

# WYOMING LOG HOME

*Clark, Wyoming*

*\$179,900*



*Canyon Real Estate, LLC*

*1128 12th Street, Cody, WY 82414*

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*This cozy log home is situated on 20 acres with dramatic views of the rugged Beartooth Mountains. The deck wraps around the home on 3 sides. The main floor offers an open floor plan with a great room, dining area and kitchen. Off the kitchen is a bathroom and laundry with a door to the rear deck. Upstairs is a loft area that could be used as an office. There is a large bedroom and full bath. Flooring consists of hardwood floors in the living area and tile in the kitchen and upstairs bathroom. The wood stove offers a cozy heat. There is a propane heater as an auxiliary heat source. The shop has a storage area and a large work area. There is a round corral and horse shelter for the horse enthusiast. Situated in the community of Clark, 30 miles north of Cody, there is endless recreational opportunities in the Shoshone National Forest which is less than a 10 minute drive. There are miles of fishing along the Clarks Fork of the Yellowstone River.*





*Living Room*



*Vaulted Ceilings & Loft Area*





*Living Room*



*Entry*





*Mountain Views from  
Living Room*



*Kitchen*



*Dining Area*



*Bathroom & Laundry*



*Loft Area*





*Bedroom*



*Master Bath*





*Master Bath*



*Shop*



*Round Corral*



*Horse Shelter*



*Heart Mountain*



*Clarks Fork Canyon*



*Beartooth Mountains*



*Beartooth Mountains*



*Absaroka Mountains*



Price Reduced to \$179,900

**MLS #: R10006649A (Active) List Price: ~~\$195,000~~**

**15 Heatherbell Rd Clark, WY 82435**



**HOUSE DESIGN:** 1.5 Story  
**# BEDROOMS:** 1  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 1997  
**APX TOTAL SQFT:** 1370  
**ADDITIONAL LIVING UNITS:** No  
**BASEMENT:** No

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

**APX ABOVE GRADE SQFT:** 1370    **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:** Stove    **SECONDARY HEAT:** Baseboard    **PRIMARY FUEL TYPE:** Wood    **SECONDARY FUEL TYPE:** Electric  
**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:
Bedroom 1	2		Dining Rm	M				
Full Bath	2		Kitchen	M	Tile Floor			
Kitchen	M		Laundry	M				
3/4 Bath	M							
Office	2	Loft Area						
Living Rm	M	Large Windows						

**INCLUSIONS:** wood stove, refrigerator, stove in house, 2 refrigerators and freezer in shop, ventless propane heater.

**EXCLUSIONS:** none

**APX IRRIGATED ACRES:** 0    **APX DEEDED ACRES:** 20.17    **APX LOT SQFT:** 0  
**TAX YEAR:** 2011    **TOTAL TAX \$:** 1189.80    **TAXED W/OTHER LAND:** No  
**PROPERTY RIGHTS:** Fee Simple    **PARCELABLE:** No    **ADJ TO PUBLIC LAND:** No    **RIVER/STREAM FRONT:** No  
**DETAILED ZONING:** Unknown  
**SELLER FIN:** No    **DISCLOSURES:** No

**LEGAL DESCRIPTION:** 20.17 acres described as: W/2SE/4NE/4, Section 21, T57N, R102W, Parcel 8 ROS D-191

**CONSTRUCTION:** Log    **HEATING STOVE TYPE:** Wood  
**EXTERIOR SIDING:** Log    **FIREPLACE TYPE:** None  
**ROOF:** Metal    **INTERIOR FEATURES:** Ceiling Fan(s), Loft, Mud Room, Tile Floor, Vaulted Ceiling(s), Wood Floor  
**GARAGE/TYPE STALLS:** None  
**EXTERIOR FEATURES:** Corrals, Flat Terrain, Horse Property, Loafing Shed, Mountain View, Recreational, RV Parking, Shop, Storage Building  
**PROPERTY ACCESS:** Private Gravel Road

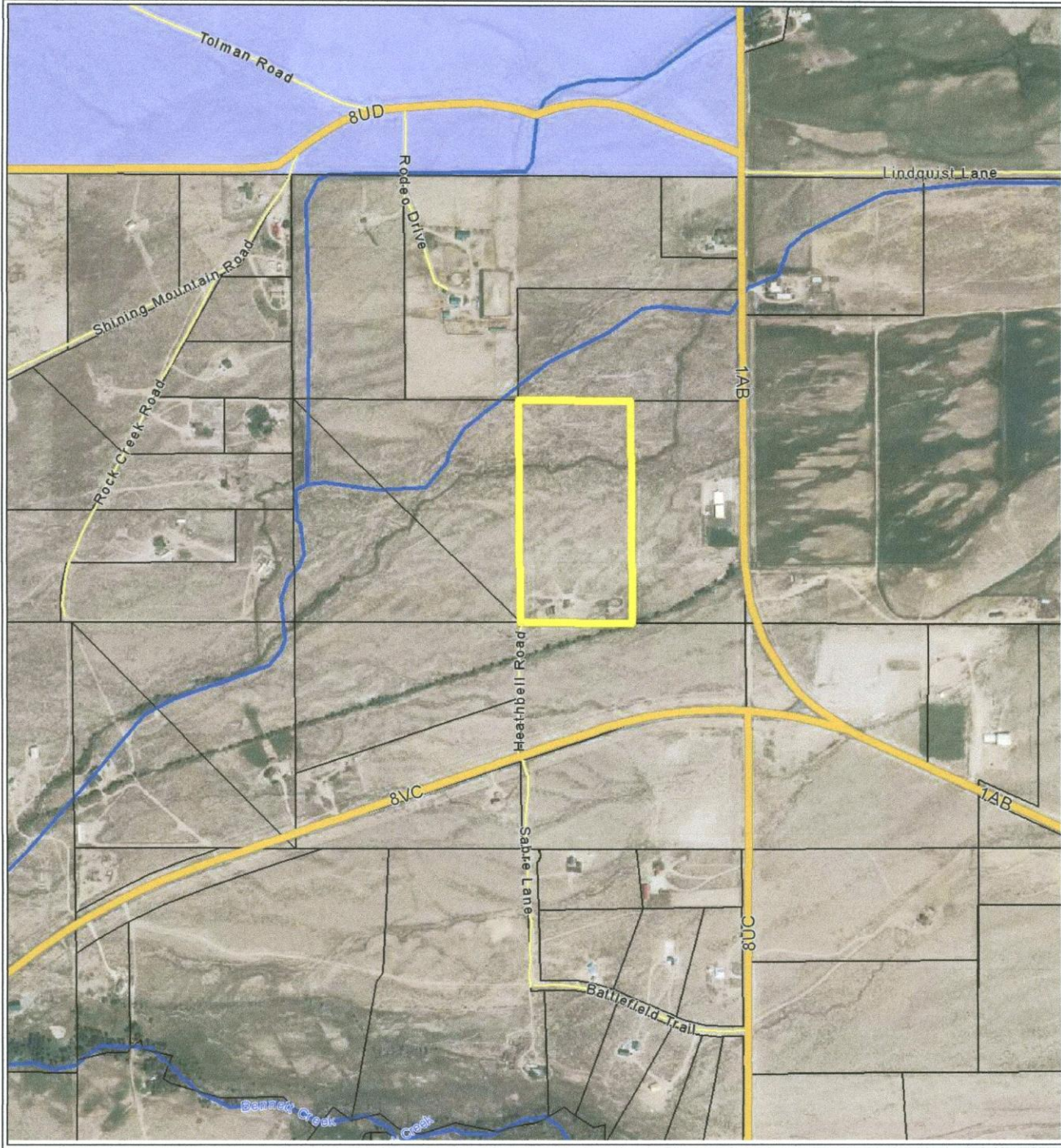
**COMMENTS:** Log home on 20 acres with dramatic mountain views. Shop with storage and large work area. Round corral and horse shelter for the horse enthusiast. Deck wraps around on 3 sides.

**DIRECTIONS TO PROPERTY:** Road 1AB to Canyon Road, Heatherbell is first road on the right

**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.

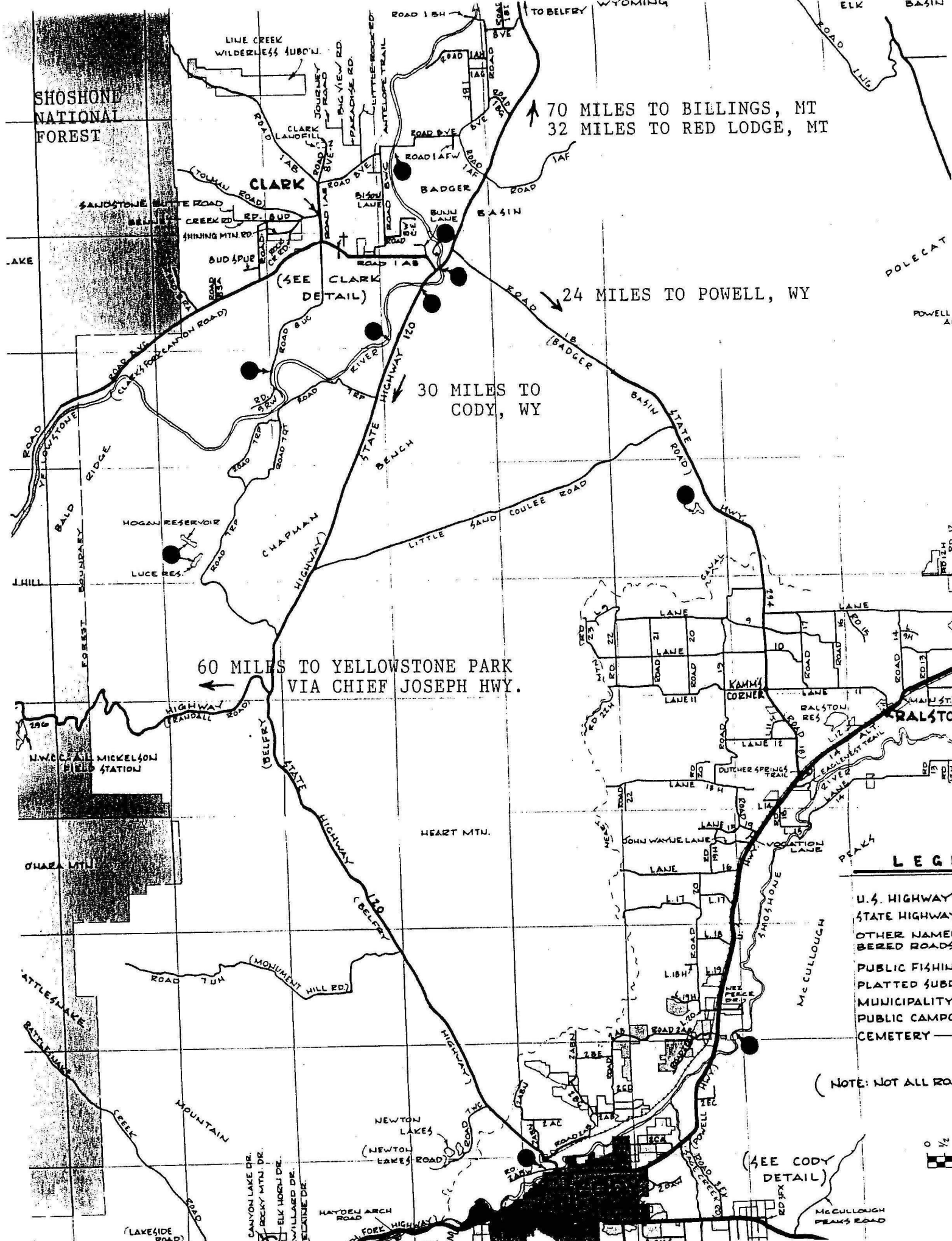
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

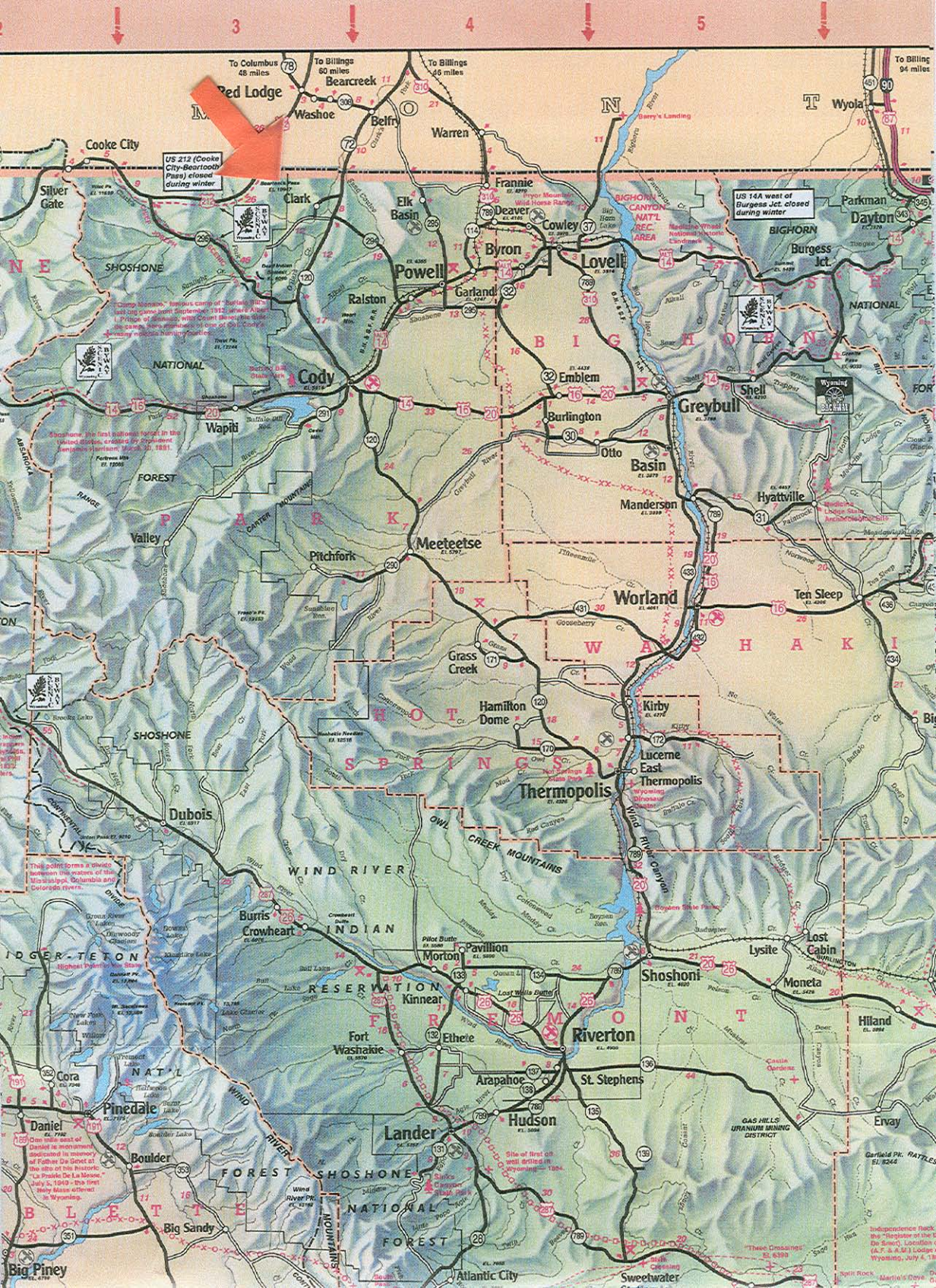
There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north 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 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.





US 212 (Cooke City-Bearcreek Pass) closed during winter

US 14A west of Burgess Jct closed during winter

Camp Robinson - historic camp of "Buffalo Bill" last set up since September 1912 when Adair L. Piage of animals with Grant Bland, the first to capture here specimens of one of the country's growing moose hunting parties

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers.

Highest Point in Wyo. State

Daniel is mentioned in memory of Father De Genet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" arrested in Wyoming.

These Crossings - E. 8390

Independence Park - the "Heart of the De Smet" Location (C.R. & J.A.) Lander Wyoming, July 4, 1820