



**\$45,000**



## 20 ACRES WITH FANTASTIC VIEWS

This 20 acre parcel located in the community of Clark, 30 miles north of Cody, has power and phone along the road and good year round access. It is located on a County gravel road, mile off paved road. Access to the Shoshone National Forest is five minutes from the property offering fishing, hunting and trails for hiking and riding. Clark is located 32 miles from Red Lodge, MT, a ski resort. There are many good building sites and water wells in the area are productive.

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



**MLS #: L10005218A (Active) List Price: \$45,000**

**0 Road 8UC Clark, WY 82435**



**APX DEEDED ACRES:** 20.11  
**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  
**APX MILES FROM TOWN:** 30

**NATURAL GAS COMPANY:** None

**ELECTRIC COMPANY:** Beartooth Electric Co

**SEWER:** InstllSptc

**PRIMARY WATER TYPE:** None

**IRRIGATION FEES \$:** 0

**DRAINAGE FEE YEAR:** 0

**SPECIAL ASSESSMENTS:** No

**HOA:** No

**DESCRIPTION OF STRUCTURES:** none

**INCLUSIONS:** none

**EXCLUSIONS:** none

**IRRIG CO:** none

**IRGCO\$:** 0

**IRGCOYR:** 0

**IRGCOYR2:** 0

**IRGCOYR3:** 0

**IRGCOYR4:** 0

**TAX YEAR:** 2013

**TOTAL TAX \$:** 272.38

**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:** 20.11 AC. DES. AS: THE S/2SW/4SW/4 SEC. 22 T57 R102 (PARCEL 1, RECORD OF SURVEY D-191)

**PROPERTY FEATURES:** Flat Terrain, Horse Property, Mountain View

**TYPE LEASED LAND:** None

**PROPERTY ACCESS:** County Gravel

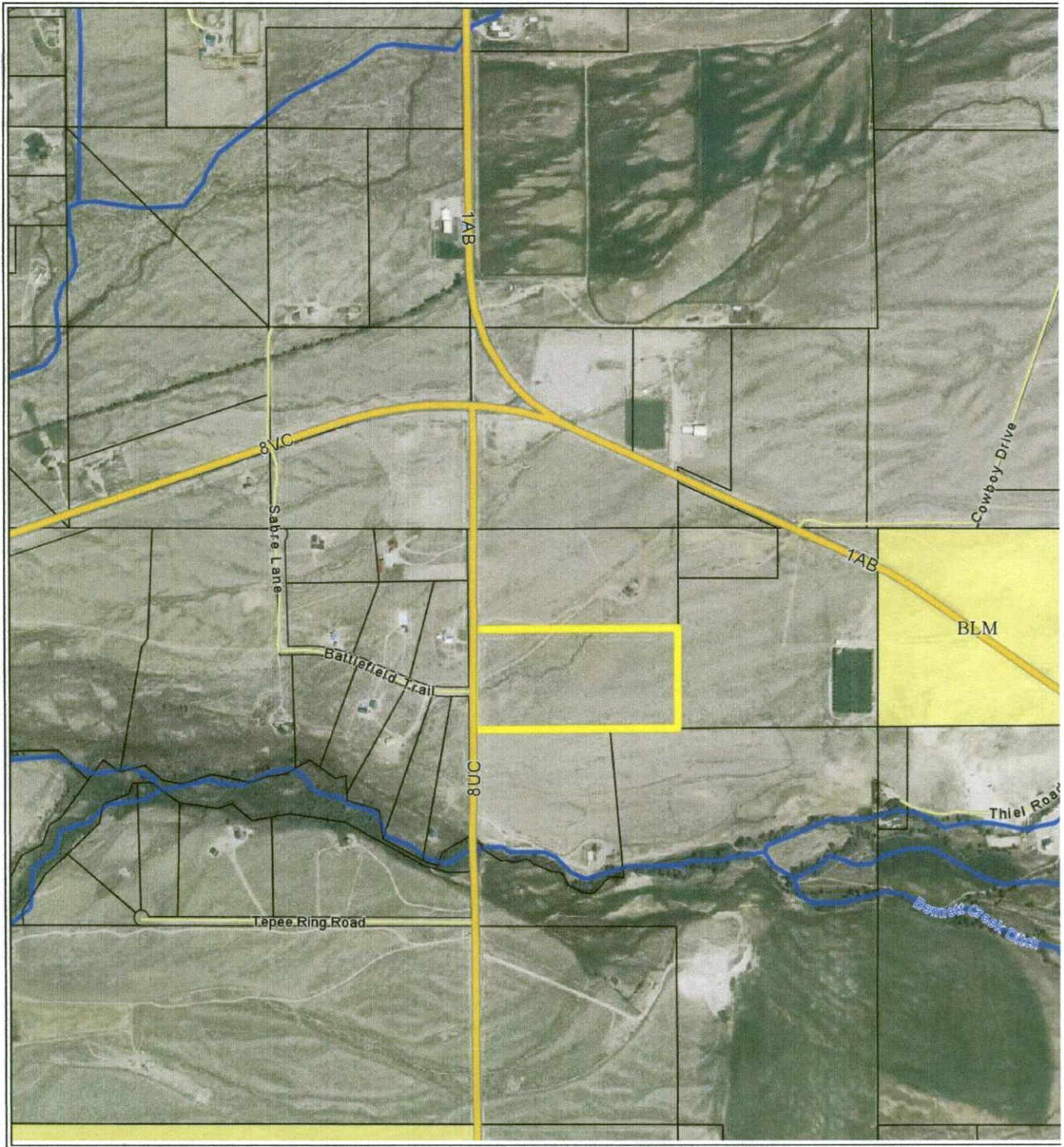
**COMMENTS:** This 20 acre parcel located in the community of Clark, 30 miles north of Cody, has power and phone along the road and good year round access. It is located on a County gravel road, 1/4 mile off paved road. Access to the Shoshone National Forest is five minutes from the property offering fishing, hunting and trails for hiking and riding. Clark is located 32 miles from Red Lodge, MT, a ski resort.

**DIRECTIONS TO PROPERTY:** Road 1AB, just past Rec center bear left on Canyon Road, turn left on Road 8UC. Property on left about 1/4 mile before bridge.

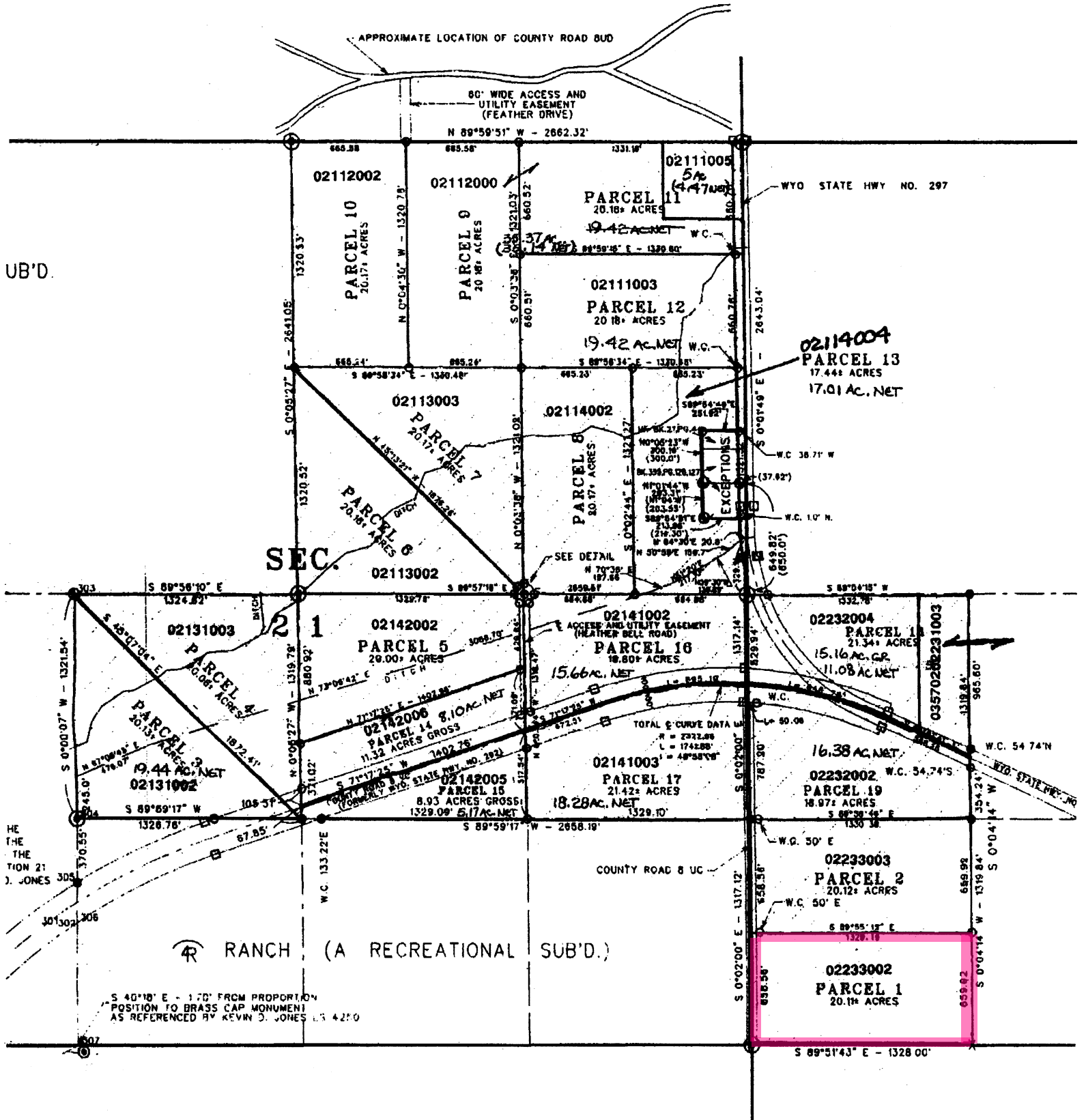
**SUBJECT TO 1031:** No

**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.



035702



UB'D.

SCALE 1" = 600'

DETAIL

SCALE 1" = 60'

NOTE. DITCH R.O.W. TO BE 20.0' WIDE, 10.0' ON EACH SIDE OF S

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 SUBDN.

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.

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)

