



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

NESTLED IN THE FOOTHILLS



\$135,000

Situated on 34.43 acres in the foothills of the dramatic Beartooth Mountains with fascinating sandstone formations. This 1,280 square foot insulated metal shop is heated and has all utilities installed, including a well, electric, telephone and propane. There are built-in shelves and storage closets. What a perfect retreat for vacation, hunting or place to live while you build your dream home. Magnificent views of the Clarks Fork Valley. On a clear day you can see across the Big Horn Basin to the Big Horn Mountains. Endless recreational opportunities including hunting, fishing, hiking and horseback riding, all close by on the Shoshone National Forest.

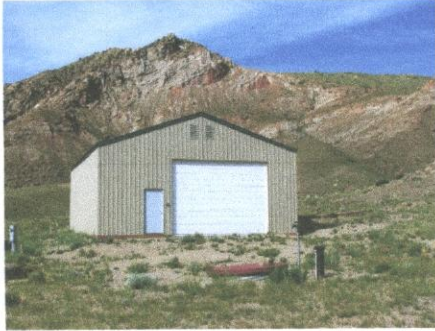
INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





MLS #: L10003657A (Active) List Price: \$135,000

49 Hail Basin Rd Clark, WY 82435



APX DEEDED ACRES: 35
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

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

NATURAL GAS COMPANY: None
SEWER: Septic
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Beartooth Electric Co

PRIMARY WATER TYPE: Well

IRRIGATION FEES \$: 0

HOA: No

HOA \$: 0

DESCRIPTION OF STRUCTURES: 1280 sq.ft shop with sewer, electrical and water to shop.

INCLUSIONS: refrigerator, freezer

EXCLUSIONS: none

IRRIG CO: none

IRGCO\$: 0

IRGCOYR: 0

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2013

TOTAL TAX \$: 531.15

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: No

MODULARS ALLOWED: Yes

DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: No

DISCLOSURES: No

LEGAL DESCRIPTION: Part of the SE1/4NW1/4 and part of NE1/4SW1/4, Section 13, T57N, R103W, Parcel 5

PROPERTY FEATURES: Horse Property, Mountain View, Shop

TYPE LEASED LAND: None

PROPERTY ACCESS: Private Gravel Road

COMMENTS: Situated on 34.43 +- ac. in the foothills of the dramatic Beartooth Mountains with fascinating sandstone formations. 1280 sqft shop, all utilities hooked up, including well, septic, power & phone. Shop is insulated & heated, refrigerator & freezer included. Close to hunting, fishing, hiking and great trails for riding.

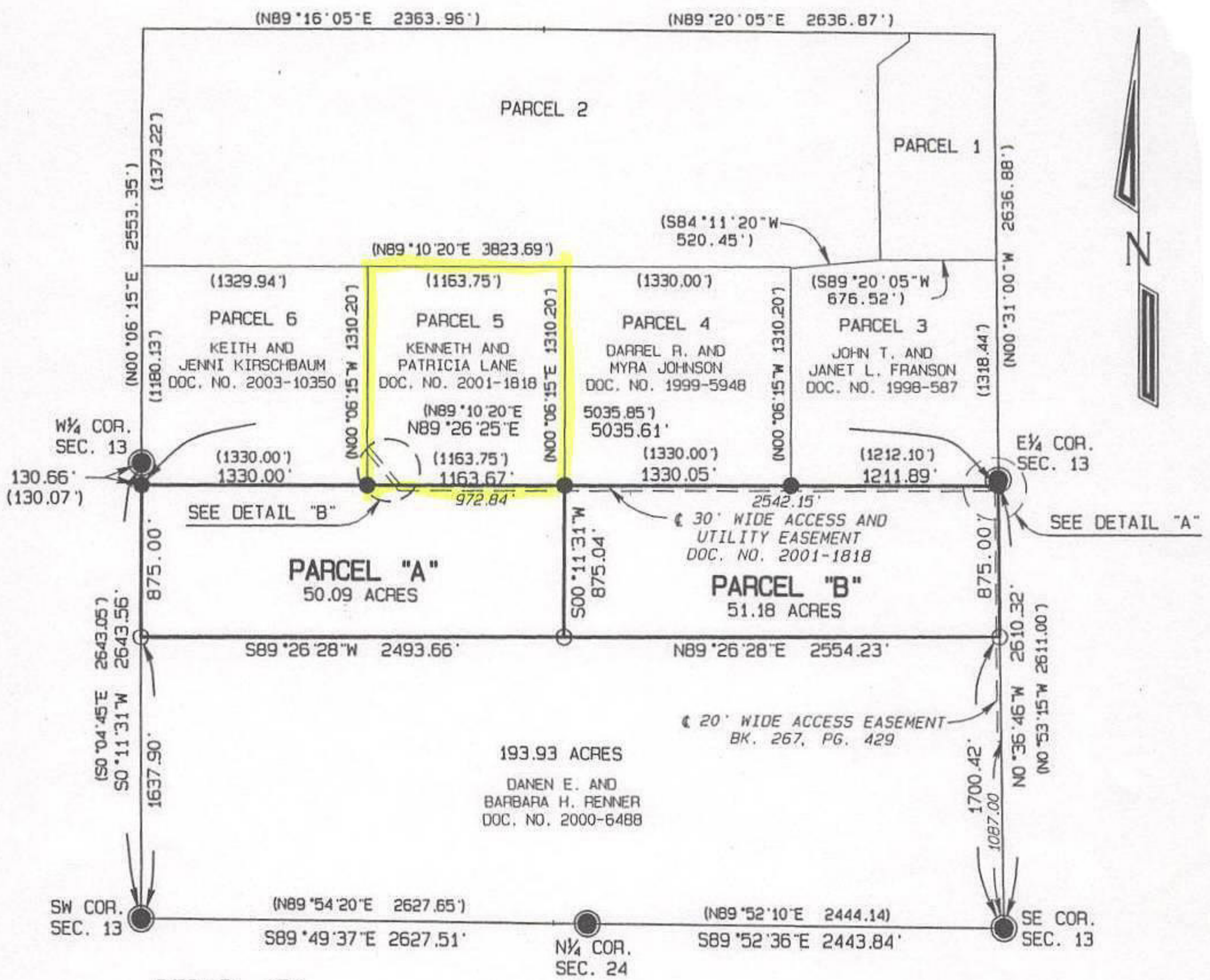
DIRECTIONS TO PROPERTY: Road 1AB past school. Left on Road 8UD to Bennett Creek Road. Follow to Hail Basin Road.

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.

T.57 N., R.103 W. (ORIGINAL SURVEY)

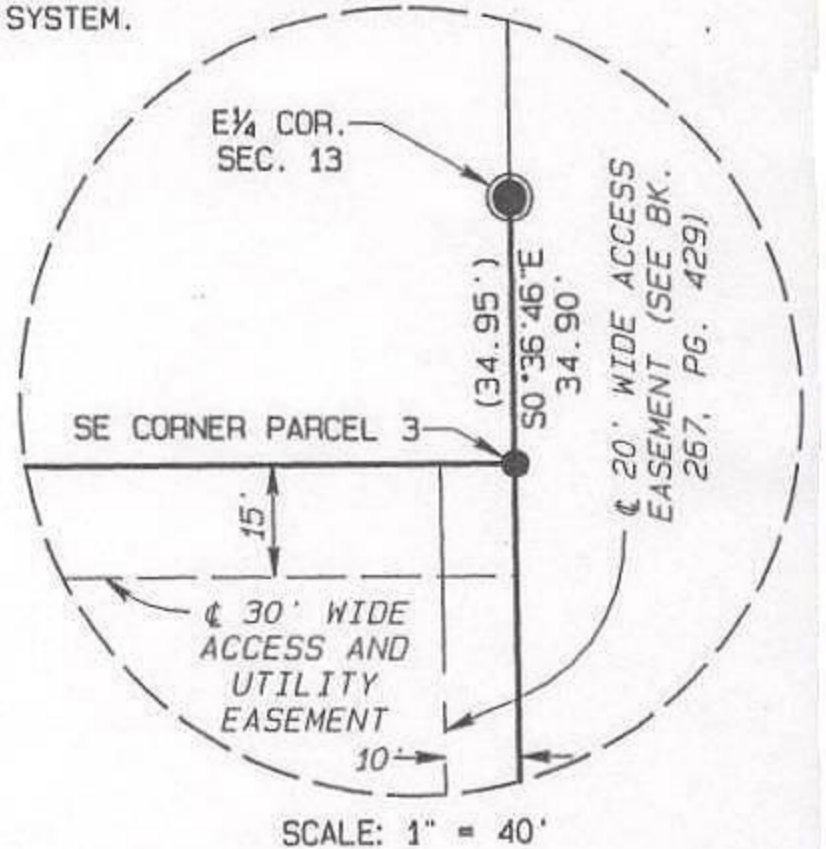
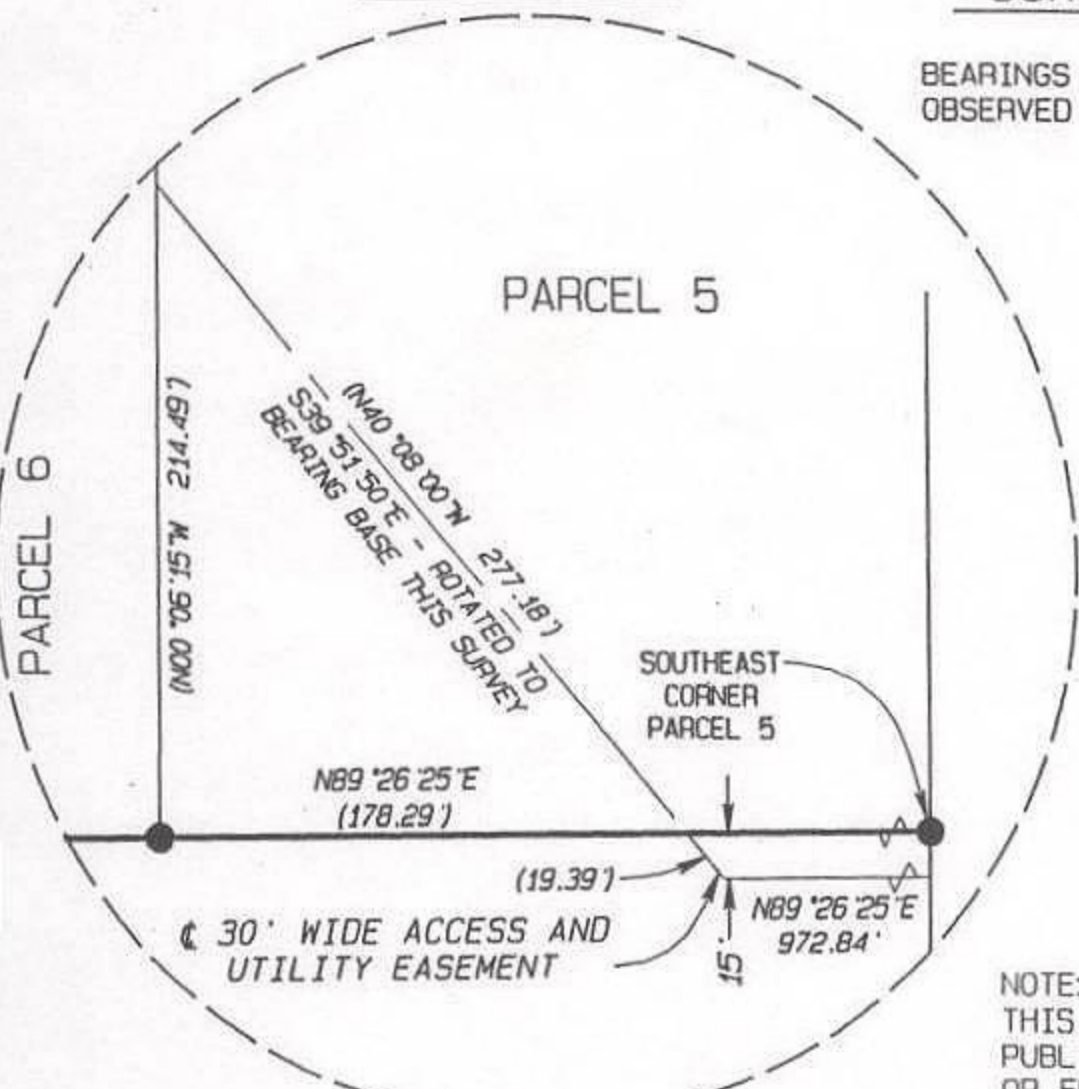


DETAIL "B"

SCALE: 1" = 1000'

BEARINGS ARE BASED ON TRUE NORTH AS OBSERVED BY GLOBAL POSITIONING SYSTEM.

DETAIL "A"



NOTE: THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

LEGEND

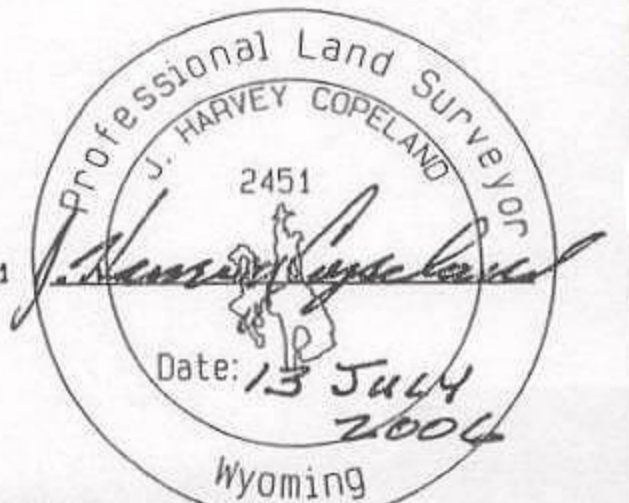
CERTIFICATE OF SURVEYOR

- 5/8" REBAR WITH 2" ALUM. CAP SET ○
- REBAR WITH ALUM. CAP FOUND ●
- BRASS CAP FOUND ●
- RECORD DIMENSIONS SHOWN THUS ()

STATE OF WYOMING)
 COUNTY OF PARK)
 I, J. HARVEY COPELAND ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON MARCH 27, 2006. THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN RENNER
 POWELL, WYOMING
 RECORD OF SURVEY SHOWING
PARCELS OF LAND
 IN
 SECTION 13, T.57 N., R.103 W.
 PARK COUNTY, WYOMING

HOLM, BLOUGH AND COMPANY
 BY: J. HARVEY COPELAND (AGENT)
 WYOMING L.S. REGISTRATION NO. 2451



HOLM, BLOUGH AND COMPANY
 Consulting Engineers & Land Surveyors
 1402 Stampede Ave.
 Cody, Wyoming 82414

JULY, 2006

BOOK 457
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2
32.50

3
33.11

4
31.47

5
37.86

6
38.42

7
38.96

2
41.05

3
41.27

4
41.49

13

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.

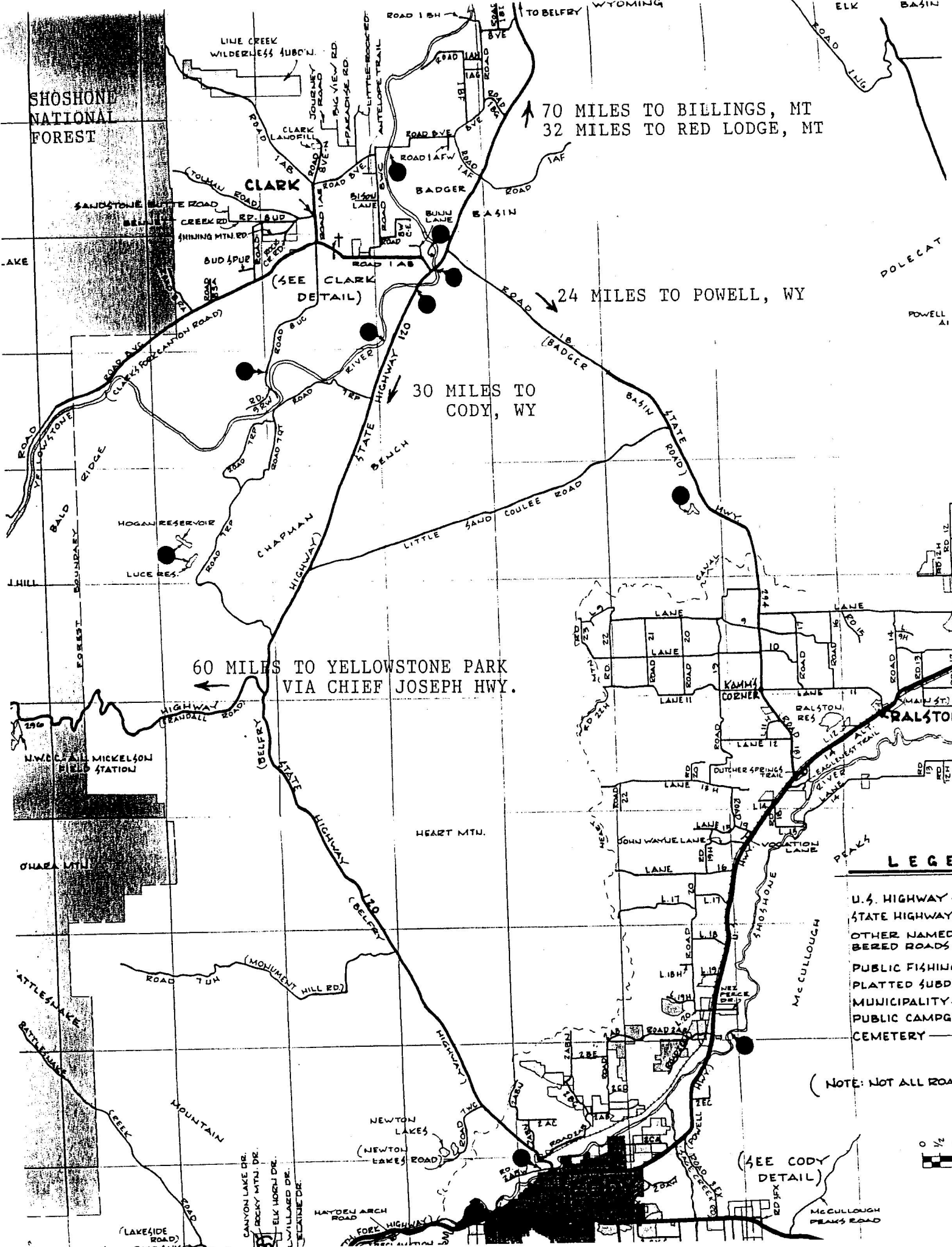
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



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

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK
VIA CHIEF JOSEPH HWY.

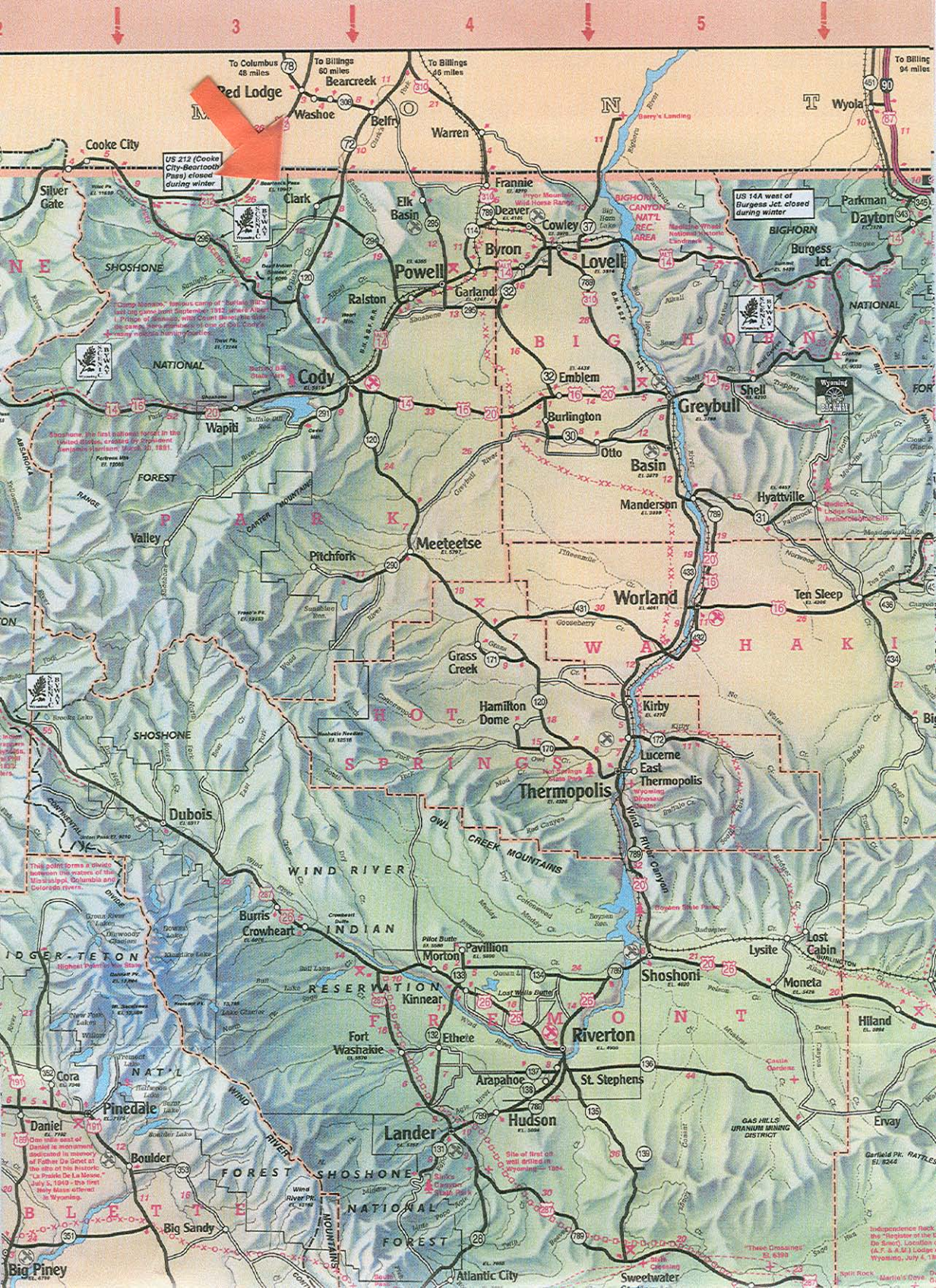
LEGEND

- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING
- PLATTED SUBDIVIDED
- 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 Robinson - Indian camp of "Buffalo Bill" last seen soon September, 1912 when A. L. Price of Montana with Grant Basso, the Shoshone, here captured a lot of 500 head of growing moose hunting parties

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1891

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

Highest Point in Wyo. State

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

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

Site of first oil well drilled in Wyoming - 1864

These Crossings - E. 8390

Garfield Pk. - RATTLES E. 8264

North Rock - Martin's Dome

Wyo. State Park