

CABIN BY THE CREEK

Clark



\$199,000

Canyon Real Estate, LLC

1128 12th Street, Cody, WY 82414

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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 GAURANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





This efficiently built cabin has 656 square feet with a 256 square foot basement. The main level has built in benches with storage and a folding table that converts to a bed, a kitchen and bathroom. The second level has 2 bedrooms. The basement has a washer and dryer. Heat is baseboard electric and a propane gas stove. The cabin is set up for satellite TV. A wood porch overlooks Little Rock Creek. A future home site has water, 200 amp power, septic for a 4 bedroom home and phone. A barn site has water, 100 amp power and phone. Situated on 47.5 acres, this property is ready for the home of your dreams. A large block of BLM borders the property on the south. Two National Forest accesses are within minutes of this property offering miles of fishing along the Clarks Fork of the Yellowstone River.





Kitchen



Gas Fireplace





Dinette Area



Bathroom





Bedroom 1



Bedroom 2



Porch



Bridge over Little Rock Creek



Clarks Fork Canyon





Beartooth Mountains



Little Rock Creek





Cabin by the Creek



MLS #: R10006725A (Active) List Price: \$199,000

126 Road 8VC Clark, WY 82435



HOUSE DESIGN: 1.5 Story
BEDROOMS: 2
TOTAL # BATHS: 1
APX YEAR BUILT: 2009
APX TOTAL SQFT: 656
ADDITIONAL LIVING UNITS: No
BASEMENT: Yes
BASEMENT ENTRY: Interior Only
BASEMENT TYPE: Full
BASEMENT COMPLETION: Not Finished

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

APX ABOVE GRADE SQFT: 656 **APX BELOW GRADE SQFT:** 256 **# FULL BATHS:** 0 **# 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 **SECONDARY WATER TYPE:** None **COOLING TYPE:** None
PRIMARY HEAT: Stove **SECONDARY HEAT:** Baseboard **PRIMARY FUEL TYPE:** Propane **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:
3/4 Bath	M		Great Rm	M	with kitchen	Bedroom 1	2	
Bedroom 2	2		Laundry	B				

ADDITIONAL ROOM INFO: Entire building has 6 inches of foam insulation.

INCLUSIONS: regrigerator, gas stove,microwave, washer/dry, refrigerator in basement, built in table & sofa/bed, double bed upstairs

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 **APX DEEDED ACRES:** 47.52 **APX LOT SQFT:** 0
TAX YEAR: 2011 **TOTAL TAX \$:** 1099.38 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** Yes **RIVER/STREAM FRONT:** Yes
DETAILED ZONING: Park Co - 20 Acres (GR-20)
SELLER FIN: No **DISCLOSURES:** No

LEGAL DESCRIPTION: See Exhibit in documents

CONSTRUCTION: Frame

HEATING STOVE TYPE: None

EXTERIOR SIDING: Hardboard

FIREPLACE TYPE: Gas

ROOF: Metal

GARAGE/TYPE STALLS: None

EXTERIOR FEATURES: Adj to BLM, Creek, Deck, Fishing, Flat

Terrain, Mountain View, RV Parking

PROPERTY ACCESS: County Paved

COMMENTS: Efficiently built cabin that sleeps 4. Built in benches with storage fold to make a queen bed or 2 single beds. 2 bedrooms upstairs. Deck overlooks the creek. Borders BLM on the south. Home site ready with water, power, phone and septic. Barn site ready with power, water and phone. Live in the cabin while you build. Minutes to Shoshone National Forest access.

DIRECTIONS TO PROPERTY: County Road 1AB to Canyon Road, 126 on South side of road, first driveway

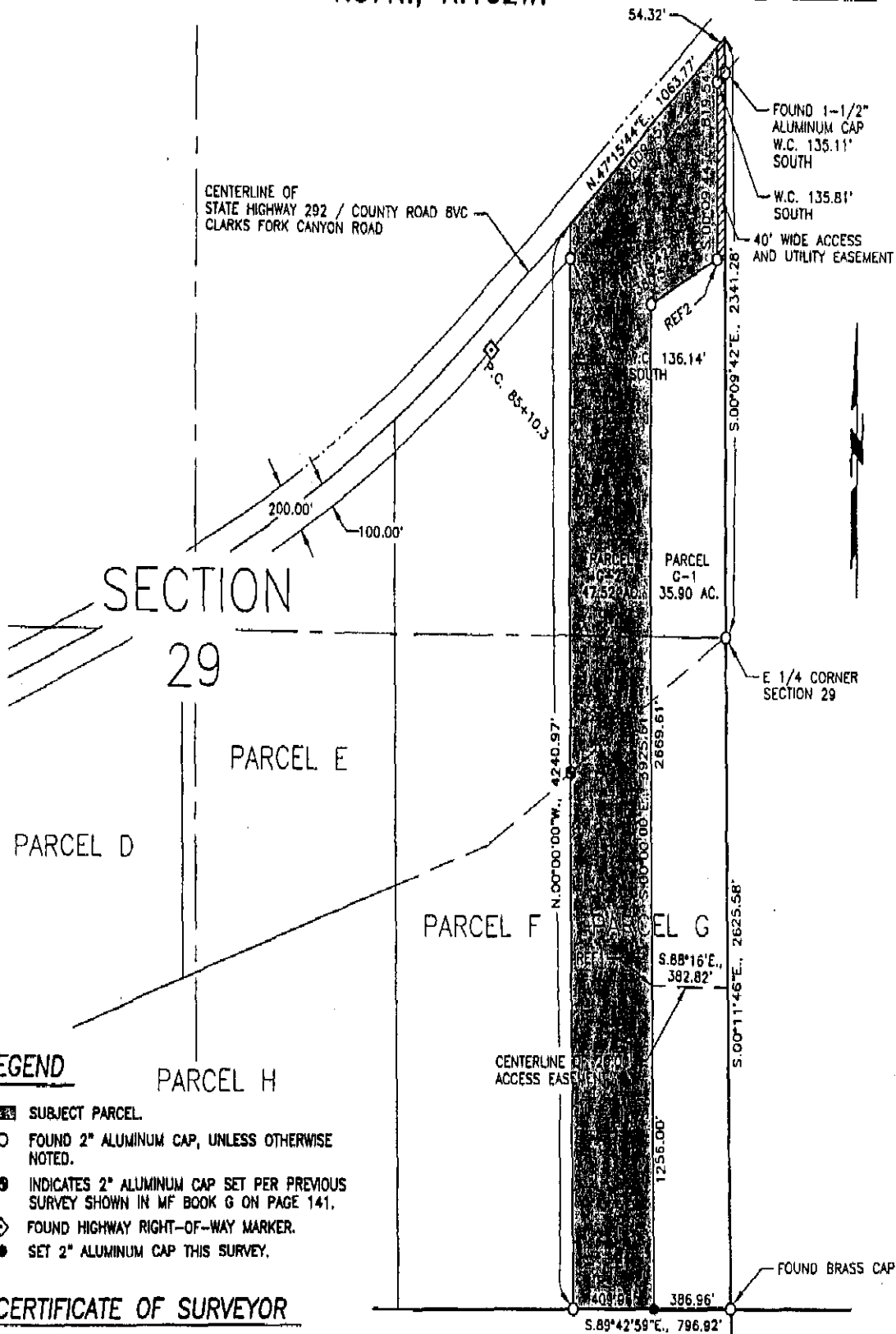
SUBJECT TO 1031: No

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.

T.57N., R.102W.

EXHIBIT A



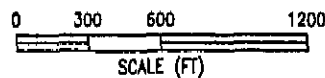
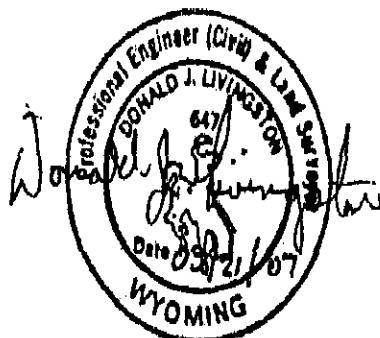
LEGEND

- SUBJECT PARCEL.
- FOUND 2" ALUMINUM CAP, UNLESS OTHERWISE NOTED.
- INDICATES 2" ALUMINUM CAP SET PER PREVIOUS SURVEY SHOWN IN MF BOOK G ON PAGE 141.
- ◇ FOUND HIGHWAY RIGHT-OF-WAY MARKER.
- SET 2" ALUMINUM CAP THIS SURVEY.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
COUNTY OF PARK }

I, DONALD J. LIVINGSTON, OF ENGINEERING ASSOCIATES IN CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION ON SEPTEMBER 11, 2007, THAT THIS MAP IS MADE TO ACCOMPANY A DESCRIPTION OF THE PARCEL SHOWN HEREON; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



RECORD OF SURVEY

For
HARRY C. GOTTWALS AND MARY H. GOTTWALS

- Located In -

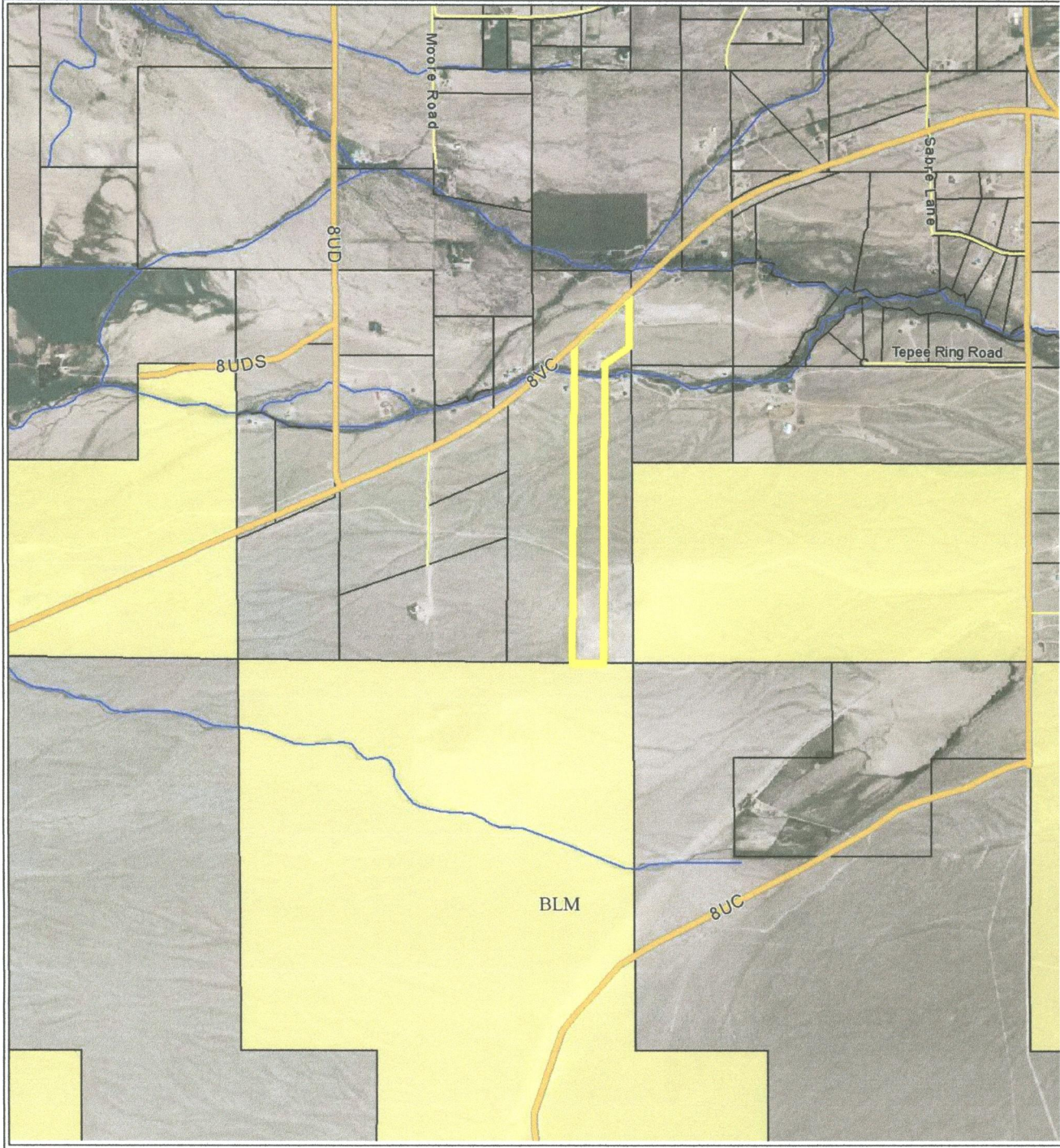
SECTION 29
RESURVEY T.57N., R.102W.,
6TH P.M., PARK COUNTY, WYOMING

- Prepared By -

ENGINEERING ASSOCIATES, CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS



SEPTEMBER 13, 2007
FB 449
07108\ACAD\base.dwg
SHEET 1 OF 1



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.

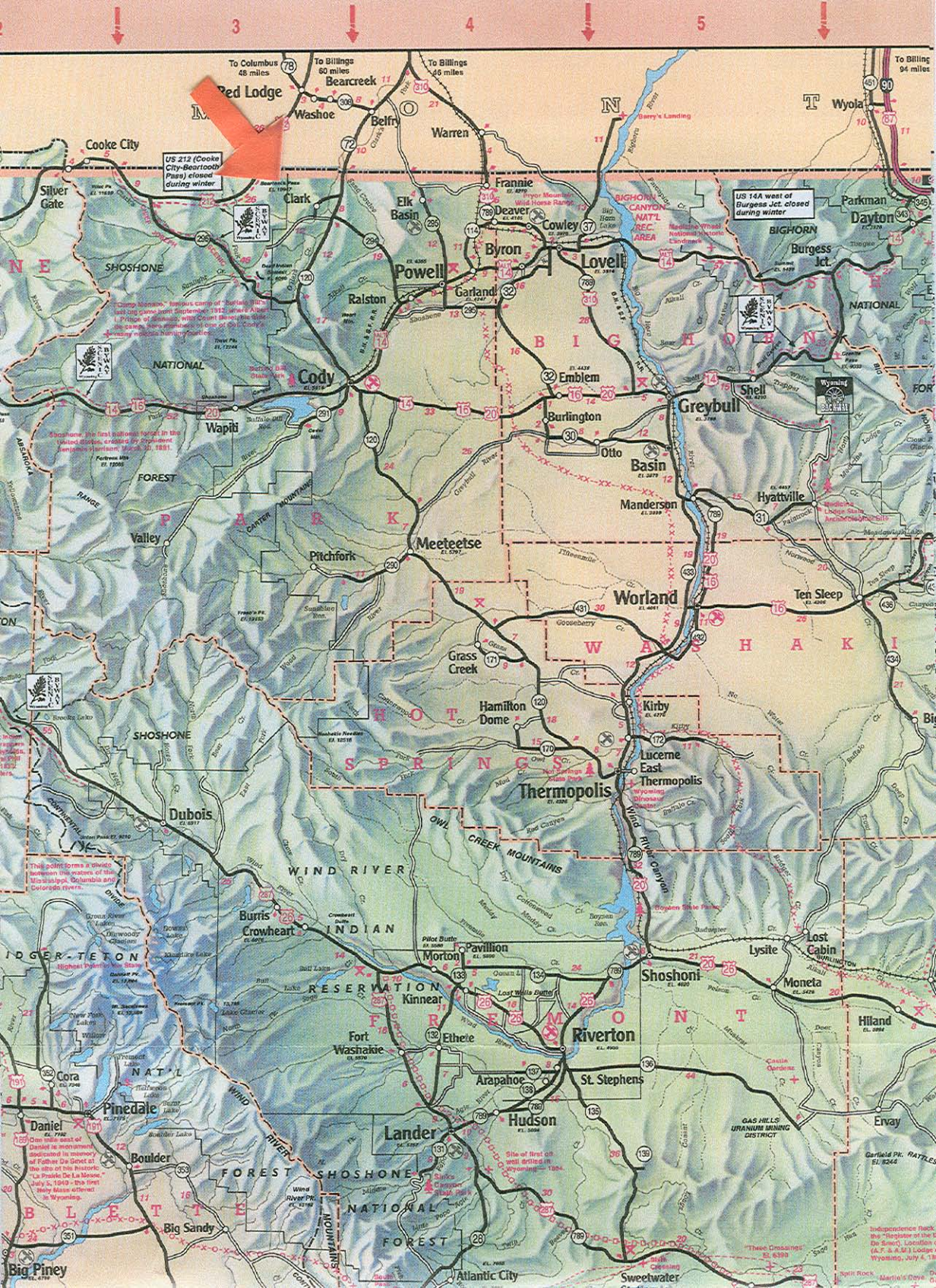
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



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

US 14A west of Burgess Jct closed during winter

Camp Robinson - Indian camp of "Buffalo Bill" last seen soon September 1812 when Andrew L. Payne of Arkansas with Grant Blinn, the first to capture here specimens of one of the country's remaining 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 "Birthplace of the De Smet" Location (C.R. & J.A.) Lander Wyoming, July 4, 1820