

MOUNTAIN VIEWS ON 31 ACRES

Clark



\$175,000



Canyon Real Estate, LLC

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This is a well-kept manufactured home on 31 acres with a section of State Land to the west. There is a two car garage with workshop area for the handyman. A fenced patio area makes for a great place for barbeques. The large country kitchen is open to the living room. The master bedroom has a large master bath and a hot tub room. All bedrooms have walk in closets. This property is situated in the community of Clark, 30 miles north of Cody at the base of the Beartooth Mountains. There is fishing on the Clarks Fork River and recreational opportunities on the Shoshone National Forest close by. The mountain views are dramatic.





Kitchen



Laundry/Utility Room



Mud Room/Back Porch



Living Room





Master Bedroom



Master Bath





Bedroom 2

Bedroom 3



Guest Bath

Hot Tub Room





Back Patio

Clarks Fork Canyon



Beartooth

Mountains



Mountain Views





HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1995
APX TOTAL SQFT: 1600
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
NEIGHBORHOOD: North of Cody
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 35

APX ABOVE GRADE SQFT: 1600 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# HALF BATHS:** 0 **# 3/4 BATHS:** 1
AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Beartooth Electric Co

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: None

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Propane

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 0

OTHER \$: 0

BLDG YRB: 0

BLDG YRB2: 0

BLDG YRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M		Kitchen	M	large	Mstr Bdrm	M	
Bedroom 2	M		Bedroom 3	M		Laundry	M	
Extra Rm	M	Hot Tub Rm.	Full Bath	M		3/4 Bath	M	2 sinks

INCLUSIONS: washer, dryer, gas range, refrigerator, hot tub

EXCLUSIONS: none

APX IRRIGATED ACRES: 0

APX DEEDED ACRES: 31.06

APX LOT SQFT: 0

TAX YEAR: 2012

TOTAL TAX \$: 728.45

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

ADJ TO PUBLIC LAND: No

RIVER/STREAM FRONT: No

DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: see documents Title is being surrendered to County

CONSTRUCTION: Mobile/Manufactured

HEATING STOVE TYPE: None

EXTERIOR SIDING: Hardboard

FIREPLACE TYPE: None

ROOF: Composition Shingle

INTERIOR FEATURES: Hot Tub, Mud Room, Vaulted Ceiling(s), Walk-in Closet(s)

GARAGE/TYPE STALLS: Detached-2 Stalls

EXTERIOR FEATURES: Adj to State Land, Deck, Flat Terrain, Horse Property, Mountain View

PROPERTY ACCESS: County Paved

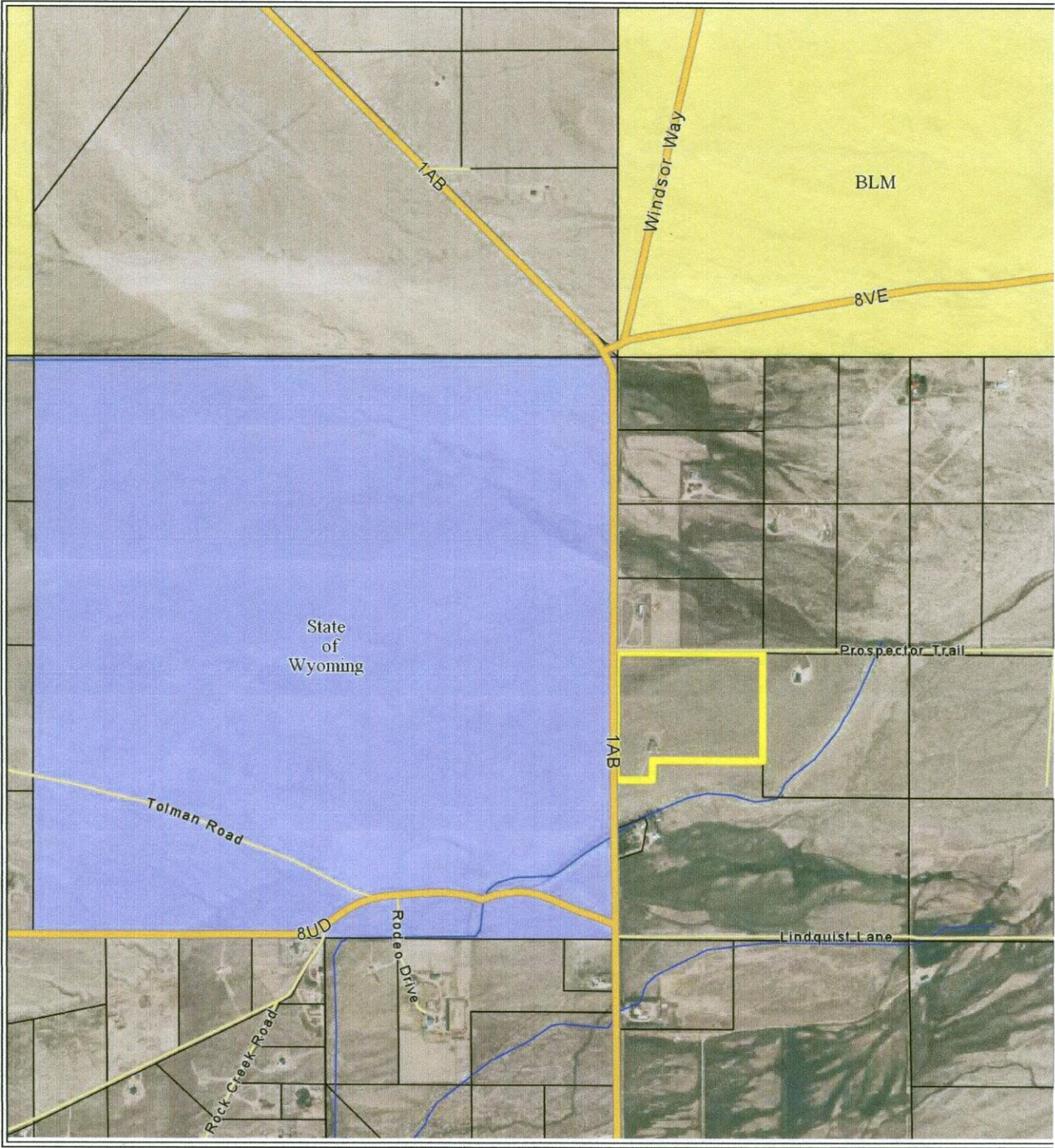
COMMENTS: Well kept manufactured home on 31 acres with a section of State Land to the west. Two car garage with workshop area. Fenced patio area makes for a great place for barbeques. Large country kitchen is open to the living room. Master bedroom has a large master bath and a hot tub room. All bedrooms have walk in closets. Mountain views are magnificent from this property. New roof May 2012.

DIRECTIONS TO PROPERTY: Turn at Edleweiss on County Road 1AB, go past school, up hill, property on the right. South fence is not on line. Property extends past fence line. Corner marked at fence along road.

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.

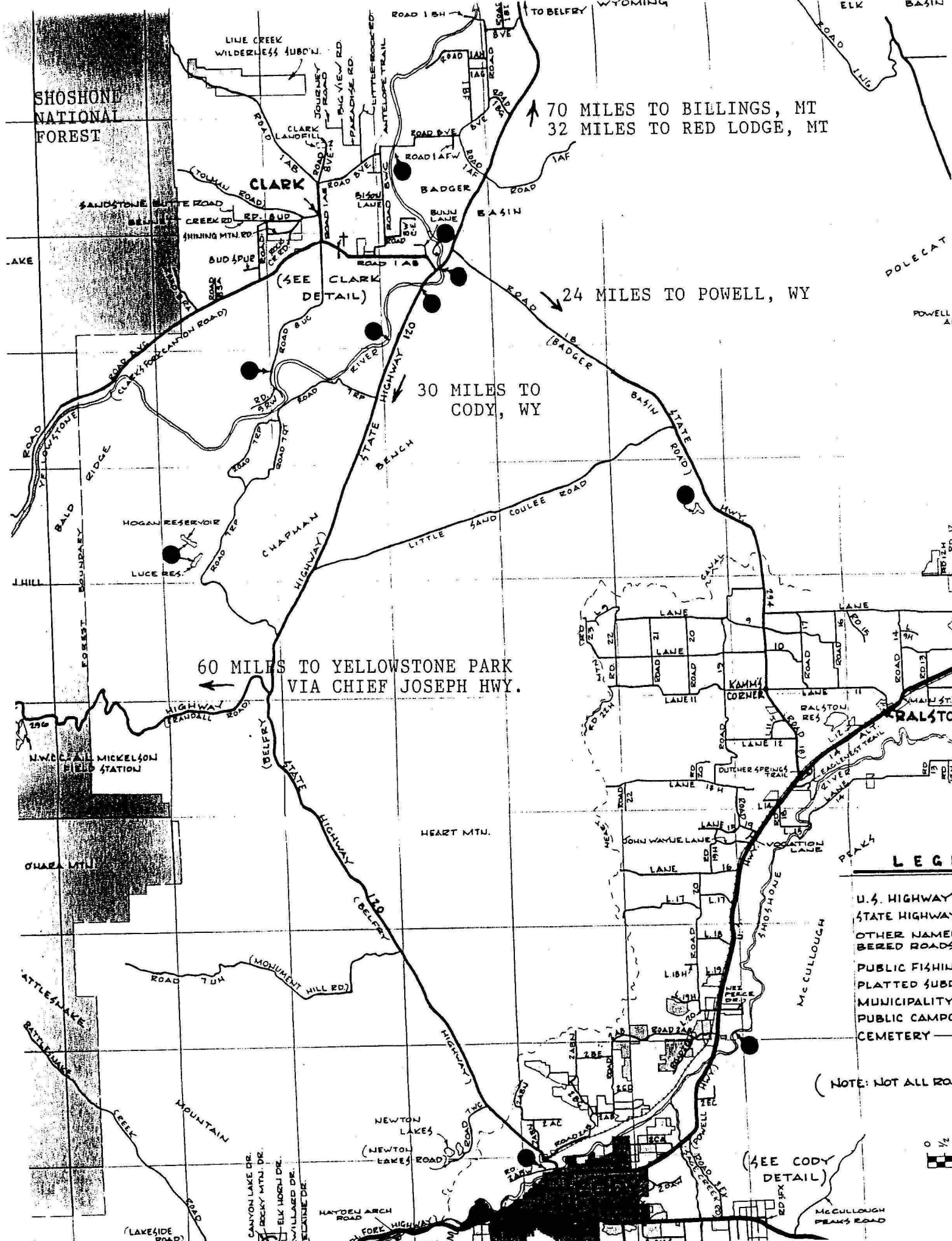
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



SHOSHONE
NATIONAL
FOREST

LINE CREEK
WILDERNESS SUBDIVISION

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.

HEART MTN.

LEGEND

- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED
- BERED ROADS
- PUBLIC FISHING
- PLATTED SUBDI
- MUNICIPALITY
- PUBLIC CAMPGI
- CEMETERY

(NOTE: NOT ALL ROA

(SEE CODY
DETAIL)



