

# *FABULOUS HOME ON 20 ACRES*



*Canyon Real Estate, LLC  
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\$219,000

*This fabulous home is situated on 20 acres with grand views of the dramatic Beartooth and Absaroka Mountains. The large great room has a wall of windows that capture and frame these mountain views. Ceilings in the great room are pine tongue and groove and vaulted. A pellet stove adds coziness and warmth. The kitchen is open to the great room with an eating bar that seats four. Off the kitchen is a breakfast nook and laundry room. There are 2 guest bedrooms and guest bathroom. The master bedroom has patio doors looking out into the garden area and Heart Mountain. The shop/garage is the perfect place for hobbies and storage. The yard is beautifully landscaped with wildflowers that abound in the spring and summer. There is a fenced garden area. Mountain views are incredible. Situated in the community of Clark, 30 miles north of Cody, there are 3 public accesses to the Shoshone National Forest. There is superb fishing minutes from this property on the Clarks Fork of the Yellowstone River.*



*Front of Home*



*Beartooth Mountains*

*Landscaping*





*Heart Mountain to the South*

*Home & Shop/Garage*



*Shop/Garage*





*Great Room*





*Great Room*





*Great Room*



*Kitchen*



*Kitchen*



*Breakfast Nook*



*Laundry Area*





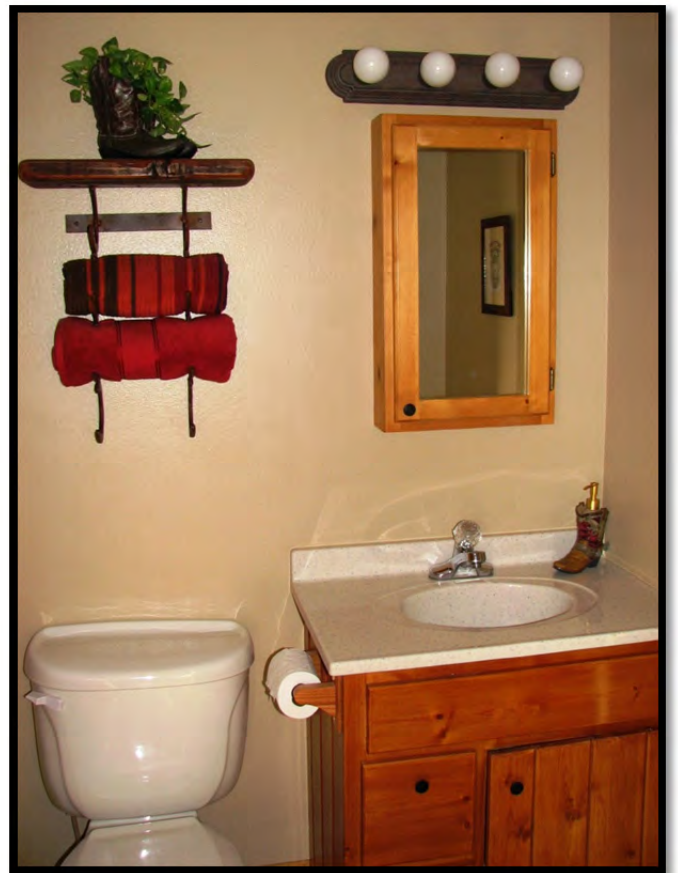
*Guest Bedrooms*



*Guest Bathroom*



*Master Bedroom and Bath*





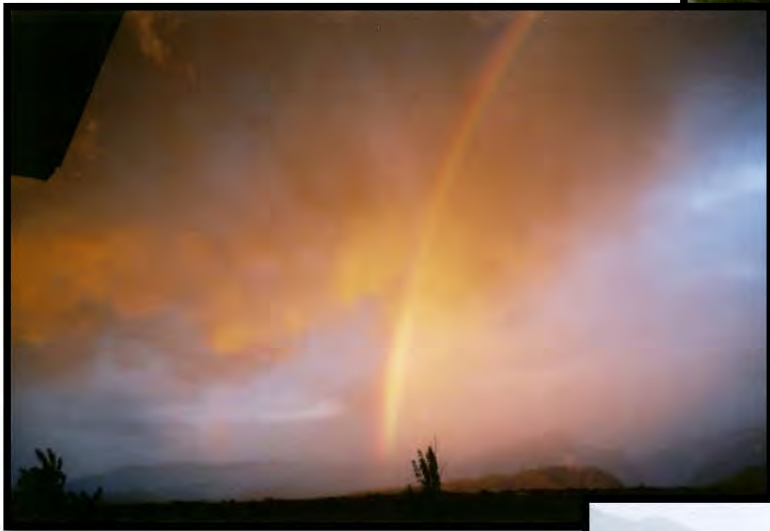
*Beartooth Mountains*





*Clarks Fork Canyon*

*Local Wildlife*



*Rainbow as seen from property*

*Wildflowers*



**MLS #: R10006437A (Active) List Price: \$219,000**

**24 Bison Ln Clark, WY 82435**



**HOUSE DESIGN:** 1 Story  
**# BEDROOMS:** 3  
**TOTAL # BATHS:** 2  
**APX YEAR BUILT:** 2000  
**APX TOTAL SQFT:** 1337  
**ADDITIONAL LIVING UNITS:** No

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

**APX ABOVE GRADE SQFT:** 1337 **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:** Central Air

**PRIMARY HEAT:** Forced Air

**SECONDARY HEAT:** Stove

**PRIMARY FUEL TYPE:** Propane

**SECONDARY FUEL TYPE:** Pellets

**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:
Great Rm	M	Wall of Windows	Bedroom 2	M				
Kitchen	M	Open to Gr. Rm	Bedroom 3	M				
BrkfstArea	M		Full Bath	M				
Laundry	M							
Mstr Bdrm	M							
3/4 Bath	M	in Master Bdrm						

**INCLUSIONS:** Refrigerator, Range/Oven, Microwave/Hood, Washer/Dryer. Negotiable: Barstools, Wood Carved Bears.

**EXCLUSIONS:** Freezer in garage, outdoor items marked with Green Flag Tape.

**APX # IRRIGATED ACRES:** 0

**APX # ACRES:** 20.16

**APX LOT SQFT:** 0

**TAX YEAR:** 2011

**TOTAL TAX \$:** 1174.92

**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:** 20.16 AC. DES. AS: W/2SW/4NW/4 SEC. 14 T57 R102 Amended Record of Survey D-190

**CONSTRUCTION:** Frame

**BASEMENT TYPE:** None

**EXTERIOR SIDING:** Steel

**HEATING STOVE TYPE:** Pellet

**ROOF:** Metal

**FIREPLACE TYPE:** None

**GARAGE/TYPE STALLS:** Detached-2 Stalls

**INTERIOR FEATURES:** Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Mud Room, Pantry, Tile Floor, Vaulted Ceiling(s)

**EXTERIOR FEATURES:** Cul-de-Sac, Deck/Patio, Fishing, Flat

Terrain, Horse Property, Landscaping, Mountain View,

Recreational, RV Parking, Shop

**PROPERTY ACCESS:** Private Gravel Road

**COMMENTS:** This fabulous home is situated on 20 acres w/grand views of the dramatic Beartooth & Absaroka Mountains. The large great room has a wall of windows that capture and frame these mountain views. Vaulted, pine tongue & groove ceiling in great room. The kitchen is open to the great room with an eating bar that seats four. Look out at Heart Mountain from master bedroom patio doors. Fenced garden area.

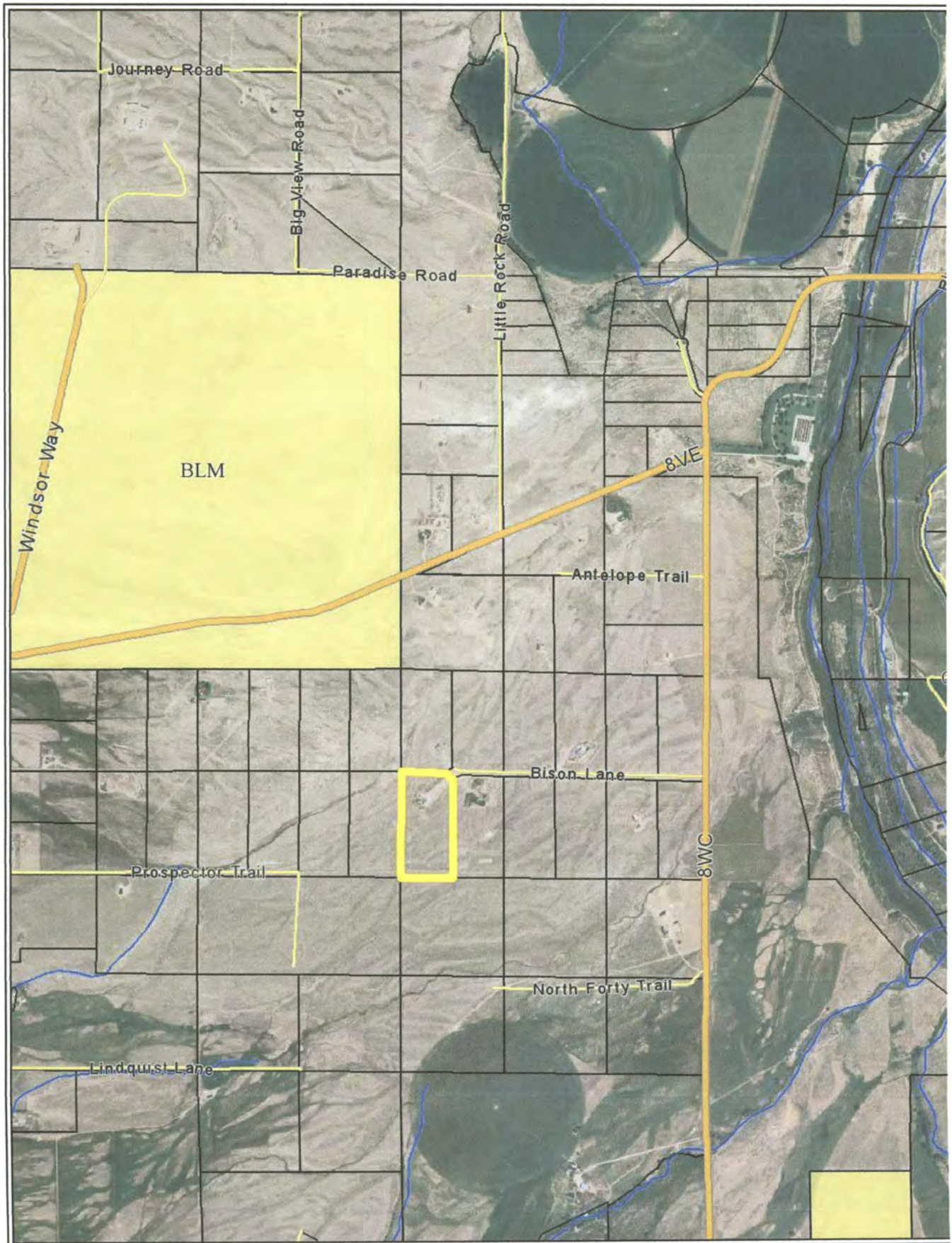
**DIRECTIONS TO PROPERTY:** Road 1AB to Road 8WC, turn right(sign on corner), follow Road 8WC to Bison Lane, turn left, go to the end

**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.

