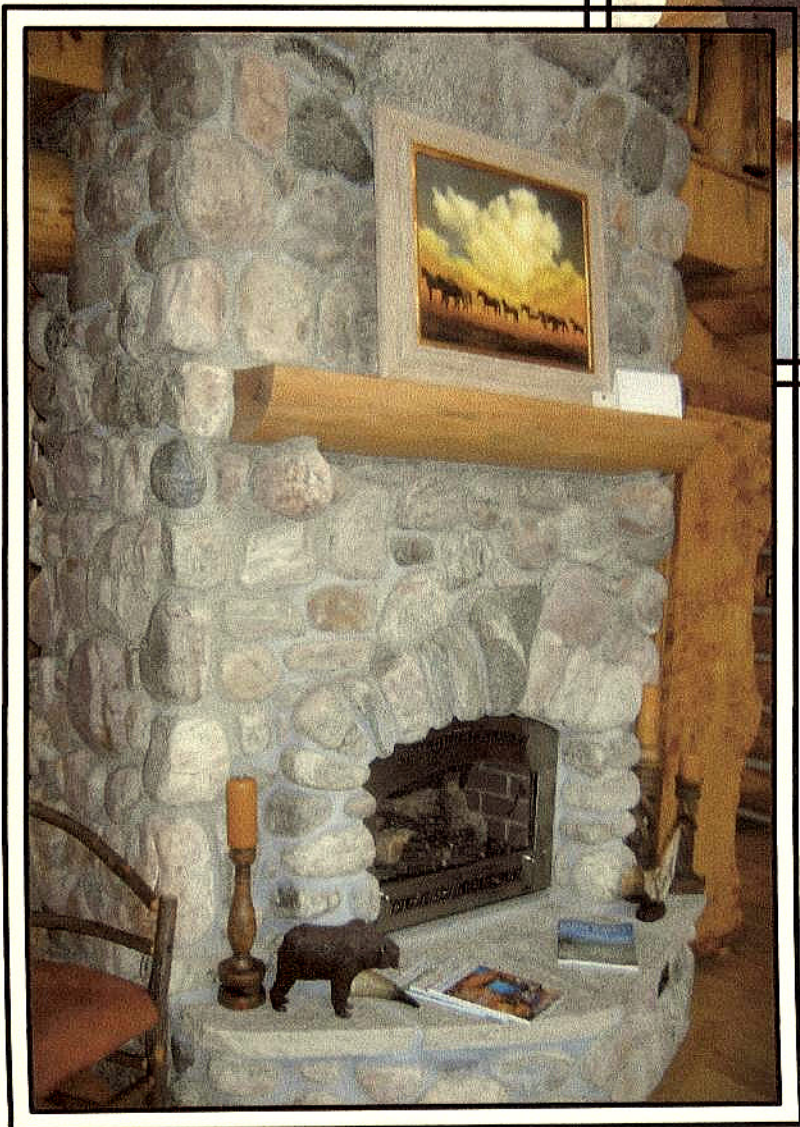
*GOURMET
KITCHEN WITH
LARGE ISLAND*

*CUSTOM MAPLE
CABINETS,
GRANITE
COUNTERTOPS &
STAINLESS STEEL
APPLIANCES*



*DINING AREA
WITH DEER HORN
CHANDELIER*

*LIVING ROOM
WITH
ELK
CHANDELIER*

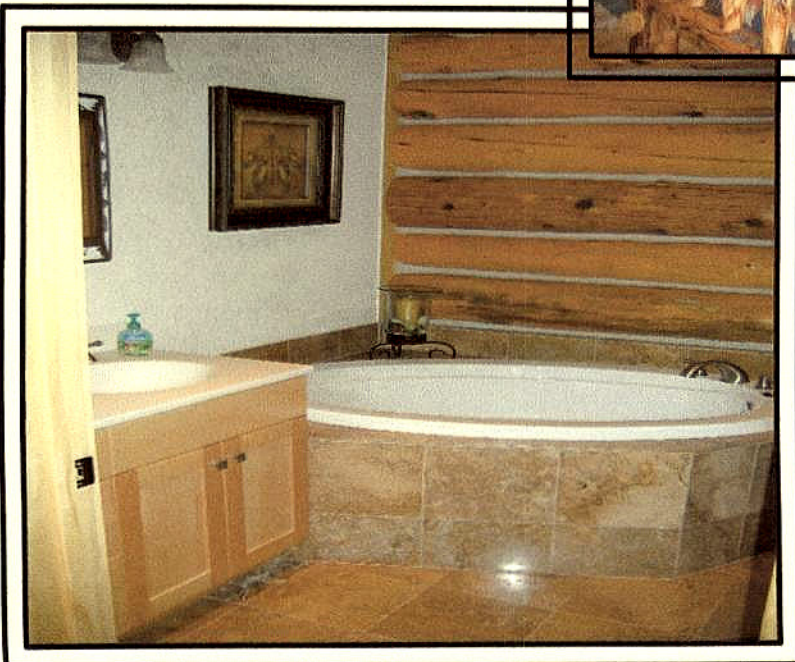


*NATIVE
RIVER ROCK
FIREPLACE
SPANNING
TWO
STORIES*



*COZY MASTER
SUITE WITH
NATIVE RIVER
ROCK FIREPLACE*

*FRENCH DOORS
LEAD TO WESTERN
DECK WITH
STUNNING
VIEWS*



*MASTER BATH
WITH JACUZZI
AND
MARBLE TILE*

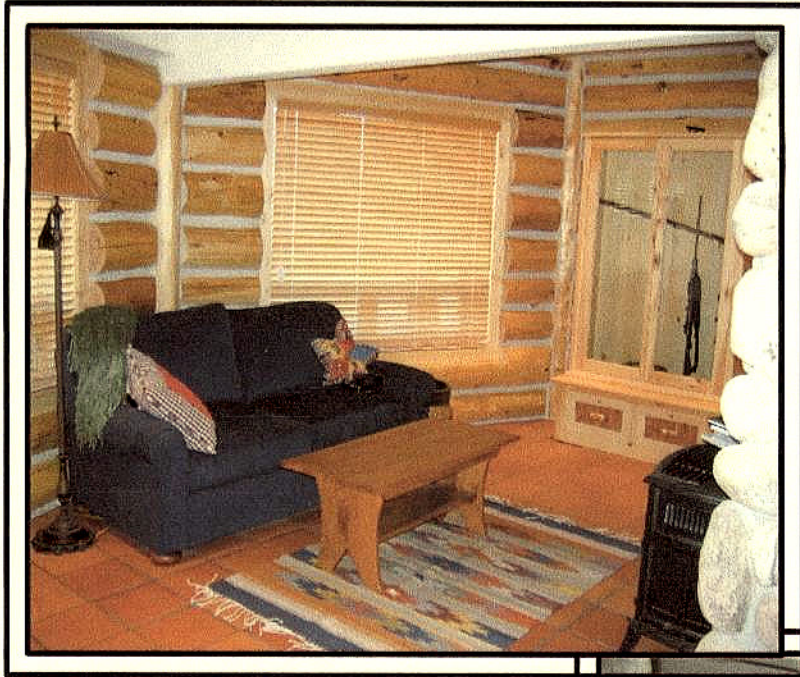


*SPACIOUS
GUEST
BEDROOM
ON SECOND FLOOR*



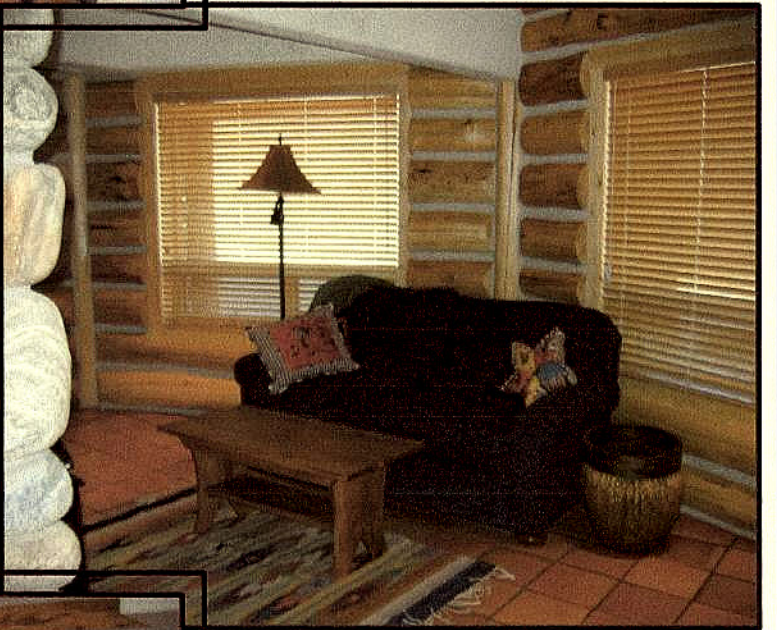
*EACH GUEST
BEDROOM ON
SECOND FLOOR HAS
FULL BATH
AND
PRIVATE
BALCONY*



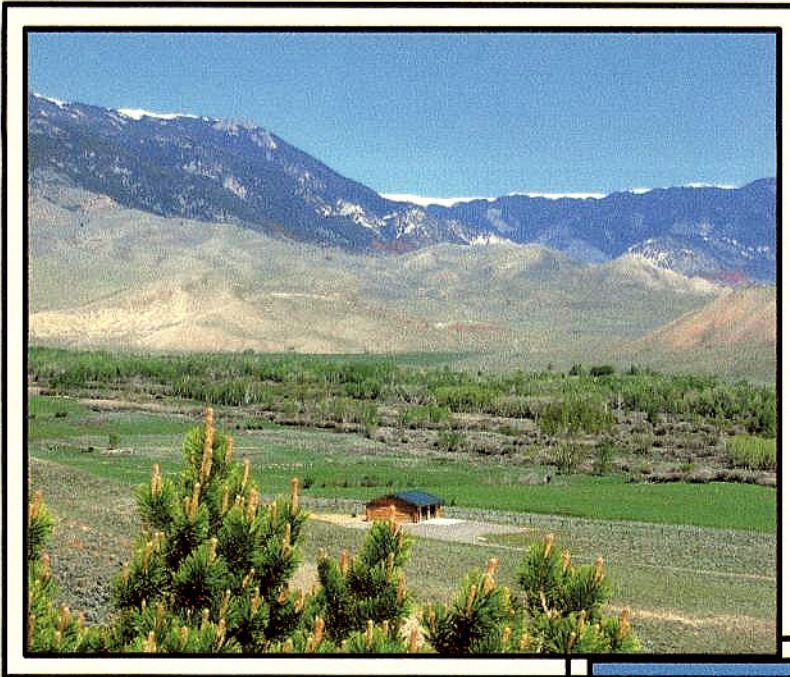


*FAMILY ROOM
IN WALK OUT
BASEMENT*

*SPANISH TILE
IN
FAMILY ROOM*

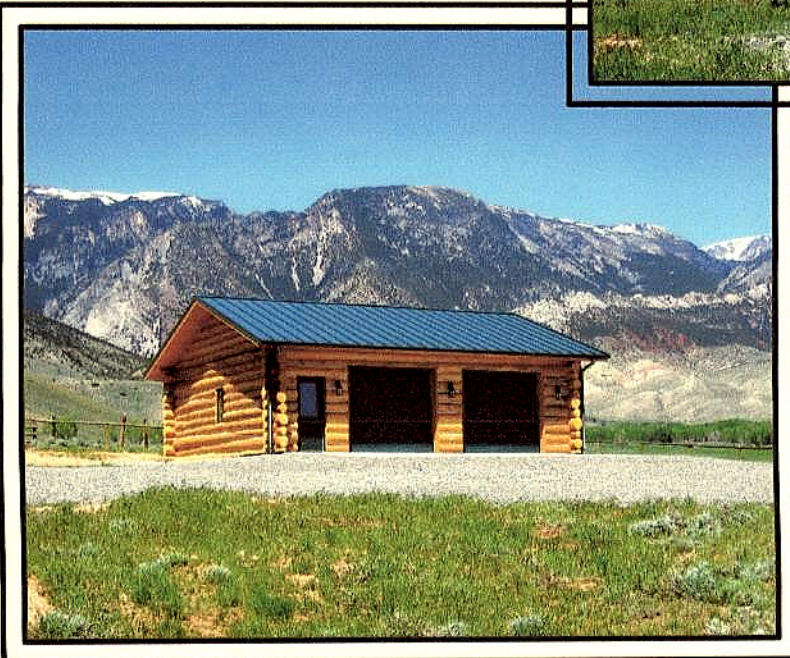


*NATIVE RIVER
ROCK FIREPLACE
AND FOURTH
BEDROOM OFF
FAMILY ROOM*



*VIEW FROM HOME
OVERLOOKING
SHOP AND
BEAR TOOTH
MOUNTAINS*

*ABUNDANT
WILDLIFE
IN THE
AREA*

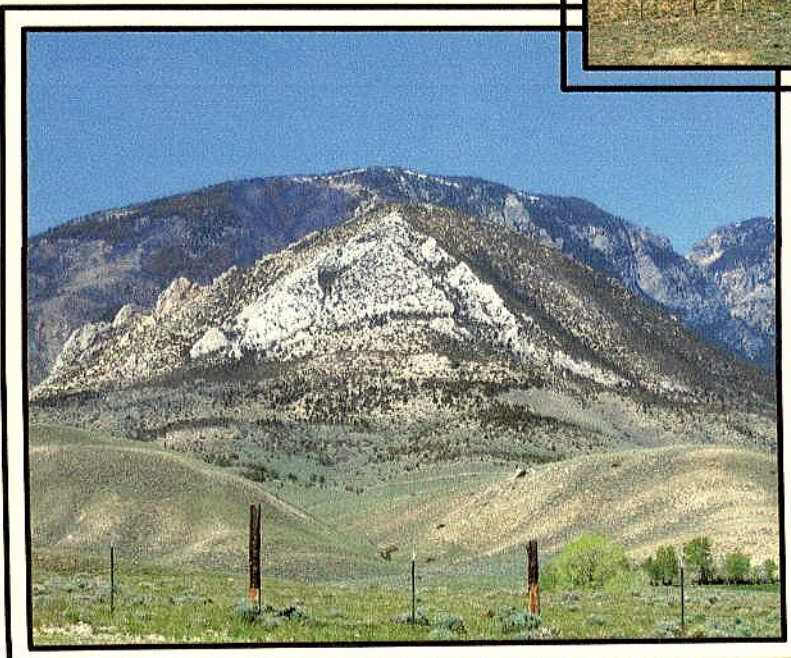
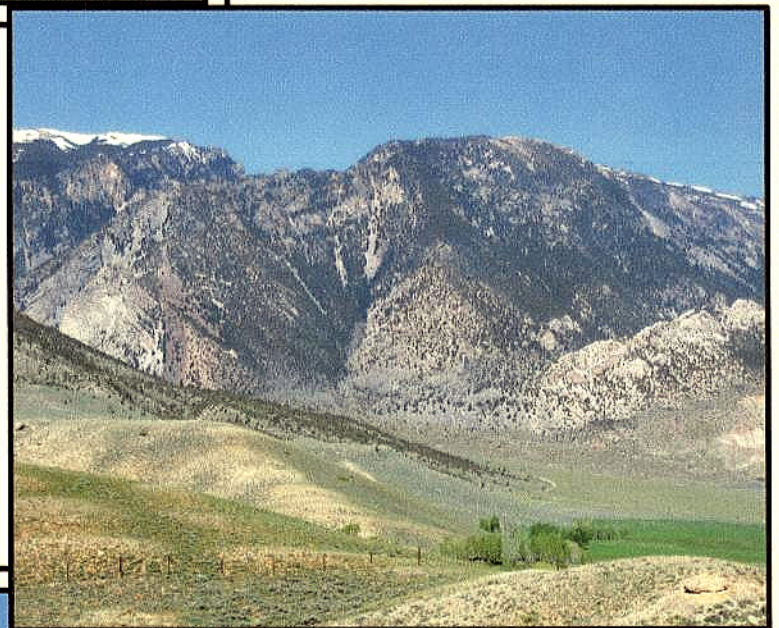


*GARAGE/SHOP
NEAR NATIONAL
FOREST GATE*



*PRIVATE
ENTRANCE TO
SHOSHONE
NATIONAL
FOREST*

*VIEW OF
THE MOUNTAINS
&
NATIONAL
FOREST*



*THE DRAMATIC
BEARTOOTH
MOUNTAINS
TO THE
WEST*



*MEADOW
AREA
WITH
YEAR
ROUND WATER*

*VIEW OF
BEAR TOOTH
MOUNTAINS*



*NATIVE WILD
FLOWERS IN
THE SPRING*



*OVERLOOKING
THE
CLARKS FORK
VALLEY*

*BEAR TOOTH
VISTAS*



*VIEW OF THE
BENNETT CREEK
VALLEY*



For a private showing of this pristine property contact:

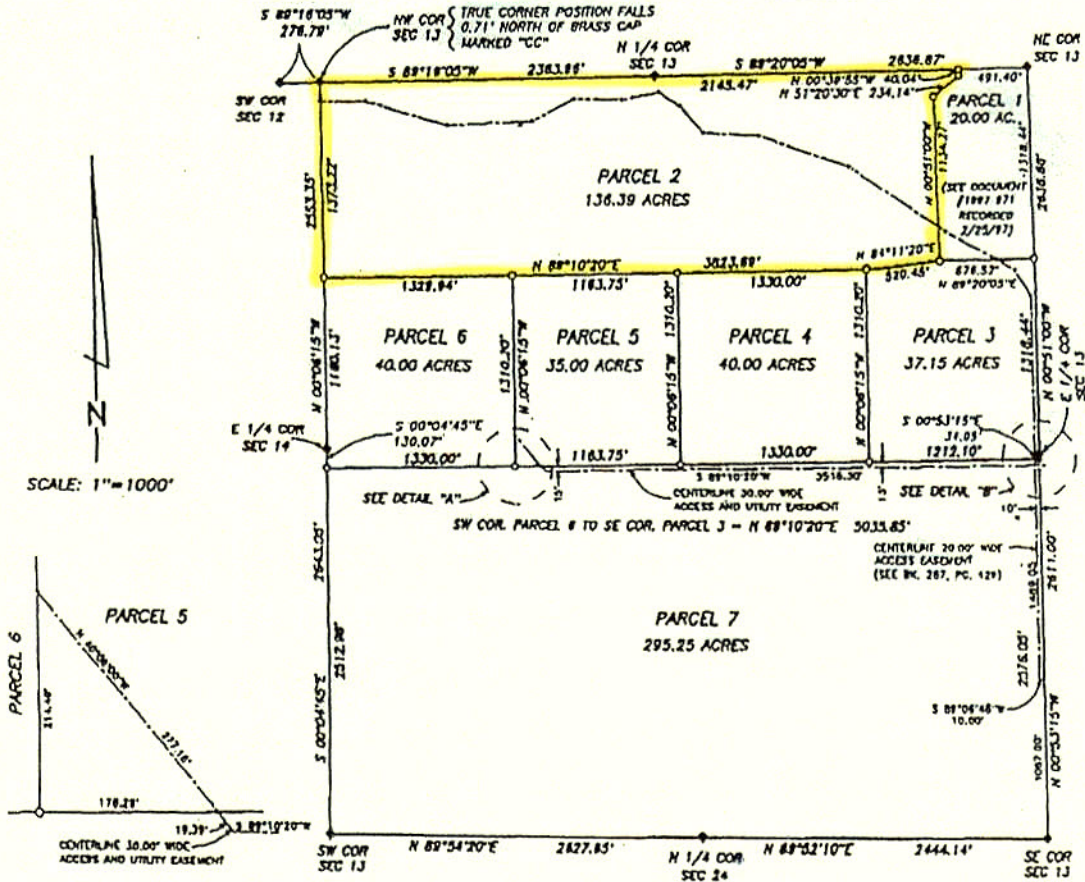
*Rita Lovell, Broker
Canyon Real Estate, LLC
1128 12th Street
Cody, WY 82414
307-527-7092*

*Recapture the last of the old west
in this exquisite property.*

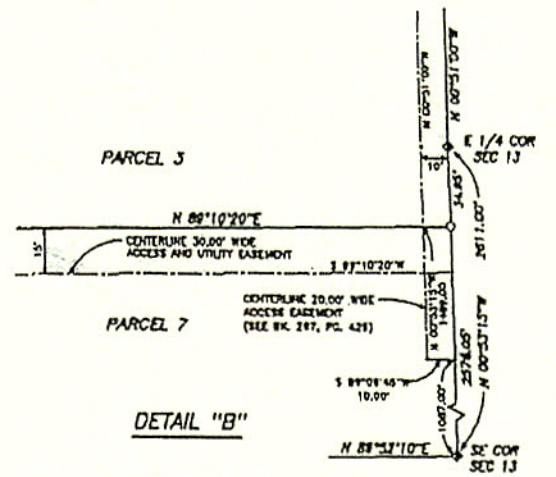
Price: \$1,300,000.00 (us currency)

FURNISHINGS NEGOTIABLE

EXHIBIT "B"



DETAIL "A"



DETAIL "B"

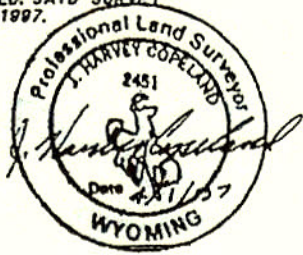
LEGEND

- ◆ - GOVERNMENT BRASS CAP MONUMENT FOUND
- - 5/8" X 24" REBAR W/ALUMINUM CAP SET

CERTIFICATE OF SURVEYOR

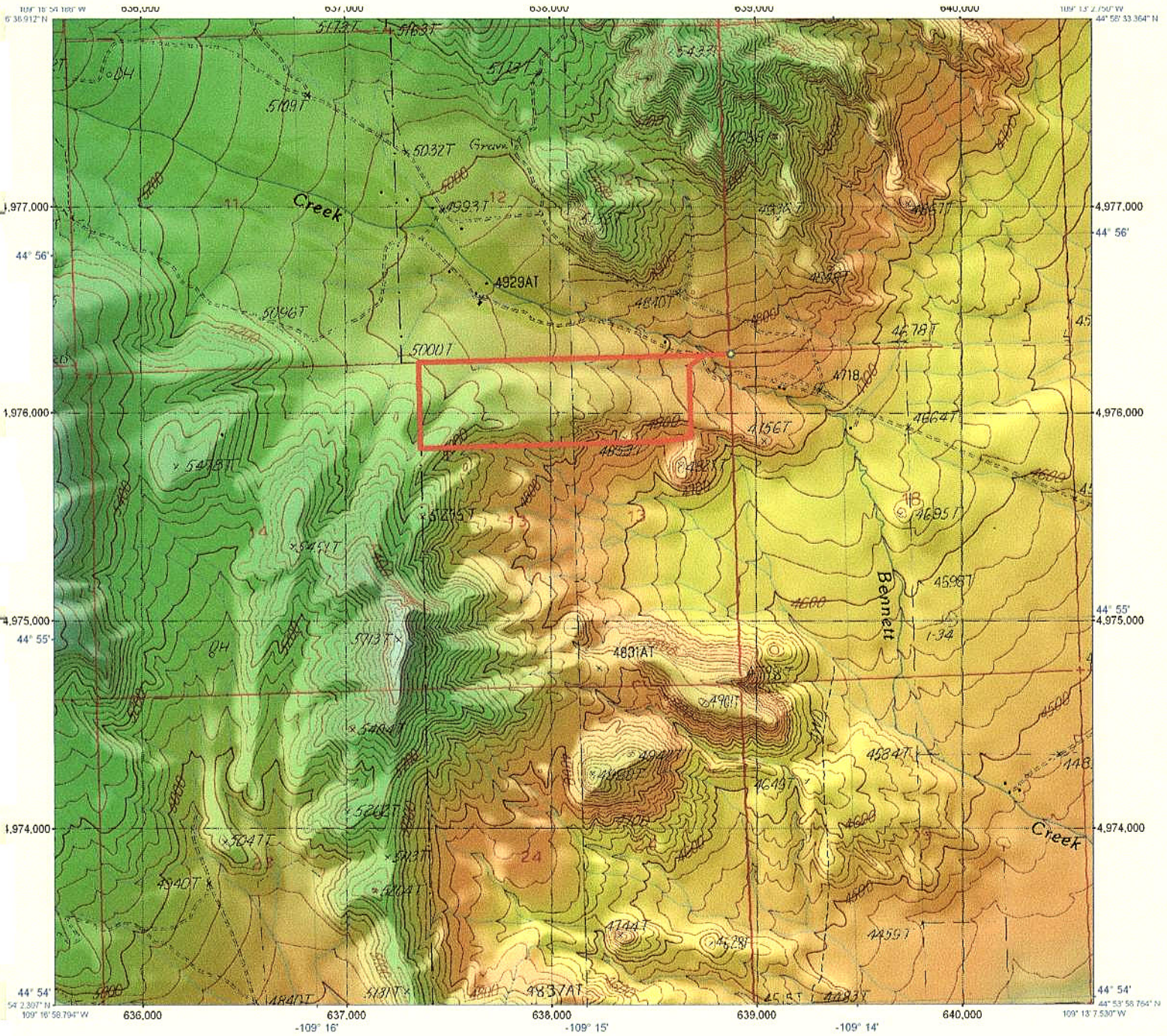
STATE OF WYOMING }
 COUNTY OF PARK } S.S.

I, J. HARVEY COPELAND, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS MAP, AND ALL MONUMENTS FOUND AND SET ARE AS INDICATED. SAID SURVEY WAS PERFORMED 25 FEBRUARY 1997.



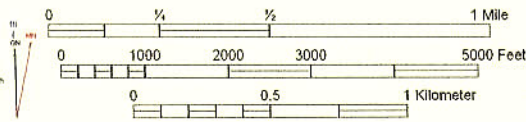
REGORD OF SURVEY
 DIVISION OF
 SECTION 13
 T 57 N, R 103 W, 6TH P.M.
 PARK COUNTY, WYOMING

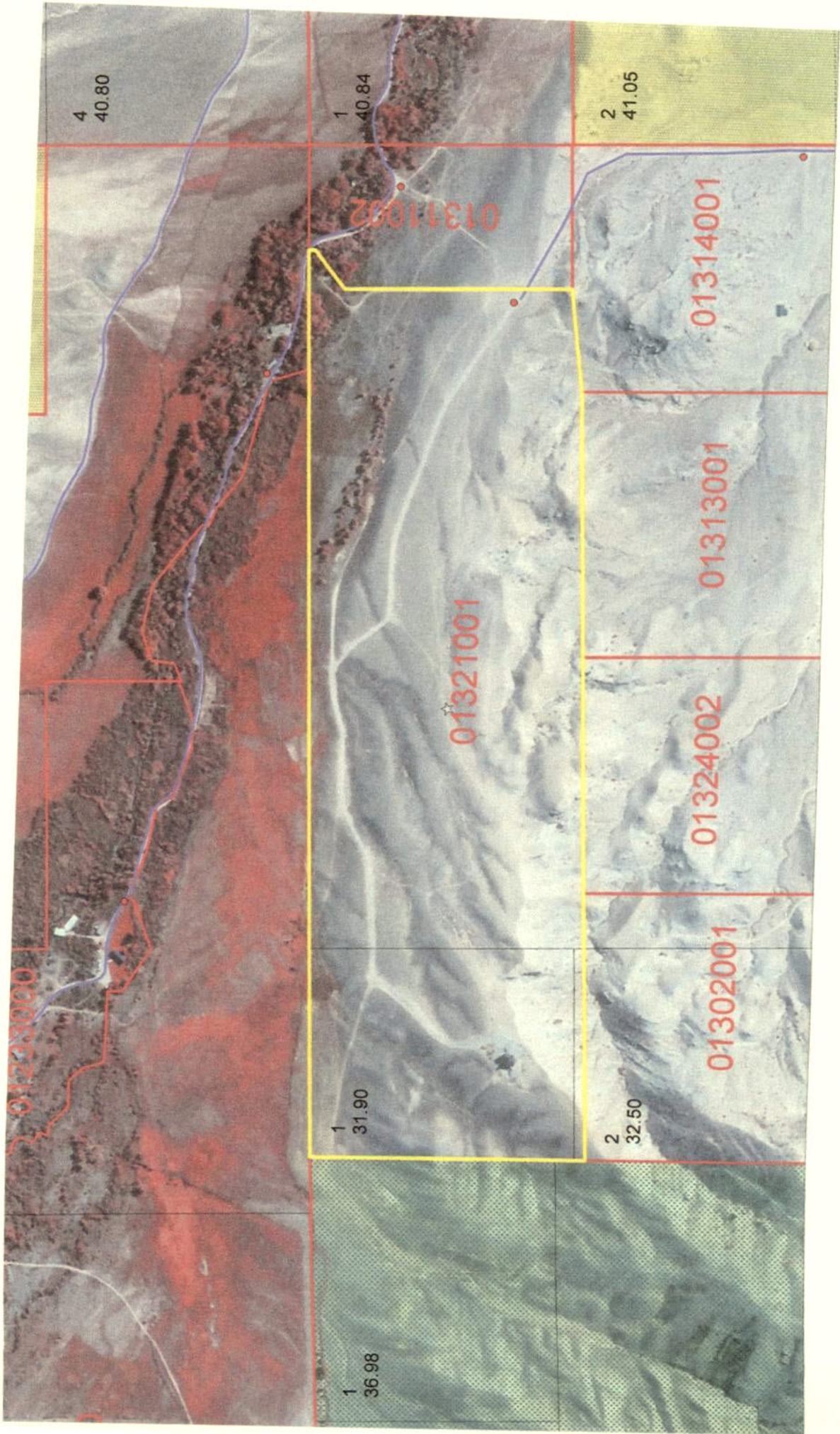
PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 25 MARCH 1997
 97-01-005



27 North American Datum; UTM grid zone 12
 generated by BigTopo7 (www.igage.com)
 Map compiled from USGS Quads: North Bennett Creek;
 WY Clark, WY

UTM Grid and 2005 Magnetic North
 Declination at Center of Sheet
 Grid to TN: +3.20° (+22.4MB)
 Grid to MN: +3.30° (+27.4MB)





Clarks Fork worthy of new attention

Rainbow trout were moving laterally across the current, gulping cripples and emergers. Not one, two or three trout at a time, but dozens of them.

They looked to be about 14-15 inches long as they worked systematically through the long run. Occasionally, a large splash was heard in the deeper water as a much larger trout porpoised to take a rising insect.

The day was warm and overcast and the time was mid-morning in the middle of September. The reason for the trout activity was a stupendous hatch of *Tricorythodes*, better known among fly fishers as *Tricos*, and even better known as the "white-winged curse."

No matter, the trout could have cared less about the name of the tiny black mayfly. All that concerned them was the sheer number and volume of calories floating downriver. Everywhere one looked, the water was alive with rising, splashing, or smutting fish.

This occurrence was not on the Bighorn River in Montana, where huge pods of smutting trout can be found feeding on *Tricos* every year, but in a river in Wyoming that most anglers have written off



Streamside

Tim Wade

"Age classes of rainbows and cutthroat run the gamut from fry to juveniles to adults."

as a wild trout fishery since the mid-1980s. Where there was once a good population of big rainbows, browns and native Yellowstone cutthroat, by the late '90s the catch was typically comprised of whitefish – and plenty of them.

There weren't thousands upon thousands of trout feeding like they can do on the Bighorn River, but there were enough to show the river might be recovering.

The river is rich with midges, caddis, mayfly and stonefly populations, despite a drought and continual draw down on river flows by irrigation. This river is the lower Clarks Fork of the Yellowstone.

Catches of big trout have been going up the past few years. Why? Who knows. The

better question is this: Has the Clarks Fork returned as a viable wild trout fishery? I think it could be on its way. Based on the time friends and I have spent fishing there since 2000, the recording of large brown and rainbow trout has tripled.

Even the Yellowstone cutthroat caught have fewer clipped fins, indicating this native trout also could be on the rebound. Age classes of rainbows and cutthroat run the gamut from fry to juveniles to adults, something new for a change.

Trout numbers seen rising to hatches are on the increase from inside the canyon and all the way to the Montana state line. Am I excited? You bet. This river has the ingredients to rival the North Fork as a

big wild trout river.

Does it need some assistance? Not by planting more hatchery fish. Limits and methods of angling certainly need to be adjusted, however. Statistics proving that hatchery fish planted on top of wild trout crash wild populations have been around since the 1970s.

Managing for harvest numbers has become Neanderthalic in other Western states' management plans on flowing waters. Lakes are a different story and should not be compared with a river or stream where natural reproduction can take place.

Changing the way anglers fish a wild trout fishery is difficult, due to prejudices and rankled cries of "elitism," but the fact is, folks, the times changed a long time ago. Three decades ago, sadly.

Wyoming needs to step in the 21st century. If Arkansas has seen the light regarding wild trout versus stocked on their trout fisheries, so can Wyoming. After all, Wyoming ranks 38th on the scale of technology, industry and economic growth, while Arkansas sits at the bottom at 50th.

I believe the Clarks Fork is worth the effort.

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 feat, 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

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

CLARK

(SEE CLARK DETAIL)

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)

