



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

LINE CREEK ACREAGE



\$55,000

Situated in the rolling foothills of the Beartooth Mountains, this 16.78 acre parcel is next to the common ground along Line Creek where you can hike and fish. There abundant wildlife in the area. Splendid views of the Beartooth Mountains. Power is along the road. Access to National Forest is within one mile offering endless recreational opportunities.

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 GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



Line Creek & Common Ground



Access Road

Beartooth Mountains



Mountain Views



Rolling Foothills

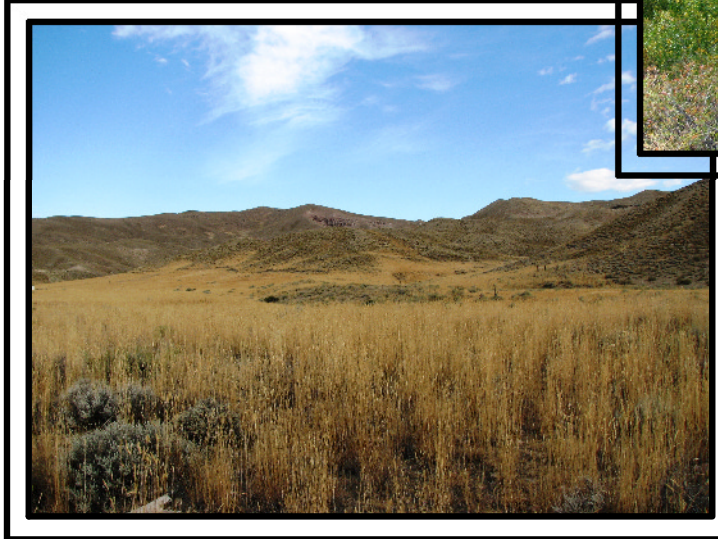




Line Creek



Good Building Sites



Looking South



Looking Southwest



MLS #: L10006203A (Active) List Price: \$55,000

0 Louis L'Amour Ln Clark, WY 82434



APX DEEDED ACRES: 16.78
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: Yes
TOPOGRAPHY: Rolling

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: No

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 0

IRGCOYR: 0

TAX YEAR: 2012

TOTAL TAX \$: 176.40

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: Yes

MODULARS ALLOWED: Yes

DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: Line Creek Wilderness Subdivision, Lot 65(16.78 acres) & and undivided 1/90th interest in Tracts 25-1,31-1,32-1 &33-1

PROPERTY FEATURES: Creek, Fishing, Hunting, Mountain View, Rolling Terrain

TYPE LEASED LAND: None
PROPERTY ACCESS: Private Gravel Road

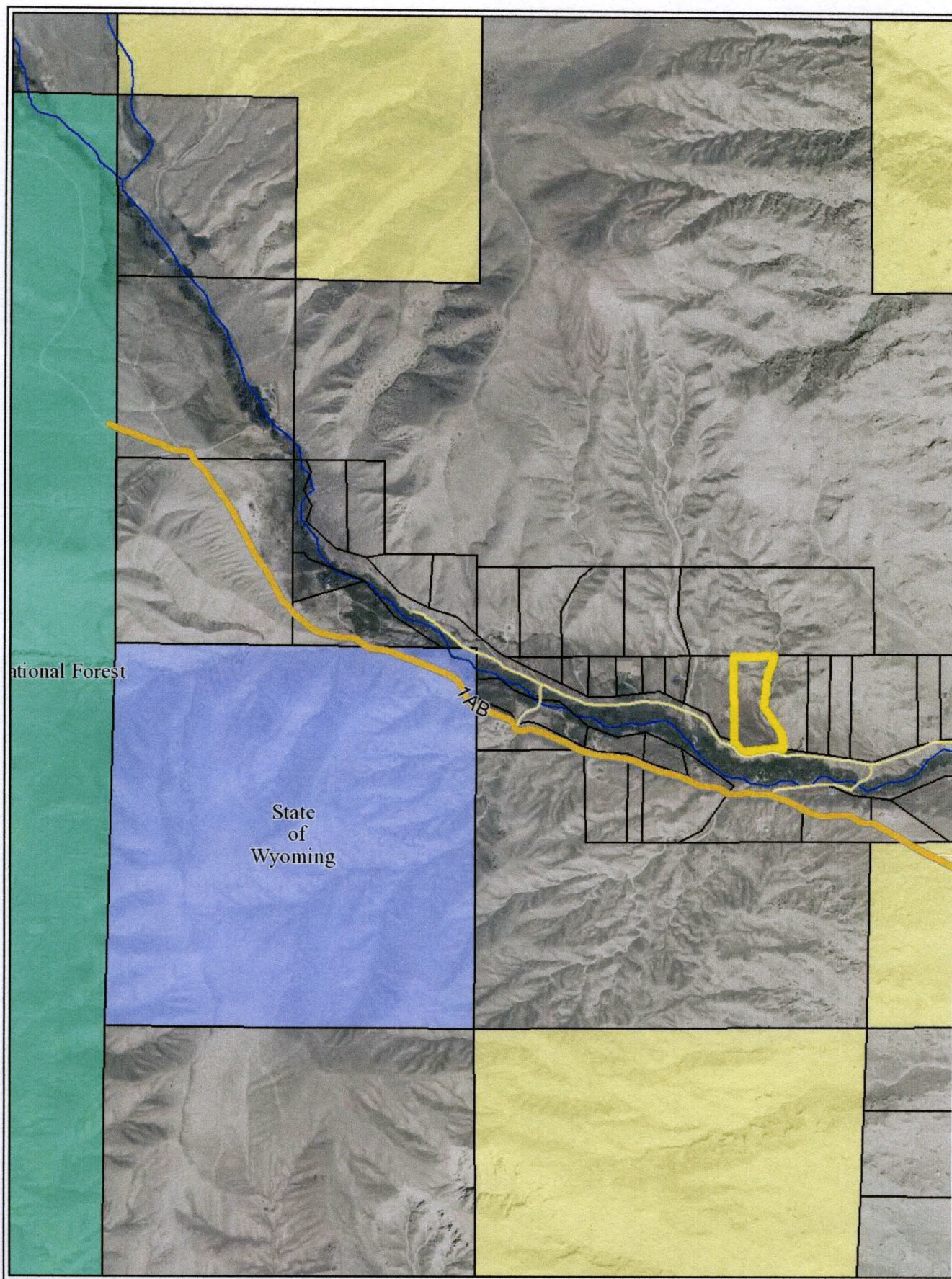
COMMENTS: 16.78 acres of mountain property in the rolling foothills of the Beartooth Mountains. Splendid views and good building sites. Power is along the property line. This property borders the Line Creek Wilderness area. Fish and hike for 2 miles along the creek. Abundant wildlife in the area. The property is within a mile to National Forest access.

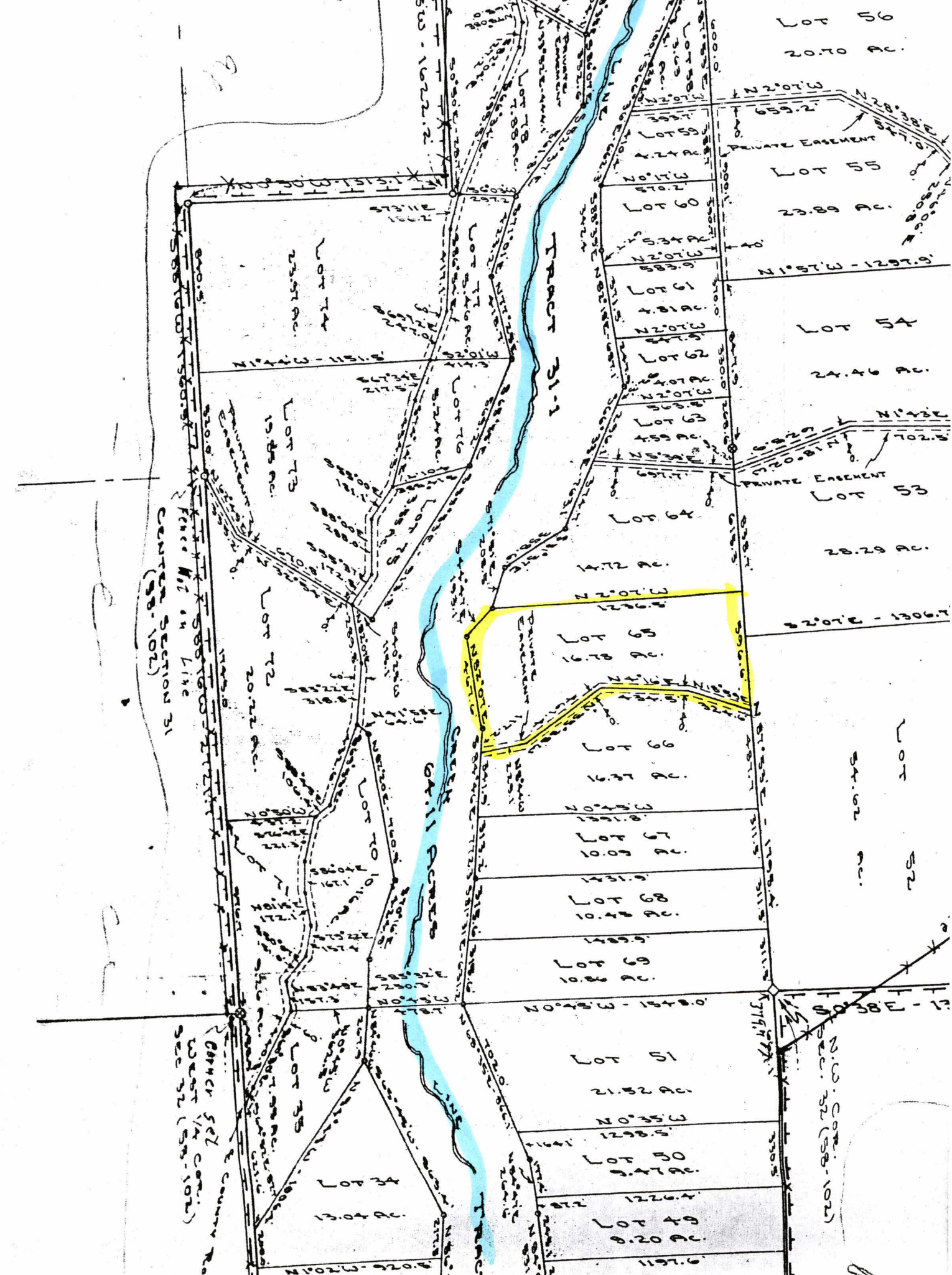
DIRECTIONS TO PROPERTY: Road 1AB to Gunpowder Lane, turn right, go over bridge, turn left on Louis L'Amour Lane. Go to sign.

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.





TRACT 31-1

CREEK OR RIVER

SECTION 31
CENTER SECTION 31
(58-102)

CORNER SET
CORNER 1/4 CORNER
SEC 32 (58-102)

LOT 56
20.70 AC.

LOT 55
23.89 AC.

LOT 54
24.46 AC.

LOT 53
28.29 AC.

LOT 52
54.02 AC.

U.S. CORNER
SEC. 32 (58-102)

LOT 59
4.24 AC.

LOT 60
4.10 AC.

LOT 61
4.81 AC.

LOT 62
4.07 AC.

LOT 63
4.59 AC.

LOT 64
14.72 AC.

LOT 65
16.78 AC.

LOT 66
16.31 AC.

LOT 67
10.00 AC.

LOT 68
10.47 AC.

LOT 69
10.88 AC.

LOT 51
21.52 AC.

LOT 50
9.47 AC.

LOT 49
8.20 AC.

PRIVATE EASEMENT

PRIVATE EASEMENT

PRIVATE EASEMENT

LOT 74
23.51 AC.

LOT 73
19.85 AC.

LOT 72
20.22 AC.

LOT 70
10.16 AC.

LOT 75
13.04 AC.

LOT 76
13.40 AC.

SUB-1622.2

SUB-1515.1

SUB-1151.8

SUB-1070.0

SUB-1172.0

SUB-1207.0

SUB-1207.0

SUB-1622.2

SUB-1515.1

SUB-1151.8

SUB-1070.0

SUB-1172.0

SUB-1207.0

SUB-1207.0

SUB-1622.2

SUB-1515.1

SUB-1151.8

SUB-1070.0

SUB-1172.0

SUB-1207.0

SUB-1207.0

SUB-1622.2

SUB-1515.1

SUB-1151.8

SUB-1070.0

SUB-1172.0

SUB-1207.0

SUB-1207.0

SUB-1622.2

SUB-1515.1

SUB-1151.8

SUB-1070.0

SUB-1172.0

SUB-1207.0

SUB-1207.0

SUB-1622.2

SUB-1515.1

SUB-1151.8

SUB-1070.0

SUB-1172.0

SUB-1207.0

SUB-1207.0

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.

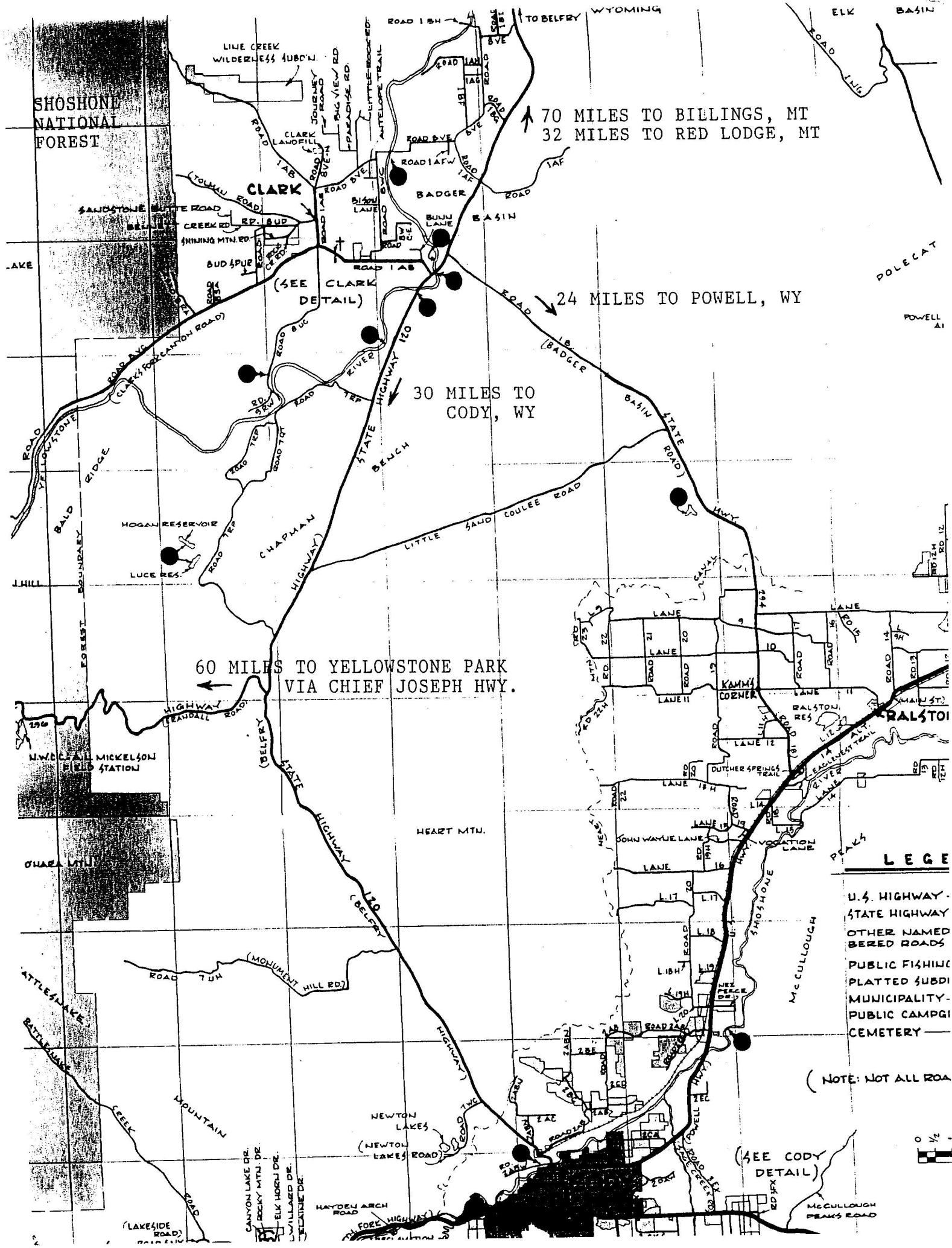
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



SHOSHONE NATIONAL FOREST

LINE CREEK WILDERNESS SUBDIVISION

CLARK BASIN

(SEE CLARK DETAIL)

30 MILES TO CODY, WY

70 MILES TO BILLINGS, MT
32 MILES TO RED LODGE, MT

24 MILES TO POWELL, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

HEART MTN.

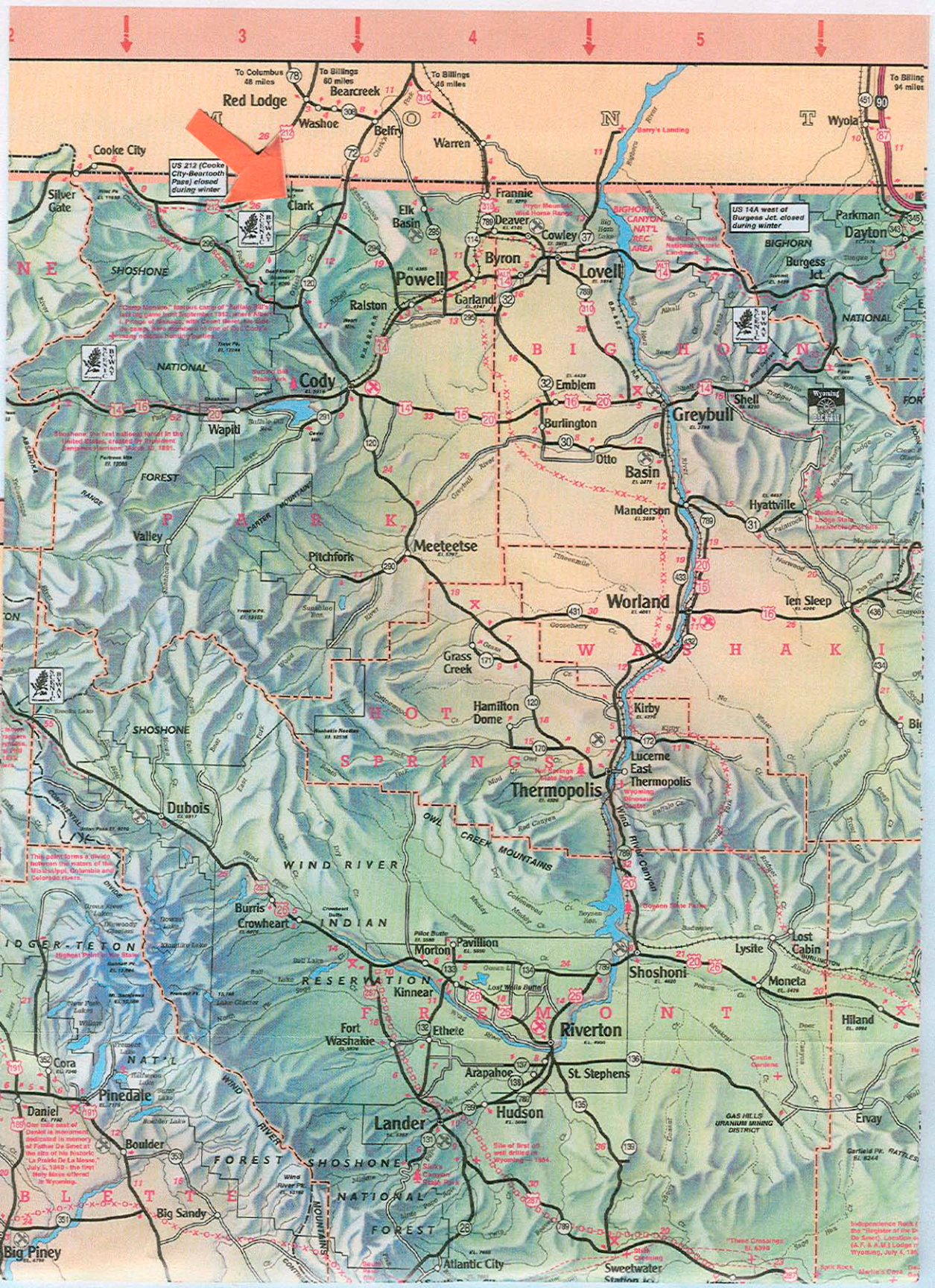
LEGEND

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

(NOTE: NOT ALL ROAD...)

(SEE CODY DETAIL)





To Columbus 48 miles
To Billings 80 miles
To Billings 68 miles

To Billings 94 miles

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

US 14A west of Burgess Jct. closed during winter

Camp Sherman - Indian camp of Buffalo Soldiers on General Sherman's 1842 general order. It was a military stronghold during the Indian Wars. The camp was abandoned in 1865. Today it is a National Historic Landmark.

Shoshone - The first national forest in the United States, established by President Benjamin Harrison in 1891.

This point forms a divide between the waters of the Wind River, Snake and Colorado rivers.

One of the peaks of Grand Teton is mentioned in memory of Father De La Mota. In July, 1805, the first party of men entered the Snake River valley.

These Counties are 4398

Independence Hall is the "Cradle of the Declaration of Independence" (A. P. & M. J. Lodge in Wyoming), July 4, 1776