

HOME ON 20 ACRES NEXT TO BLM



\$225,000

*Canyon Real Estate, LLC
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Situated on 20 acres, this 2400 square foot home features an open floor plan with 3 bedrooms and 2 ½ baths. The kitchen has good work space and is open to the great room. The great room is spacious with 2 sets of French doors and windows that take in the impressive views. There are ceiling fans in every room with speed controls and dimmers. Ten foot ceilings give a spacious feeling to the home. Heating is forced air with central air conditioning. A wrap around deck offers a place for quiet relaxation while enjoying the magnificent mountain views. The shop is divided into an insulated work shop, storage room and open area. Gentle rolling terrain offers contour and interest to the property. It is a short drive down the road to fishing on the Clarks Fork of the Yellowstone River. Or take the horses and ride forever from the property onto the BLM which connects to the National Forest and the Clarks Fork River. All this for an affordable price.



*Garage -
Storage*



*Clarks Fork
Canyon*



*Mountain
Views*



*Great
Room*





*Great
Room*



Kitchen



Kitchen



*Master
Bedroom*





*Master
Bath*



*Guest
Bath*





Bedroom 2



Bedroom 3



*Half Bath
&
Laundry*



*Clarks Fork
Canyon*



*Beartooth
Mountains*



*Mountain
Views*

MLS #: R10008814A (Active) List Price: \$225,000

120 Road 8UC Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 1998
APX TOTAL SQFT: 2400
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 2400 APX BELOW GRADE SQFT: 0 # FULL BATHS: 2 # HALF BATHS: 1 # 3/4 BATHS: 0

AVG WATER/MO \$: 0

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Beartooth Electric Co

SEWER: Septic

PRIMARY WATER TYPE: Well

COOLING TYPE: Central Air

PRIMARY HEAT: Forced Air

PRIMARY FUEL TYPE: Propane

ASSESSMENT \$: 0

HOA: No

IRRIGATION FEES \$: 0

OTHER \$: 0

BLDGTYPE: shop/garage

BLDGYRB: 0

BLDGYRB2: 0

BLDGYRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Kitchen	M		Dining Rm	M	pt. of great rm	Great Rm	M	fr.drs.to patio
Office	M	pt. of great rm	Mstr Bdrm	M	fr.drs.to patio	Bedroom 2	M	
Bedroom 3	M		Full Bath	M		Full Bath	M	master
Laundry	M		1/2 Bath	M	in laundry			

INCLUSIONS: gas range/oven, dishwasher, garbage disposal, 3 white pantry cupboards

EXCLUSIONS: wood stove, corral fencing, window coverings

APX IRRIGATED ACRES: 0

APX DEEDED ACRES: 20

APX LOT SQFT: 0

TAX YEAR: 2013

TOTAL TAX \$: 1302.27

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: T57N, R102W, 6th P.M., Park County, Wyoming Section 27: N1/2SW1/4SW1/4

CONSTRUCTION: Frame

HEATING STOVE TYPE: None

EXTERIOR SIDING: Steel

FIREPLACE TYPE: None

ROOF: Metal

INTERIOR FEATURES: Ceiling Fan(s), Disposal, Pantry, Walk-in Closet(s)

GARAGE/TYPE STALLS: Detached-1 Stall

EXTERIOR FEATURES: Adj to BLM, Deck, Flat Terrain, Horse Property, Mountain View, Recreational, Rolling Terrain, Shop, Storage Building

PROPERTY ACCESS: County Gravel

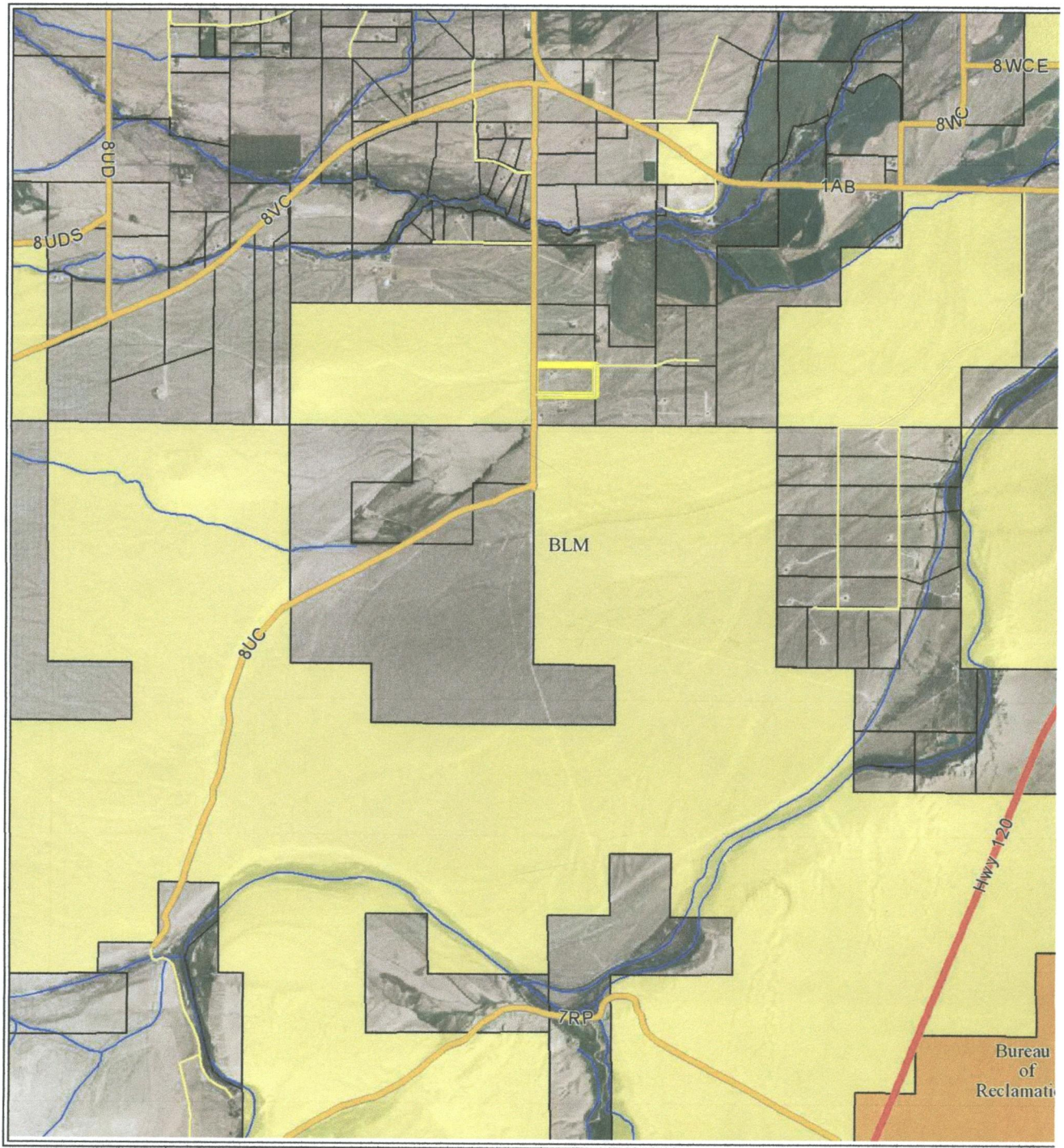
COMMENTS: 20 acres with gently rolling terrain, situated next to BLM with access to 1000's of acres of BLM. This home features a spacious open floor plan. French doors lead out to a wrap around deck. Windows are situated to enjoy the magnificent mountain views. Ride off the property through the BLM to the Clarks Fork of the Yellowstone River & Shoshone National Forest. A short drive to fishing on the river.

DIRECTIONS TO PROPERTY: Road 1AB, bear left on Canyon Road, turn left on Road 8UC.

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.

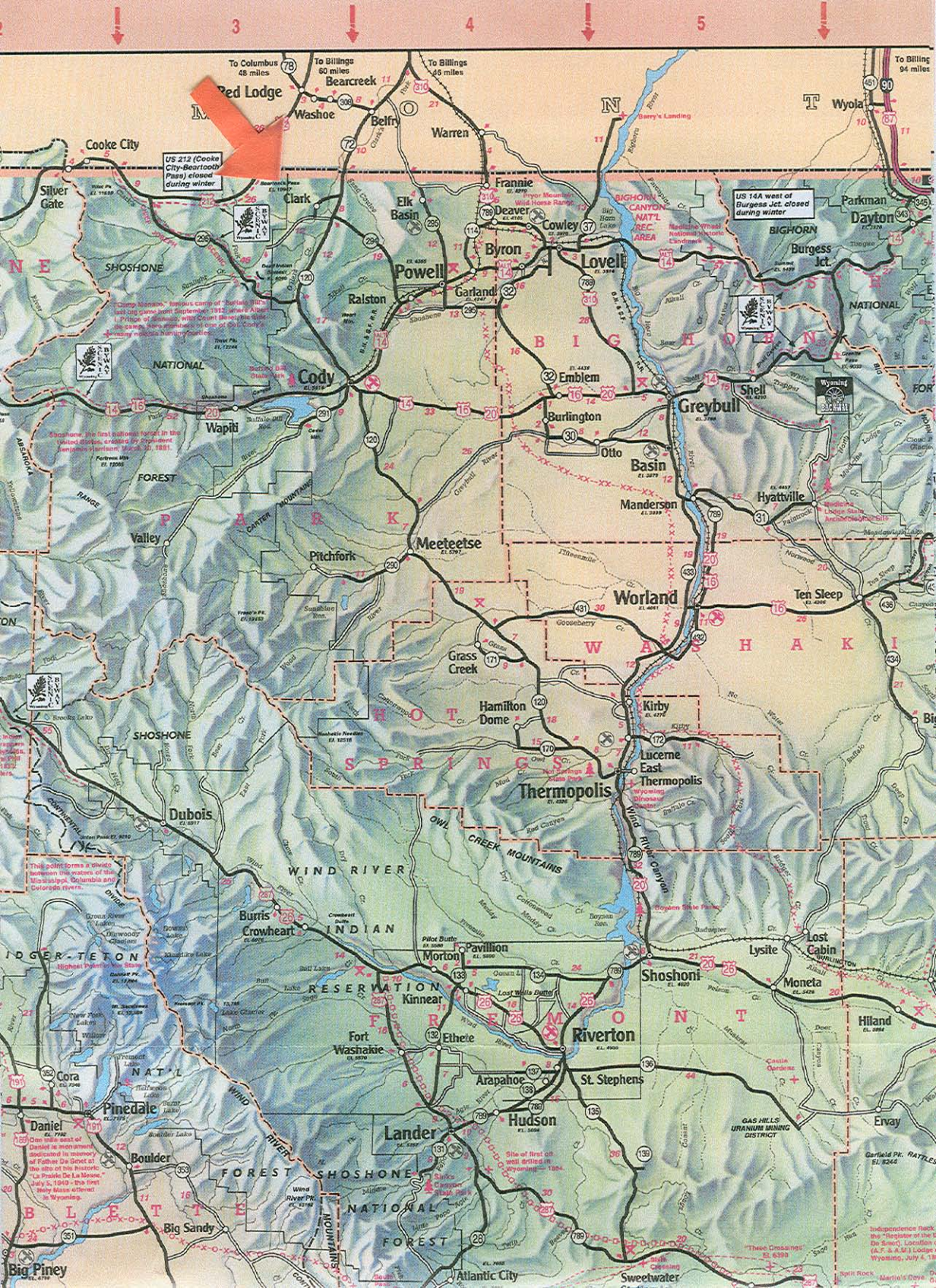
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark 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 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 Robeson - Robeson camp of "Buffalo Bill" last set game soon September 1912 where Adair L. Pidgeon of Montana with Grant Basso, the first to have a photograph taken of a bison trophy. Following national hunting ban.

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" attract in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings - El. 8390

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