

# TREES AND CREEK

*Clark, Wyoming*



*Two Parcels - \$40,000 Each*



*Canyon Real Estate, LLC*

*1128 12th Street, Cody, WY 82414*

*Office (307)527-7092 Cell (307)899-7092*

*Home (307)645-3125 Fax (307)527-7093*

[www.canyonrealestate.net](http://www.canyonrealestate.net)

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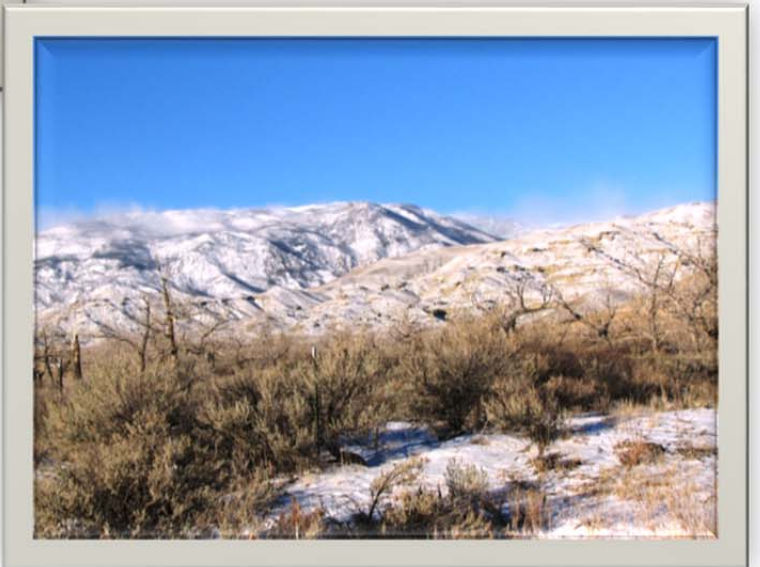


*Enjoy the mountain views and listen to the creek from this property. Good building sites for your year round home or vacation retreat. Property is situated next to the common ground along Line Creek with direct access to the creek for fishing. This property has water rights. Located in the community of Clark, 30 miles north of Cody, National Forest access is approximately 2 miles up the road.*

*Two 7 +/- acre parcels for \$40,000 each.*



*Beartooth Mountains*



*Beartooth Mountains*



*Common Ground Area*



*Crossfire Trail Looking East*



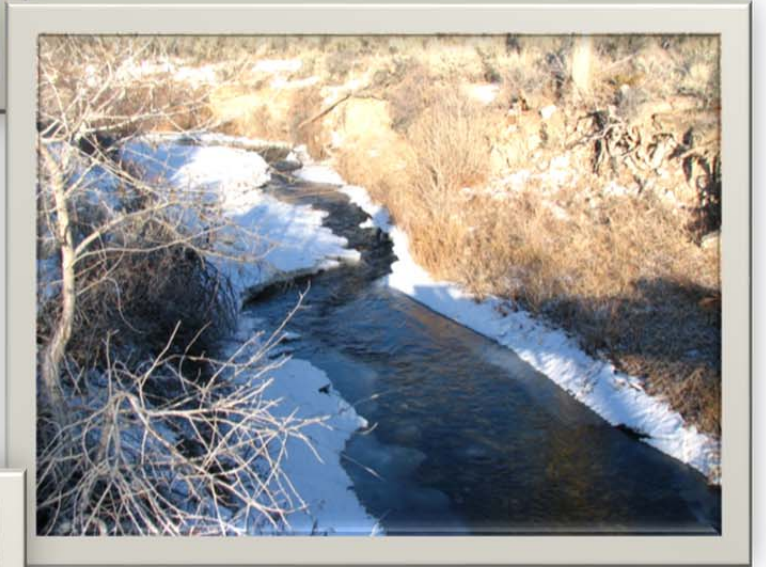
*Crossfire Trail Looking  
Looking West*



*Line Creek*



*Line Creek*



*Looking at Property  
From the Road*



*Looking North*



*Looking Southwest*



MLS #: L10007432A (Active) List Price: \$40,000

0 Crossfire Tr Clark, WY 82435



APX DEEDED ACRES: 7.15  
APX IRRIGATED ACRES: 7.15  
APX LOT SQFT: 0  
RIVER/STREAM FRONT: Yes  
TOPOGRAPHY: Flat

AREA: Clark  
SUBDIVISION: Line Creek Wilderness  
COUNTY: Park  
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: None  
SEWER: InstllSptc  
DRAINAGE FEE YEAR: 0  
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Beartooth Electric Co  
PRIMARY WATER TYPE: None  
IRRIGATION FEES \$: 0

HOA: Yes  
HOA \$: 50/yr

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: 0  
IRGCOYR2: 0  
IRGCOYR3: 0  
IRGCOYR4: 0  
IRGCO\$: 0  
IRGCOYR: 0

TAX YEAR: 2012  
PROPERTY RIGHTS: Fee Simple  
MOBILES ALLOWED: Yes  
TOTAL TAX \$: 233.14  
ADJ TO PUBLIC LAND: No  
MODULARS ALLOWED: Yes  
TAXED W/OTHER LAND: Yes  
PARCELABLE: No  
DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No  
DISCLOSURES: Yes

LEGAL DESCRIPTION: Line Creek Wilderness Sub. Lot 11 (7.15 AC) & Undivided 2/90 Interest in Tracts 29-1, 31-1, & 33-1 (4.00 AC)  
PROPERTY FEATURES: Creek, Flat Terrain, Mountain View, Recreational  
TYPE LEASED LAND: None  
PROPERTY ACCESS: Private Gravel Road

COMMENTS: Enjoy the mountain views and listen to the creek from this property. Good building sites for your year round or vacation retreat. Power is along the road. Property is situated next to the common ground and Line Creek. Direct access to the creek for fishing. Abundant wildlife in the area. National Forest access is about 2 miles up the road. Adjacent Lot 12 is available (10007433).

DIRECTIONS TO PROPERTY: Road 1AB to Crossfire Trail, property on the north side of the road just before #165. Gate is down the driveway of #165. Seller lives at #165.

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.

MLS #: L10007433A (Active) List Price: \$40,000

0 Crossfire Tr Clark, WY 82435



APX DEEDED ACRES: 7.57  
APX IRRIGATED ACRES: 7.57  
APX LOT SQFT: 0  
RIVER/STREAM FRONT: Yes  
TOPOGRAPHY: Flat

UNIT # OR LOT #: Lot 12  
AREA: Clark  
SUBDIVISION: Line Creek Wilderness  
COUNTY: Park  
SCHOOL DISTRICT: Park County District #1

NATURAL GAS COMPANY: None  
SEWER: InstllSptc  
DRAINAGE FEE YEAR: 0  
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Beartooth Electric Co  
PRIMARY WATER TYPE: None  
IRRIGATION FEES \$: 0

HOA: Yes  
HOA \$: 50/yr

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: 0  
IRGCOYR2: 0  
IRGCOYR3: 0  
IRGCOYR4: 0  
IRGCO\$: 0  
IRGCOYR: 0

TAX YEAR: 2012  
PROPERTY RIGHTS: Fee Simple  
MOBILES ALLOWED: Yes  
TOTAL TAX \$: 233.14  
ADJ TO PUBLIC LAND: No  
MODULARS ALLOWED: Yes  
TAXED W/OTHER LAND: Yes  
PARCELABLE: No  
DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No  
DISCLOSURES: Yes

LEGAL DESCRIPTION: Line Creek Wilderness Sub. Lot 12 (7.57 AC) & Undivided 2/90 Interest in Tracts 29-1, 31-1, & 33-1 (4.00 AC)  
PROPERTY FEATURES: Creek, Flat Terrain, Mountain View, Recreational  
TYPE LEASED LAND: None  
PROPERTY ACCESS: Private Gravel Road

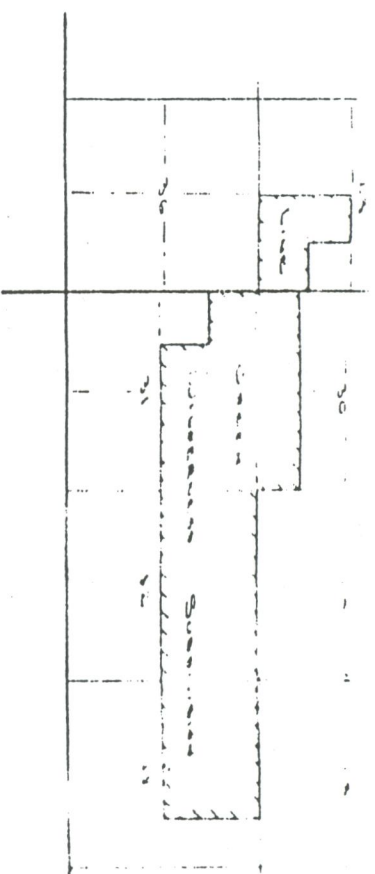
COMMENTS: Enjoy the mountain views and listen to the creek from this property. Good building sites for your year round or vacation retreat. Power is along the road. Property is situated next to the common ground and Line Creek. Direct access to the creek for fishing. Abundant wildlife in the area. National Forest access is about 2 miles up the road. Adjacent Lot 11 is available (10007432).

DIRECTIONS TO PROPERTY: Road 1AB to Crossfire Trail, property on the North side of the road just before #165. Gate is down the driveway of #165. Seller lives at #165.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

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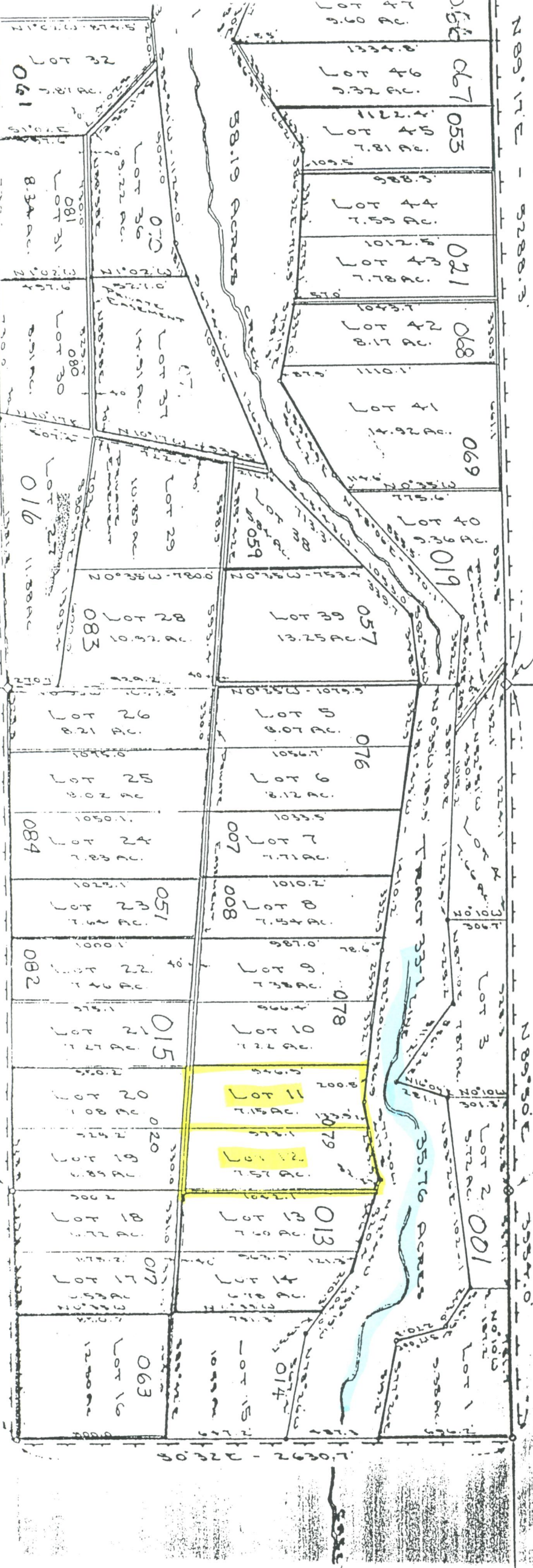


T. 58 N.  
R. 57 W.

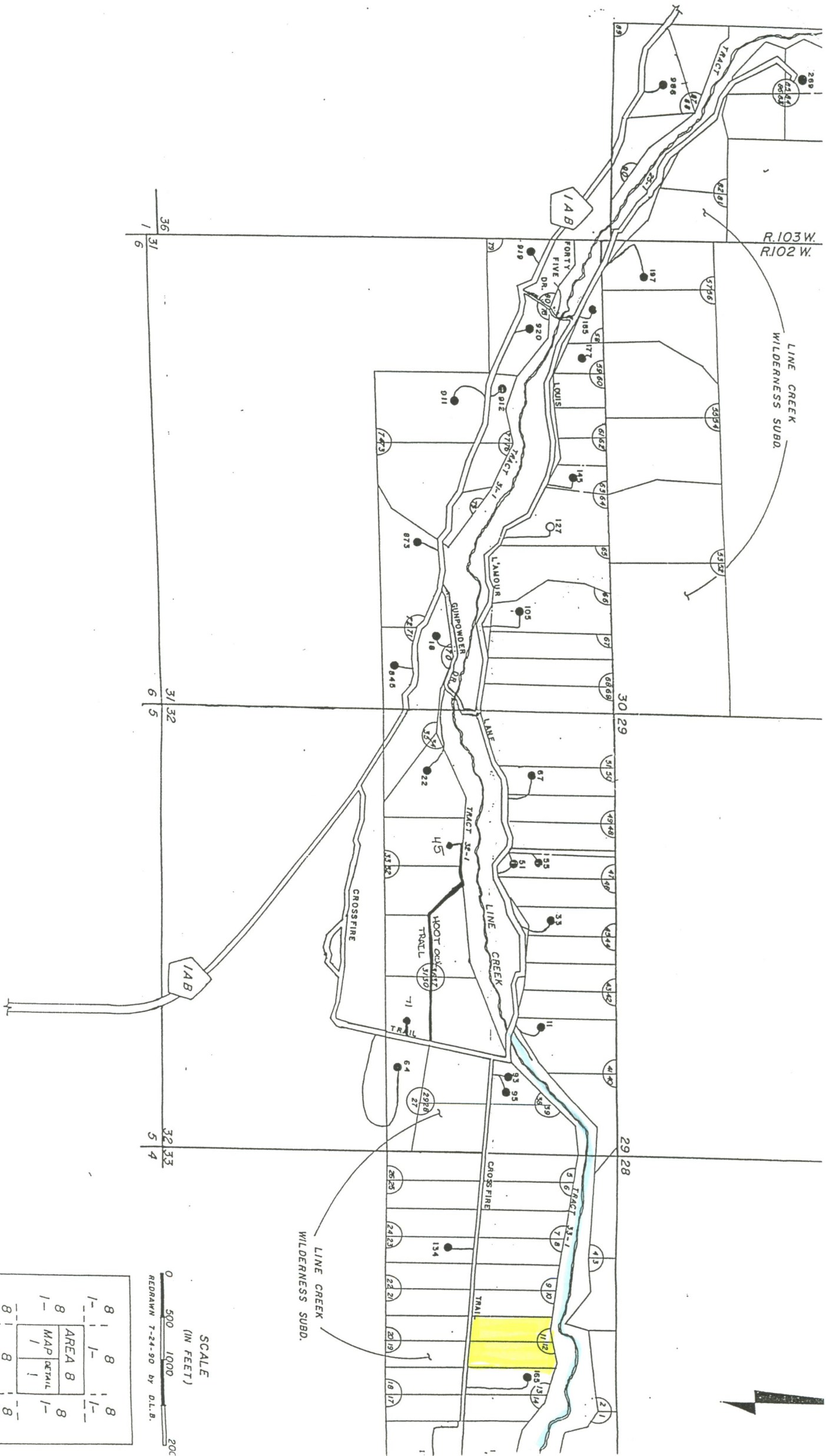
VICINITY MAP  
SCALE: 1" = 1 MILE

N.W. COR. SEC. 33  
(58-102)

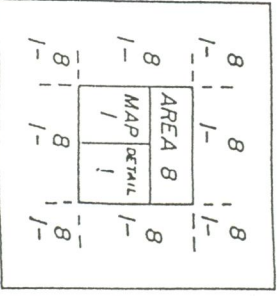
NORTH 1/4 COR.  
SEC. 33 (58-102)



SEC. 25, 30-33, 36 T.58N., R.102W., 103W.



SCALE  
(IN FEET)  
0 500 1000 2000  
REDRAWN 7-24-90 BY D.L.B.



**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.

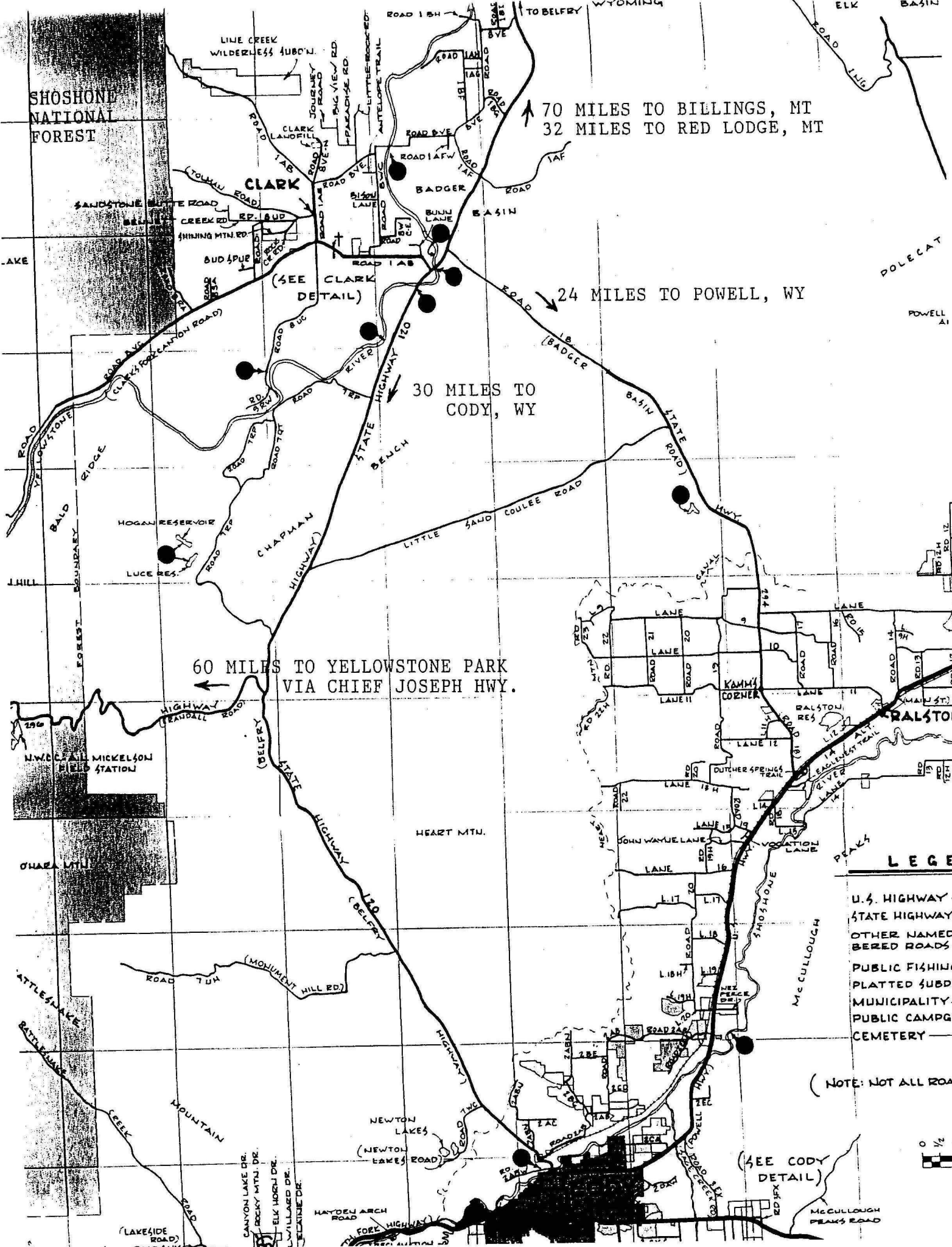
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

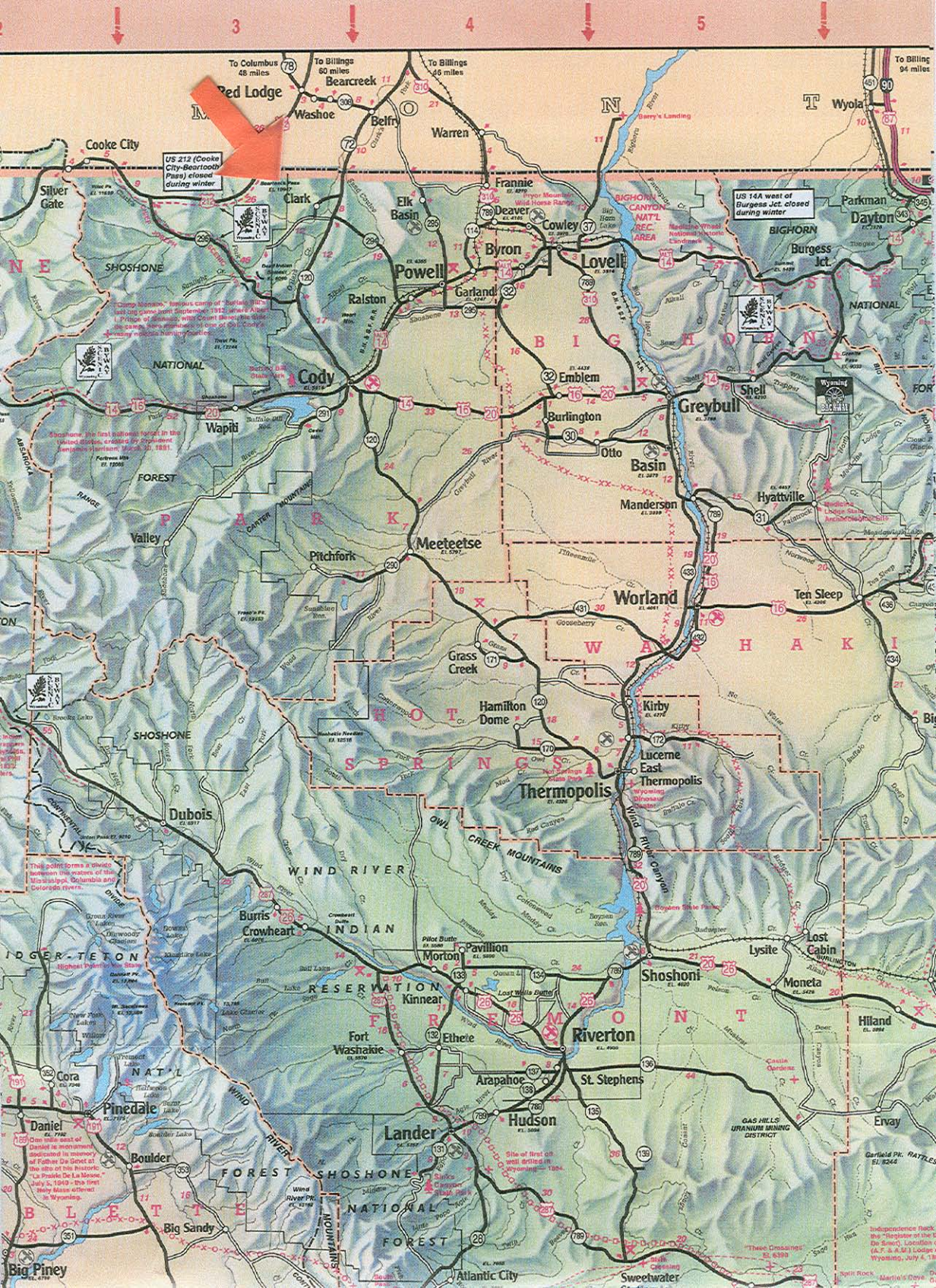
There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north 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 Roberson - historic camp of "Buffalo Bill" last set up since September 1912 when Adair L. Pringle of Montana with Grant Basso, the state geologist, here discovered a trace of the Rocky Mountain bison herds.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1891.

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 Gonet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

These Crossings - E. 8390

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