

SUGARLOAF BUTTE RANCHETTE



*36.97 Acres
for \$399,000*



*Canyon Real Estate, LLC
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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.





Custom log home on 36.97 acres nestled next to fascinating sandstone formations with dramatic mountain views. The great room has vaulted tongue and groove ceilings, hardwood floors in the living area and 16 inch tile floors in the dining area. A wood stove offers a cozy warmth and atmosphere in the great room. The kitchen features custom hickory cabinets, stainless steel appliances and 16 inch tile floors. Off the kitchen is a pantry and mud room area. A bedroom and bathroom complete the main floor. In the walk out basement is a bedroom, bathroom, utility room, large laundry room and an extra room that could be used a hobby room, computer room or office. There is a 2 car attached garage in the walk out basement. The main heating system is forced air. A deck wraps around three sides of the main floor for enjoyment of the extraordinary views and the wildlife.

A second building has a guest house and a shop in the lower level. The guest house is very comfortable with a living room, dining area, kitchen, bedroom, bathroom and laundry. There is deck out the front door and a shed for extra storage. The lower level has a separate entrance to a shop. Air is piped throughout the shop. Each floor is 768 square feet. The building and shed are cedar sided which blends well with the main house.

A pole barn which is 24 x 32 feet has electric, cement floor and 10 foot door with an electric opener. This would make for great hay storage for the horse or extra RV storage.

The property is situated on the western slope of Sugarloaf Butte. BLM borders the east and north boundaries of the property offering additional privacy and opportunities to hike or ride right off the property. Access is off paved County road. Shoshone National Forest is about 3 miles up the County Road offering endless recreational opportunities. There are miles of fishing along the Clarks Fork of the Yellowstone River close by.



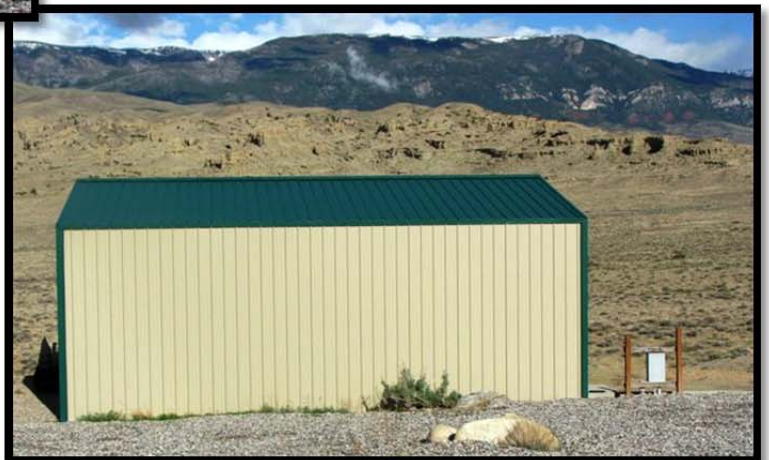
Sugarloaf Butte Ranch



Guest House & Shop



Shop





Sugarloaf Butte Ranch





Great Room





Great Room





Kitchen





Bedrooms



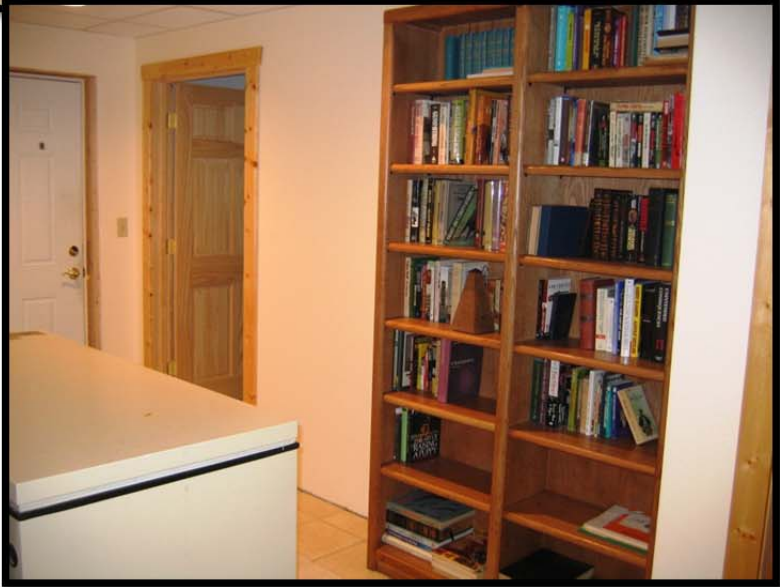
Bathroom



Bathrooms



Laundry Room





Guest House





Guest House



Mountain Views





Mountain Views



MLS #: R10006472A (Active) List Price: \$399,000

762 Road 1AB Clark, WY 82435



HOUSE DESIGN: 2 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 2004
APX TOTAL SQFT: 2022
ADDITIONAL LIVING UNITS: Yes

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

APX ABOVE GRADE SQFT: 1208 **APX BELOW GRADE SQFT:** 714 **# FULL BATHS:** 0 **# HALF BATHS:** 0 **# 3/4 BATHS:** 2
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 **SECONDARY HEAT:** Stove **PRIMARY FUEL TYPE:** Propane **SECONDARY FUEL TYPE:** Wood
ASSESSMENT \$: 0 **HOA:** No **HOA \$:** 0 **IRRIGATION FEES \$:** 0 **OTHER \$:** 0

BLDGYRB: 0
BLDGYRB2: 0
BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M	tile floor	Bedroom 3	B	no egresswindow			
Great Rm	M	vaulted ceiling	3/4 Bath	B	tile floor			
Mstr Bdrm	M	lots of storage	Laundry	B	tile floor			
3/4 Bath	M	lg. shower, tile						
Extra Rm	M	mud rm/pantry						
Bedroom 2	B	egress window						

ADDITIONAL ROOM INFO: Guest House - 768 sq.ft., large living room, dining area kitchen, bedroom, full bath, laundry, deck and storage shed.

INCLUSIONS: Main House- Stainless appliances in kitchen (dishwasher, range & refrigerator), wood stove. Guest House- refrigerator, propane stove.

EXCLUSIONS: Range in guest house.

APX # IRRIGATED ACRES: 0 **APX # ACRES:** 36.97 **APX LOT SQFT:** 0
TAX YEAR: 2011 **TOTAL TAX \$:** 1830 **TAXED W/OTHER LAND:** No
PROPERTY RIGHTS: Fee Simple **PARCELABLE:** No **ADJ TO PUBLIC LAND:** Yes **RIVER/STREAM FRONT:** No
DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: No **DISCLOSURES:** No
LEGAL DESCRIPTION: 36.97 acres, Lot 1 Record of Survey D-192, T57N, R102W, Park County A parcel beginning at the NE corner of Section 5, then S 01°30'10W for 714.06', S8959°25W for 2162.09' to the C/L of the County Road 1AB, N21°55W along said C/L for 732.65' to the N line of Section 5 & E along said N line for 2454.52' to POB T57N, R102W

CONSTRUCTION: Log **BASEMENT TYPE:** Full Walkout
EXTERIOR SIDING: Log **BASEMENT COMPLETION:** Fully Finished
ROOF: Composition Shingle **HEATING STOVE TYPE:** Wood
GARAGE/TYPE STALLS: Attached-2 Stalls **FIREPLACE TYPE:** None
EXTERIOR FEATURES: Adj to BLM, Deck/Patio, Guest House, Horse Property, Hunting, Mountain View, Rolling Terrain, Shop, Storage Building **INTERIOR FEATURES:** Garage Door Opener, Mud Room, Pantry, Tile Floor, Vaulted Ceiling(s), Wood Floor
PROPERTY ACCESS: County Paved

COMMENTS: Custom log home on 36 Ac. nestled in intriguing sandstone formations with a guest house & 2 shops. Open floor plan with large logs and vaulted ceilings. Two car attached garage in walkout basement. Guest house is 768 sq.ft. with dramatic mountain views. BLM borders the North and East boundaries of the property. Shoshone National Forest is about 2 miles up the County Road. Premier fishing close by.

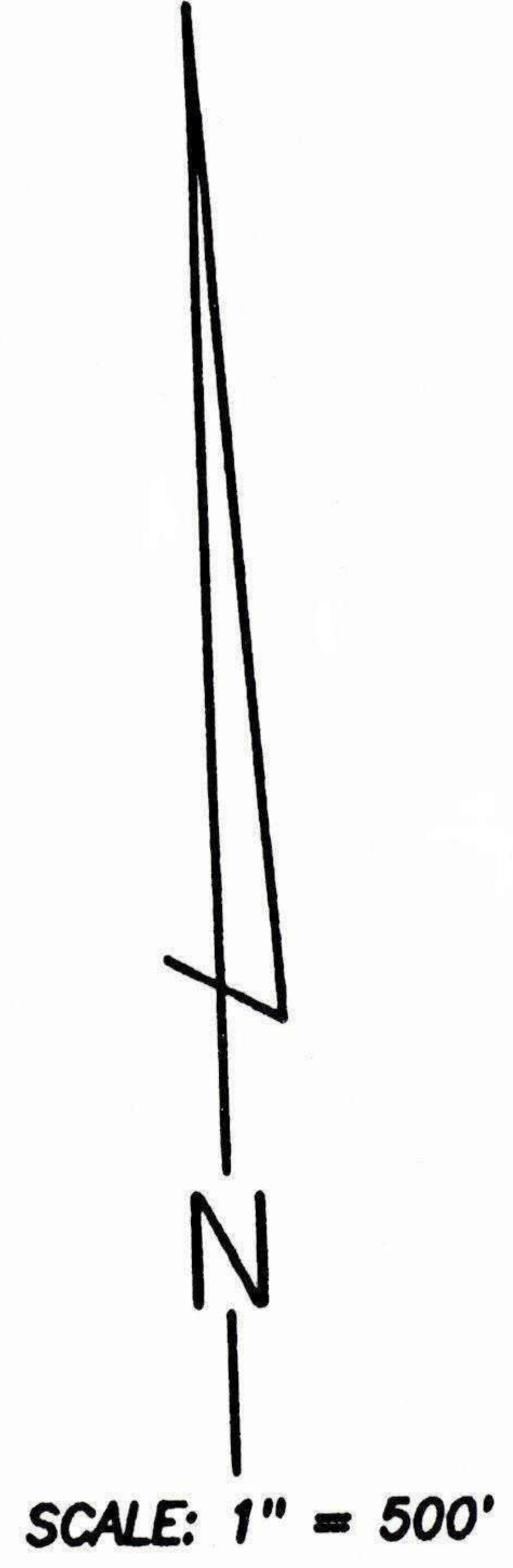
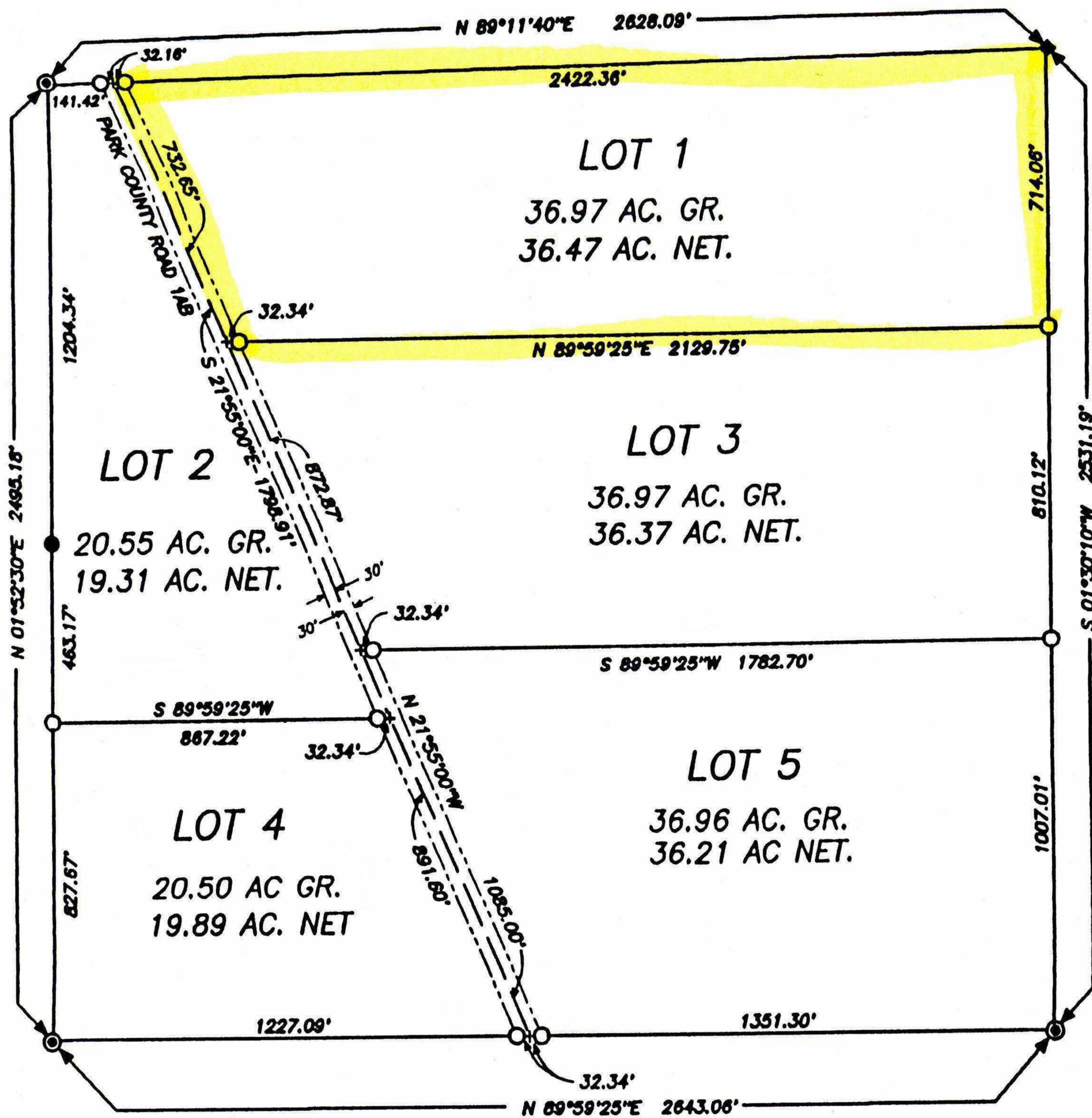
DIRECTIONS TO PROPERTY: Turn at Edelweiss on Road 1AB, stay on it for about 7 miles. House on right.

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.

EXHIBIT "B"



LEGEND

- ◆ - STONE MONUMENT FOUND
- - 5/8" REBAR W/ALUMINUM CAP FOUND
- - 5/8" X 24" REBAR W/ALUMINUM CAP SET
- ⊙ - 2-1/2" X 30" ALUMINUM PIPE W/CAP FOUND
- - 60' R.O.W. PARK COUNTY ROAD 1AB
- — — - CENTER-LINE PARK COUNTY ROAD 1AB

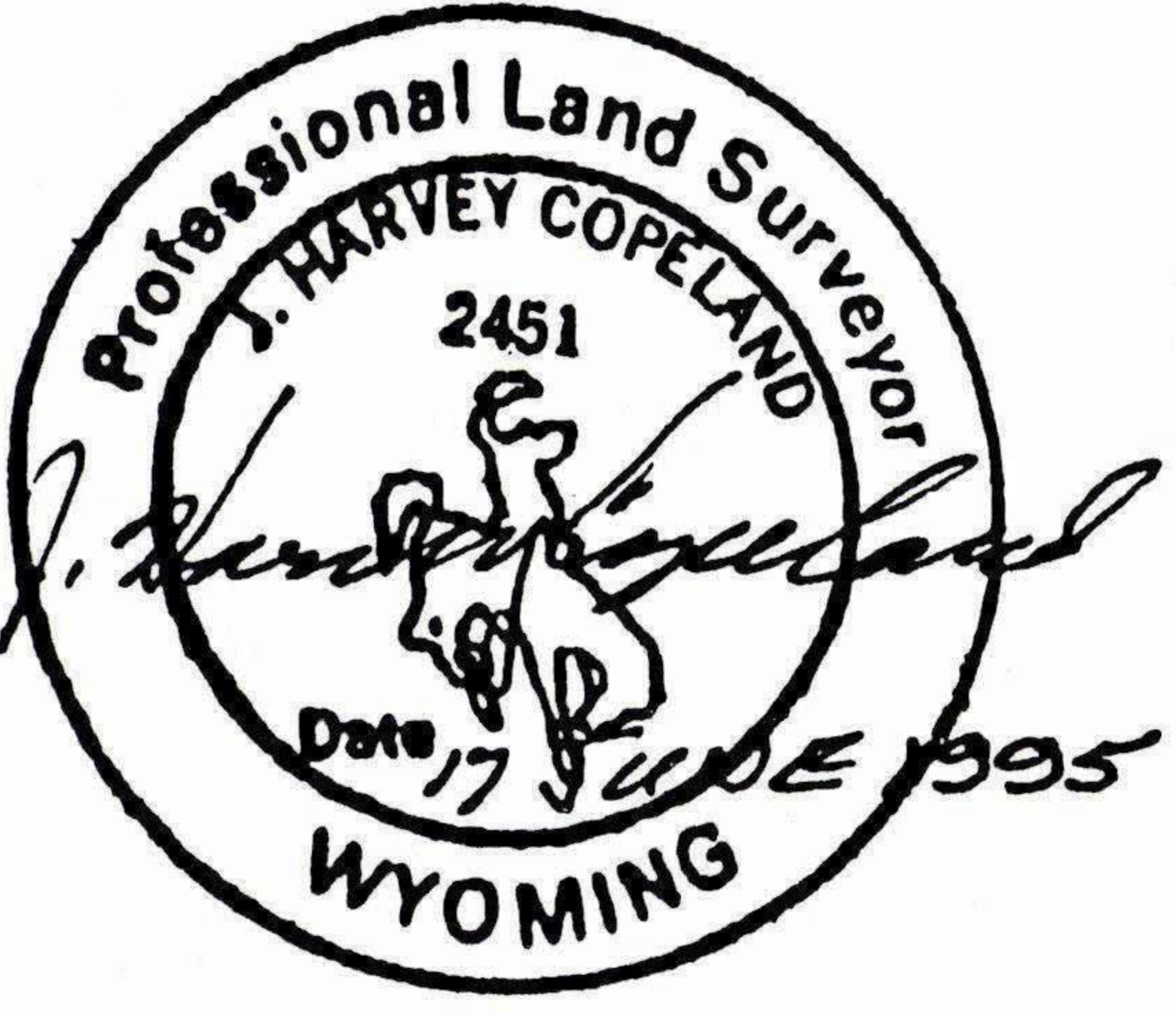
CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF PARK } S.S.

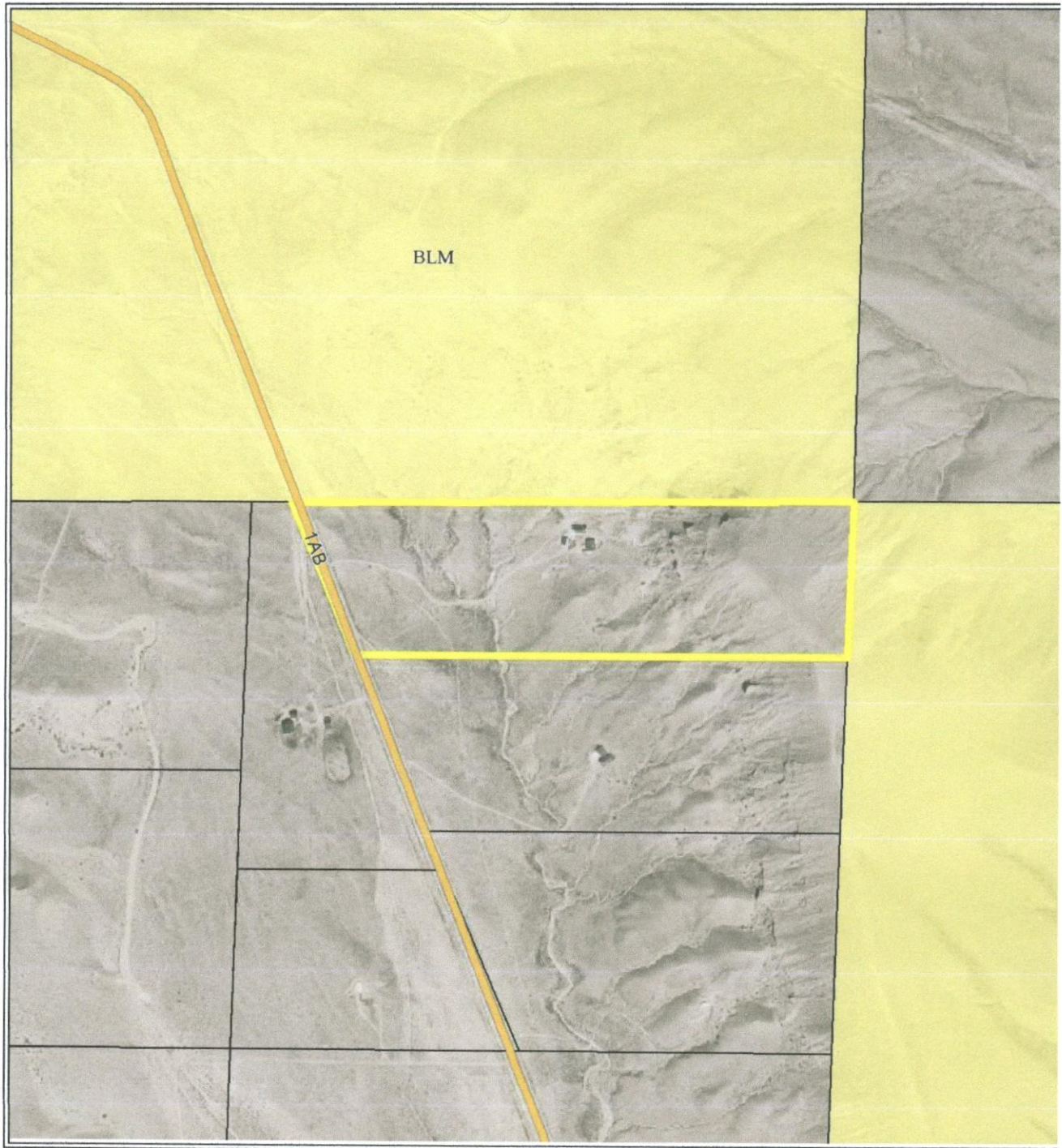
I, J. HARVEY COPELAND, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS MAP, AND ALL MONUMENTS FOUND AND SET ARE AS INDICATED. SAID SURVEY WAS PERFORMED JUNE 2 THROUGH JUNE 7, 1995.

RECORD OF SURVEY MAP

DIVISION OF N.E. 1/4 SECTION 5
 T. 57 N., R. 102 W. 6TH. P.M.
 PARK COUNTY WYOMING.



PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 95-01-022
 JUNE 15 1995.



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.

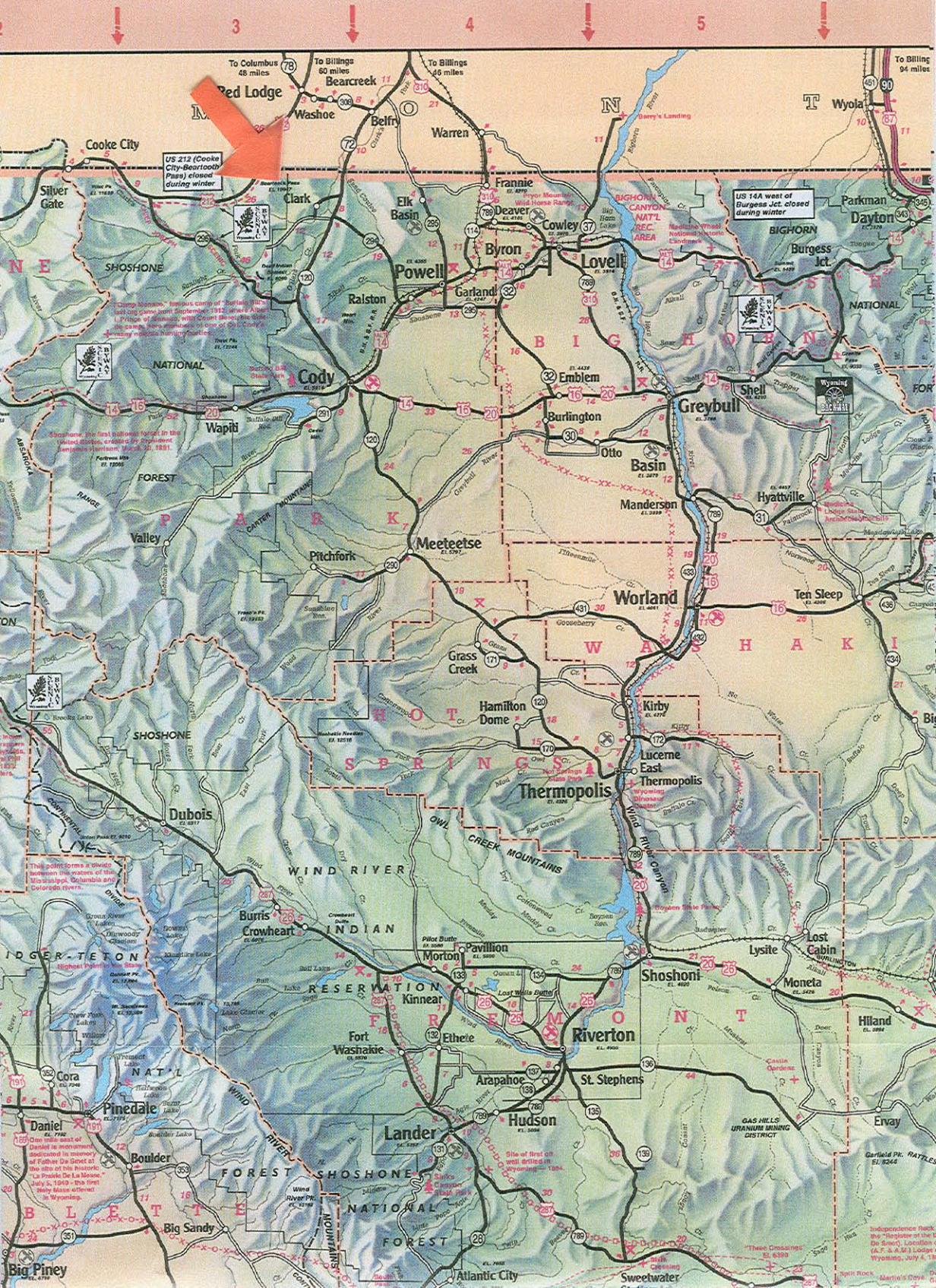
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark 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, 1912 when A. L. Price of animals with Grant below the site. It was here that the first of the 500,000 bison were massacred.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881. Purchase 1890 El. 12000

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

Highest Point in Wyo. State Daniel Boone Pt. El. 13,925

One mile west of Daniel is monument dedicated in memory of Father De Genet at the site of his historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

Site of first oil well drilled in Wyoming - 1864

These Crossings El. 8390

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

North Rock - Martin's Dome