

# *IN THE SHADOW OF THE BEARTOOTH MOUNTAINS*



*\$225,000*



*Canyon Real Estate, LLC*  
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*Situated on 5 acres, this home has many special touches. The great room is open and airy with 10 foot ceilings and lots of windows that welcome the morning sunshine. A gas fireplace adds to the coziness and provides ample heat. French doors open to an enclosed porch with a wood stove. The country kitchen has custom cabinets hand painted by a local artist. The master bedroom is roomy with a large bath and his and hers closets. The well is a high producer giving ample water for the garden area. A storage shed provides an area for all your gardening tools. Mountain views are all around including the Beartooths to the west, Heart Mountain to the south and the Pryor Mountains to the east. There are 3 public accesses to the National Forest in the area offering endless recreational opportunities. The Clarks Fork of the Yellowstone River flows through the valley offer great fishing opportunities.*





*Dining Area*





*Dining Area*



*Kitchen*

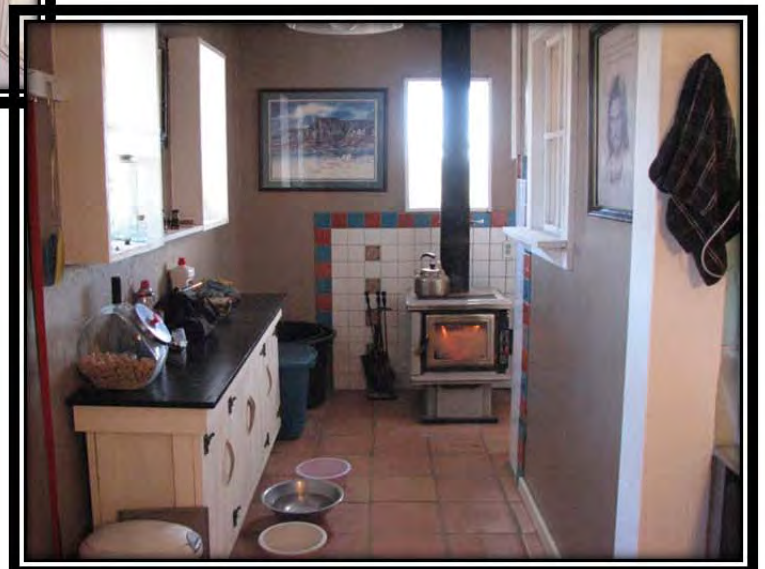




*Kitchen*

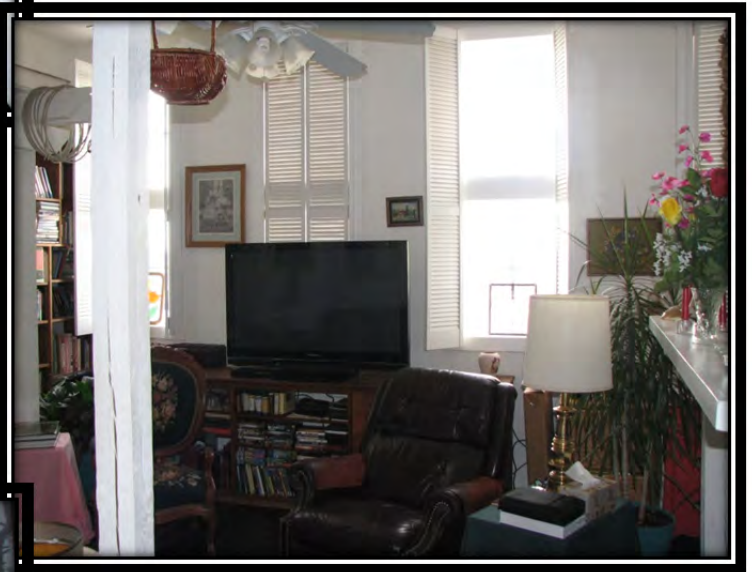


*Wood Stove off Kitchen*



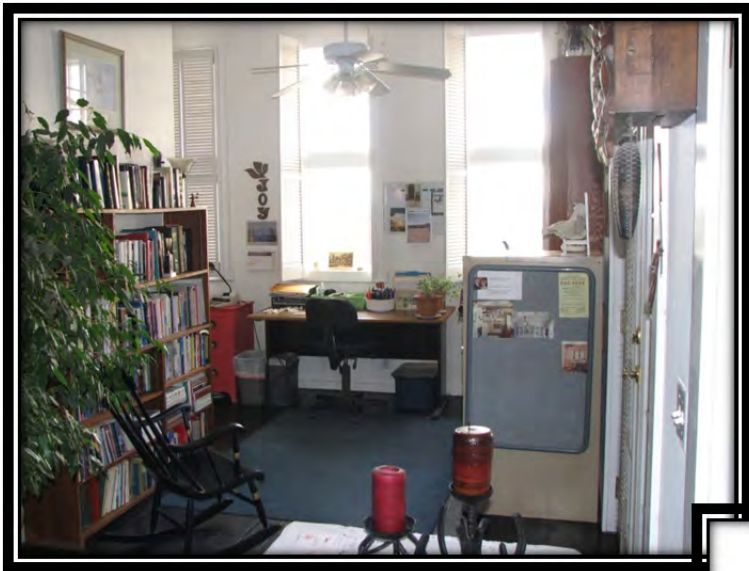


*Living Area*



*Living Area*





*Living Area*



*Gas Fireplace in Living Area*





*Master Bedroom*



*Master Bedroom*







*Master Bath*



*Guest Bath*





*Guest Bedroom*



*Guest Bedroom*



*Laundry*



*Wood Storage Unit*

*Shed*



*Garden*



*Heart Mountain*



*Beartooth Mountains*





UNIT # OR LOT #: Lot 11  
HOUSE DESIGN: 1 Story  
# BEDROOMS: 2  
TOTAL # BATHS: 2  
APX YEAR BUILT: 2003  
APX TOTAL SQFT: 1916  
ADDITIONAL LIVING UNITS: No  
BASEMENT: No

AREA: Clark  
SUBDIVISION: Quarter Circle 4R Ranch  
SCHOOL DISTRICT: Park County District #6  
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1916 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 PRIMARY FUEL TYPE: Propane SECONDARY FUEL TYPE: Wood  
ASSESSMENT \$: 0 HOA: No 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:
Living Rm	M	10' ceilings	Dining Rm	M	open to LR	Kitchen	M	breakfast area
Bedroom 1	M		Mstr Bdrm	M	lg. closets	Full Bath	M	master
3/4 Bath	M		Laundry	M	mud room			

INCLUSIONS: Armoire in guest bdrm, 2 door cabinet on porch, curtains btwn dining/kitchen, free standing pantry in kitchen, cabinet & wood container in pantry. Washer/dryer & Persian rug in master bath are negotiable

EXCLUSIONS: free standing island in kitchen

APX IRRIGATED ACRES: 0 APX DEEDED ACRES: 5.02 APX LOT SQFT: 0  
TAX YEAR: 2013 TOTAL TAX \$: 1295.17 TAXED W/OTHER LAND: No  
PROPERTY RIGHTS: Fee Simple PARCELABLE: No ADJ TO PUBLIC LAND: No RIVER/STREAM FRONT: No  
DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No DISCLOSURES: No  
LEGAL DESCRIPTION: Quarter Circle 4R Ranch, a Recreational Sub., Lot 11 (5.02 AC.)

CONSTRUCTION: Frame HEATING STOVE TYPE: Wood  
EXTERIOR SIDING: Wood FIREPLACE TYPE: Gas  
ROOF: Metal INTERIOR FEATURES: Ceiling Fan(s), Mud Room, Pantry, Tile  
GARAGE/TYPE STALLS: None Floor, Wood Floor  
EXTERIOR FEATURES: Deck, Horse Property, Mountain View,  
Storage Building  
PROPERTY ACCESS: County Gravel

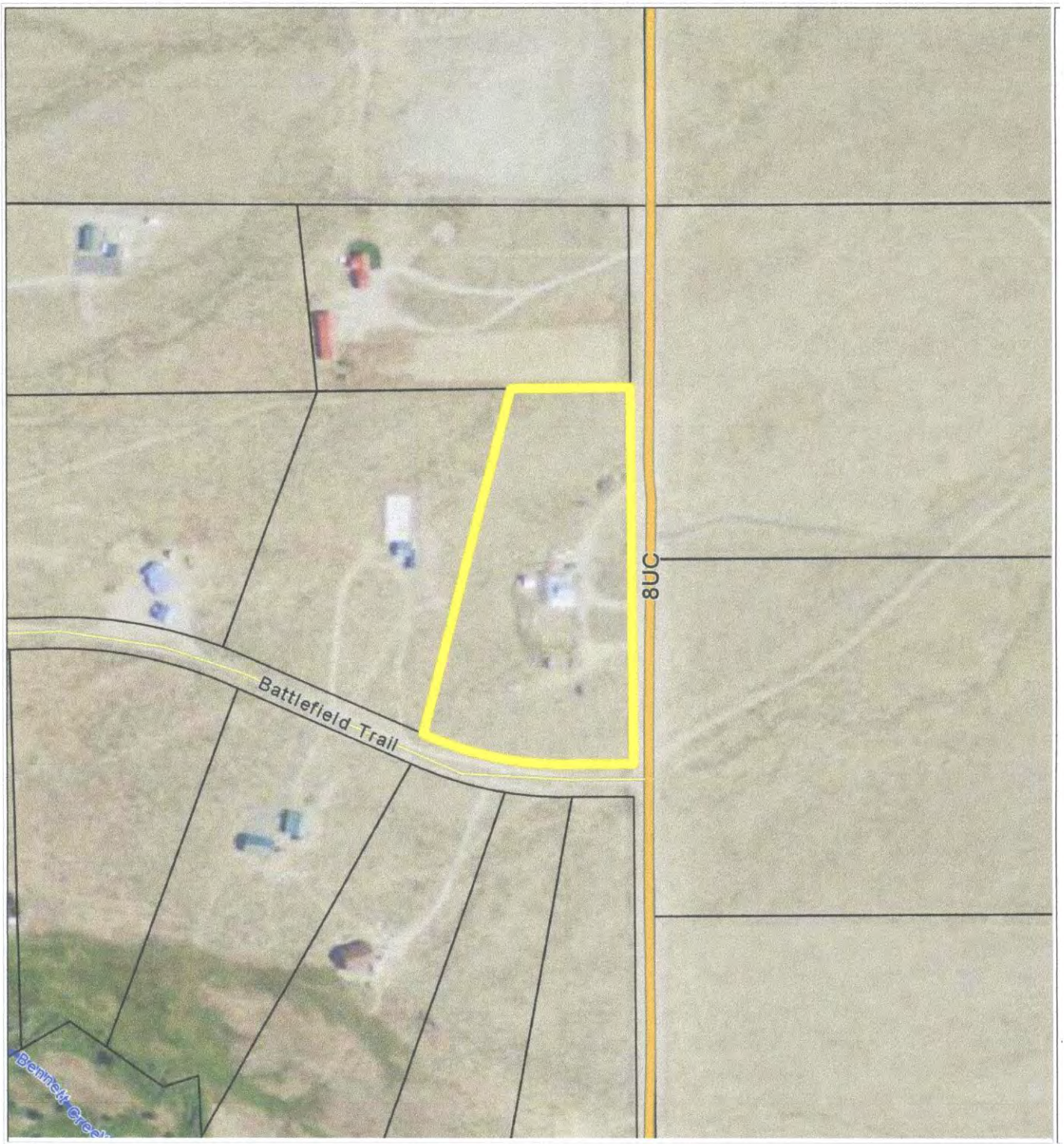
COMMENTS: Situated on 5 acres in the shadow of the Beartooth Mountains, this home has many special touches. The great room is open and airy with 10' ceilings with many windows & French doors to an enclosed porch. A gas fireplace adds to the coziness & provides ample heat. The country kitchen has custom cabinets that were hand painted by a local artist. The well is a high producer. Wonderful garden area.

DIRECTIONS TO PROPERTY: Road 1AB past Rec Center, Bear left onto Canyon Road, 8UC is first left off Canyon.

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.

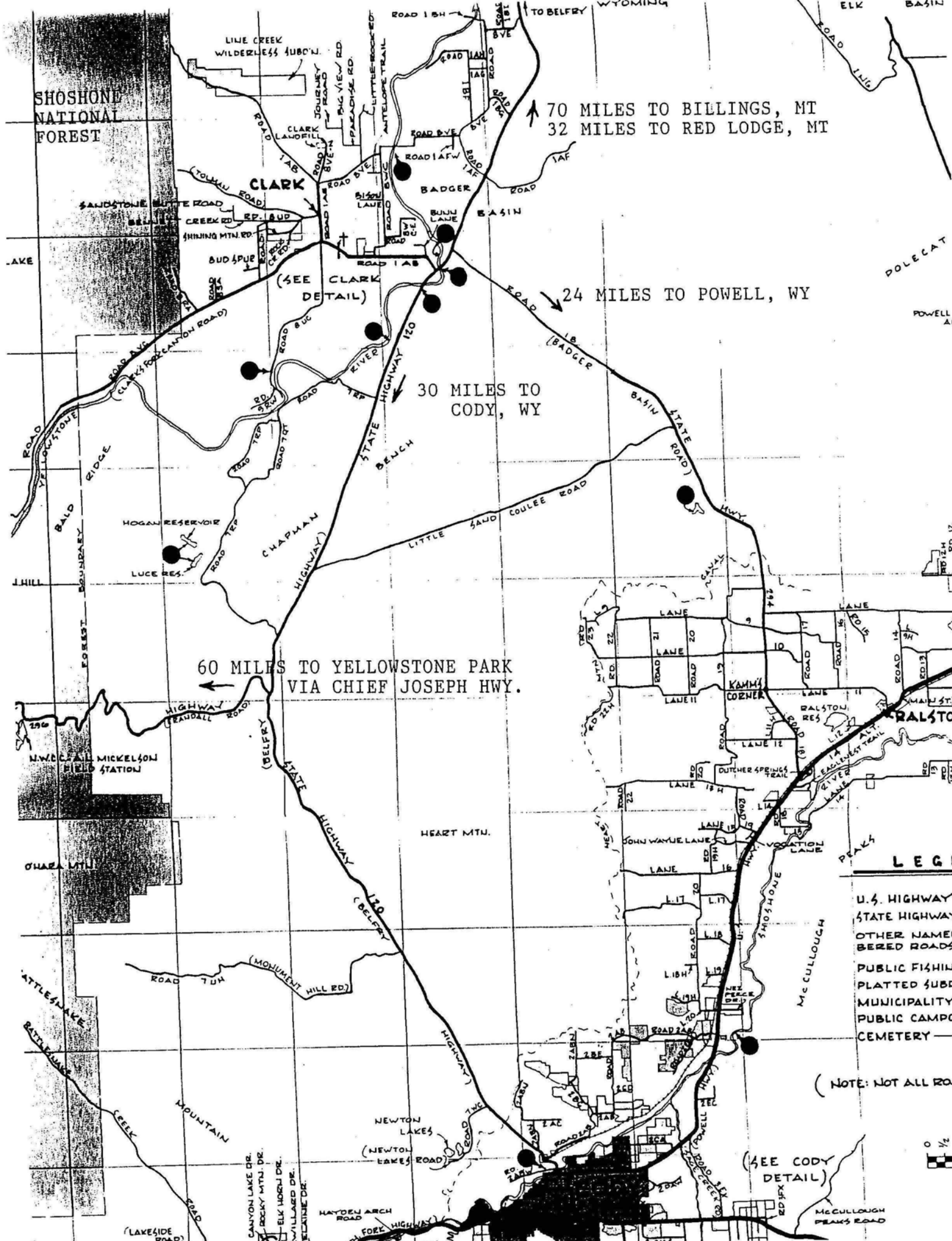
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



**LEGEND**

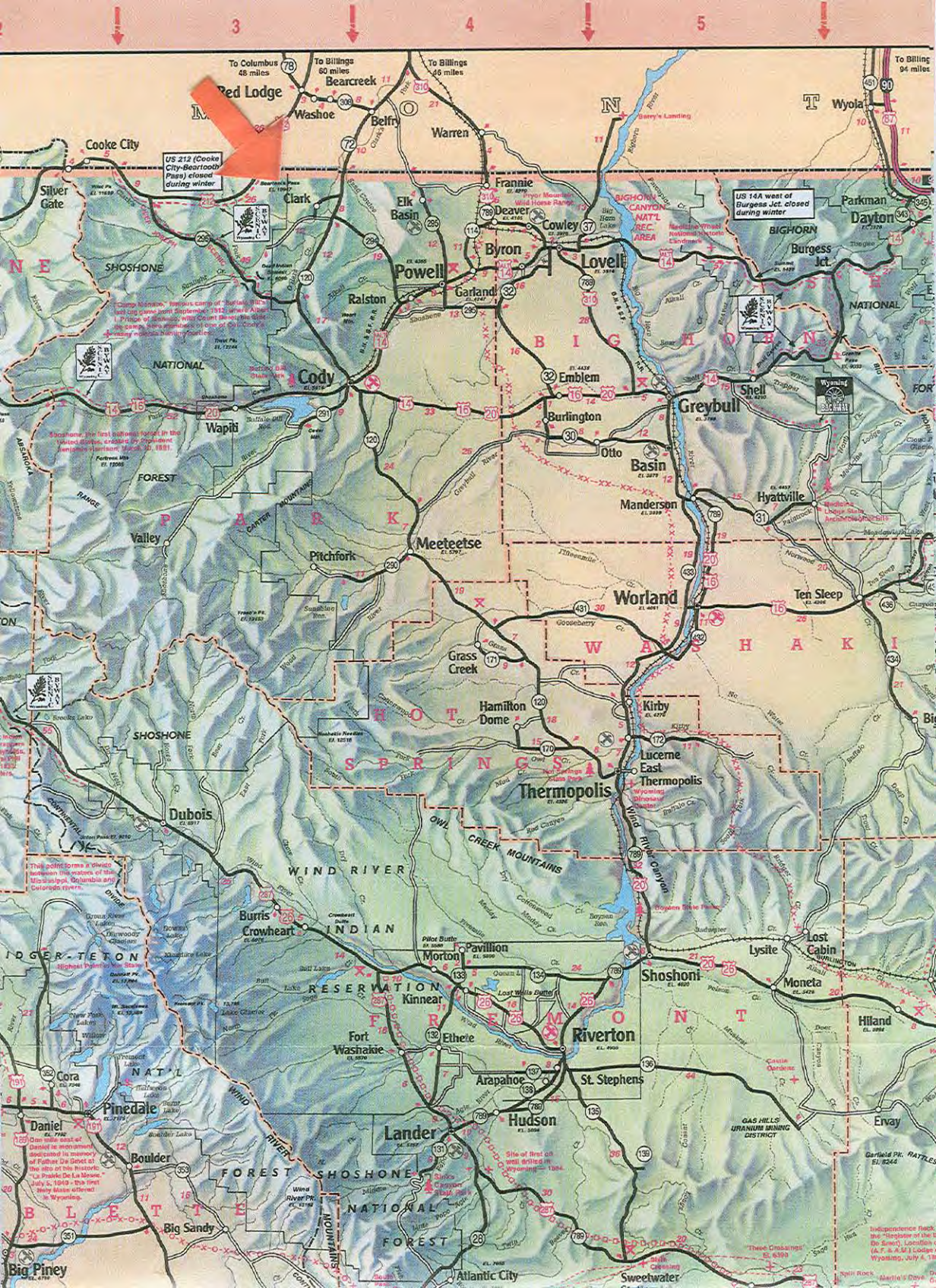
- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING PLATTED SUBDIVISION
- MUNICIPALITY
- PUBLIC CAMPGROUND
- CEMETERY

(NOTE: NOT ALL ROADS SHOWN)

(SEE CODY DETAIL)







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

US 14A west of Burgess Jct closed during winter

Camp Johnson - Indians camp of "Buffalo Bill" and his game wren September 1812 where "Aunt L" Phipps of Johnson's wife Grant Bannock the Black Shoshone were imprisoned in camp of 500 captives following military battles

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 24, 1881

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

Highland Tunnel No. 2 Site

On the river west of Daniel is monument dedicated in memory of Father De Smet at the site of the historic "La Prairie De La Moine" July 2, 1849 - the first treaty made between the Shoshone and the United States

Site of first oil well drilled in Wyoming - 1884

These Crossings - El. 8390

Independence Peak - one of the highest peaks in the Snake Range, located in the Big Horn National Forest, Wyoming, July 4, 1879

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