

BEARTOOTH MOUNTAIN RETREAT



\$499,900

*Canyon Real Estate, LLC
1128 12th Street, Cody, WY 82414
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Situated in the rolling foothills of Sugarloaf Butte, this custom home offers an atmosphere of western ambiance. The spacious great room has vaulted ceilings, floor to ceiling rock fireplace and oak hardwood floors. Detailed woodwork and custom rustic maple cabinets are throughout the home. Large windows surround the great room capturing the dramatic mountain views of the Absaroka and Beartooth mountain ranges. The kitchen combines a good working area with an eating bar. All appliances convey including a 5 burner gas stove top, wide by side refrigerator, convection/microwave double oven, built in conventional oven and dishwasher. The dining area features an antler chandelier purchased at the Cody Western Design Conference. A walk in pantry provides abundant storage conveniently located next to the kitchen. The oversized mud/laundry room is entered through the garage or from the deck and offers ample storage and convenient work space. The washer and dryer are included in the sale. The master suite on the main level has vaulted ceilings, two walk-in closets and a generous master bath with double sinks, tiled walk-in shower, large tub and linen closet. The downstairs feature a family room with a game area, sitting area, eating area and cozy fireplace. An additional 2 bedrooms and full bath complete the lower living space which can be accessed from the great room or the garage. A surround sound system is wired throughout the house. A covered deck wraps around on 3 sides of the home offering views of the mountains to the west and south and the Clarks Fork Valley to the east. An attached 2 car garage is accessed from a circular drive.

The property consists of 36.5+- acres situated next to 640 acres of BLM. The home is privately situated on the property. The yard is fenced. Many recreational opportunities exist with 3 public accesses to the Shoshone National Forest nearby. Fishing on the Clarks Fork of the Yellowstone River is minutes away. Watch the wildlife from the front porch and enjoy the brilliant sunrises and mountain sunsets. Western log furniture may be purchased separately.



*Beartooth Mountain
Retreat*





*Living
Area*





*Dining
Area*





*Great
Room*



Kitchen





Pantry



*Laundry
Room*





*Family
Room*





*Family
Room*



*Master
Bedroom*



*Master
Bedroom*



*Master
Bath*



*Master
Bath*



*Guest
Bath*



*Heart
Mountain*



*Beartooth
Mountains*





*Beartooth
Mountains*



*Beartooth
Mountain
Retreat*

MLS #: R10006492A (Active) List Price: \$499,900

47 Golden Eagle Tr Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 3
APX YEAR BUILT: 2004
APX TOTAL SQFT: 3531
ADDITIONAL LIVING UNITS: No

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

APX ABOVE GRADE SQFT: 1911 **APX BELOW GRADE SQFT:** 1620 **# 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

HOA \$: 0

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	rock fireplace	Full Bath	M	double sinks			
Kitchen	M	custom cabinets	Family Rm	B	lg. w/fireplace			
Laundry	M		Bedroom 2	B				
Dining Rm	M	open to Gr.Rm.	Bedroom 3	B	exercise room			
1/2 Bath	M		Full Bath	B				
Mstr Bdrm	M	vaulted ceiling						

INCLUSIONS: 5 burner range top, convection oven/microwave, range/oven, wide by side refrigerator, dishwasher, washer& dryer. Pool table negotiable.

EXCLUSIONS: 2 freezers in garage and laundry room

APX # IRRIGATED ACRES: 0

APX # ACRES: 36.5

APX LOT SQFT: 0

TAX YEAR: 2011

TOTAL TAX \$: 2819

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: Parcel 2 on ROS H-37, call for complete legal

CONSTRUCTION: Frame

BASEMENT TYPE: Full Daylight

EXTERIOR SIDING: Cedar

BASEMENT COMPLETION: Fully Finished

ROOF: Composition Shingle

HEATING STOVE TYPE: None

GARAGE/TYPE STALLS: Attached-2 Stalls

FIREPLACE TYPE: Wood

EXTERIOR FEATURES: Adj to BLM, Cul-de-Sac, Deck/Patio,

INTERIOR FEATURES: Breakfast Bar, Ceiling Fan(s), Garage

Fenced Yard, Horse Property, Mountain View, Rolling Terrain, RV

Door Opener, Mud Room, Vaulted Ceiling(s), Walk-in Closet(s),

Parking

Wood Floor

PROPERTY ACCESS: Private Gravel Road

COMMENTS: Situated in the rolling foothills next to BLM, this custom home offers an atmosphere of western ambiance. Spacious great room with oak hardwood floors & river rock fireplace. Custom rustic maple cabinets throughout. Kitchen, pantry, laundry, 3 bedrooms, 2 baths & rec room w/fireplace, game & sitting areas. Surround sound throughout home & deck. Enjoy the mountain views from the wrap around deck.

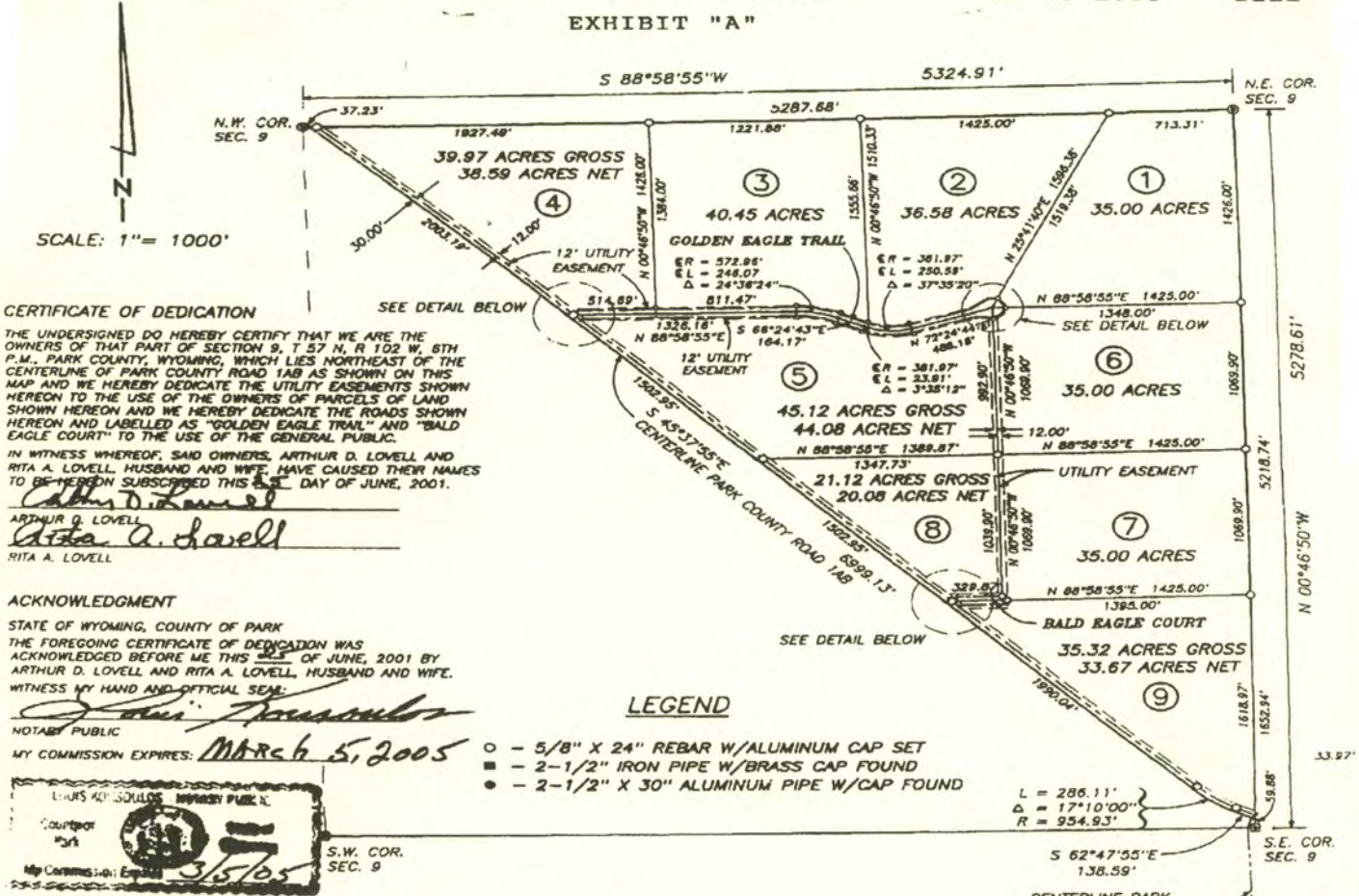
DIRECTIONS TO PROPERTY: County Road 1AB approximately 6 miles from Edelweiss, turn right on Golden Eagle Trail, to the end.

SUBJECT TO 1031: No

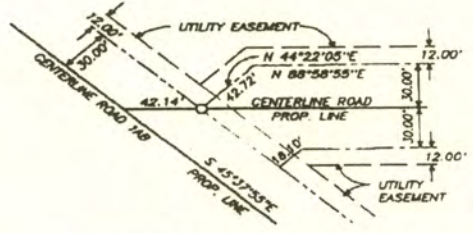
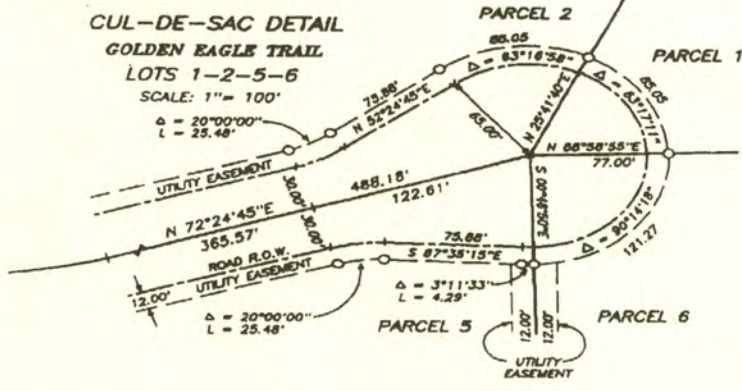
OFFICE NAME: Canyon Real Estate, LLC (#:46)

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.

EXHIBIT "A"



CUL-DE-SAC DETAIL
 GOLDEN EAGLE TRAIL
 LOTS 1-2-5-6
 SCALE: 1" = 100'



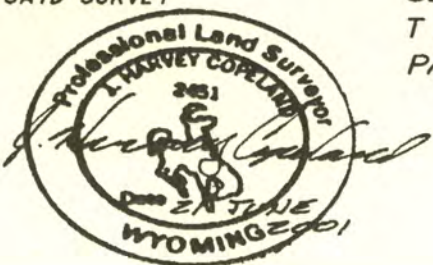
ROAD INTERSECTION DETAIL
 LOTS 4-5 AND 8-9
 SCALE: 1" = 100'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF PARK } S.S.
 I, J. HARVEY COPELAND, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS MAP, AND ALL MONUMENTS FOUND AND SET ARE AS INDICATED. SAID SURVEY WAS PERFORMED 27 APRIL 2001.

PURSUANT TO THE PARK COUNTY ZONING RESOLUTION: NO LOT OR PARCEL SHALL BE FURTHER DIVIDED OR SUBDIVIDED.

AMENDED RECORD OF SURVEY
 DIVISION OF A PORTION OF
 SECTION 9
 T 57 N, R 102 W, 6TH P.M.
 PARK COUNTY, WYOMING



PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 21 MAY 2001
 01-01-016A

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.

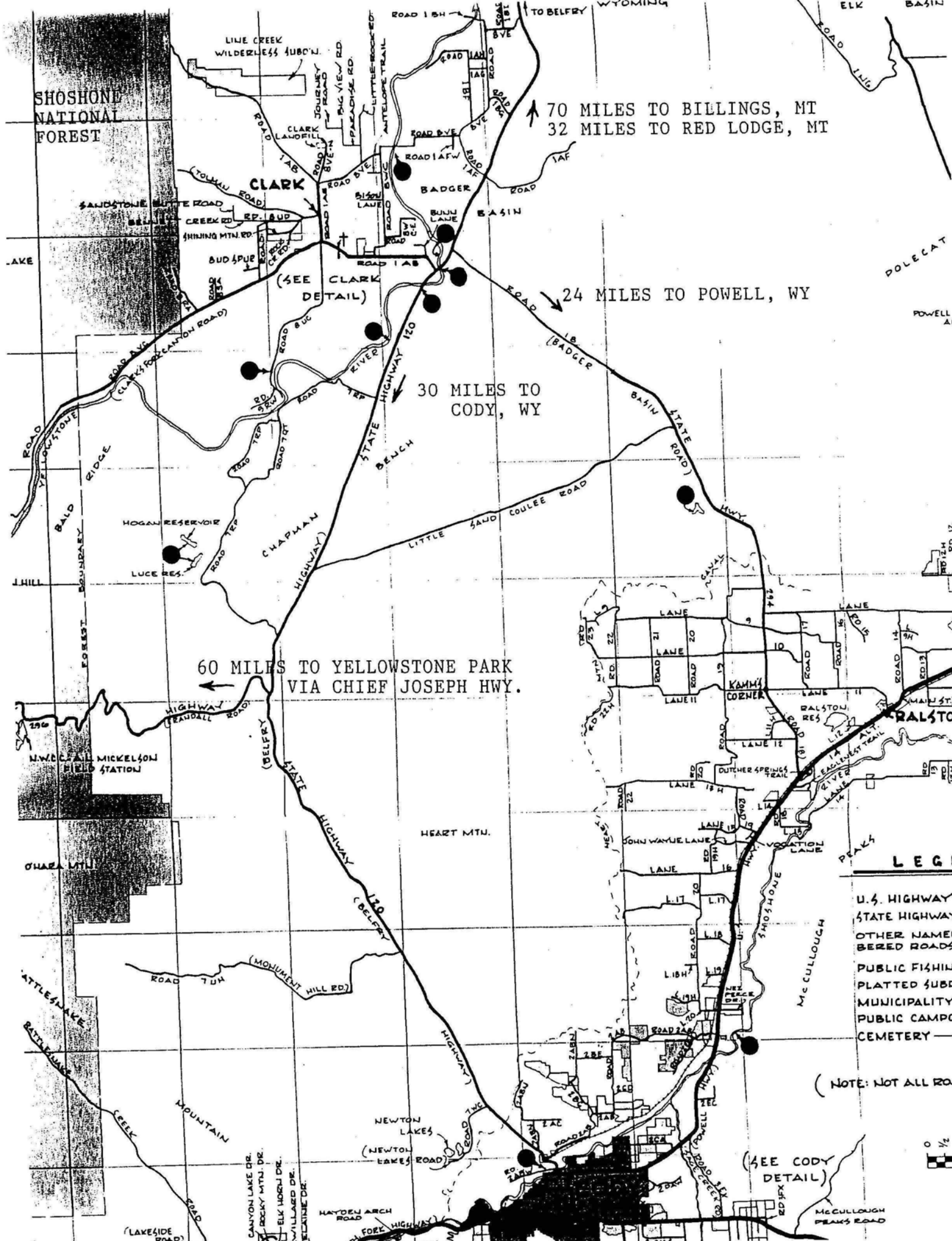
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

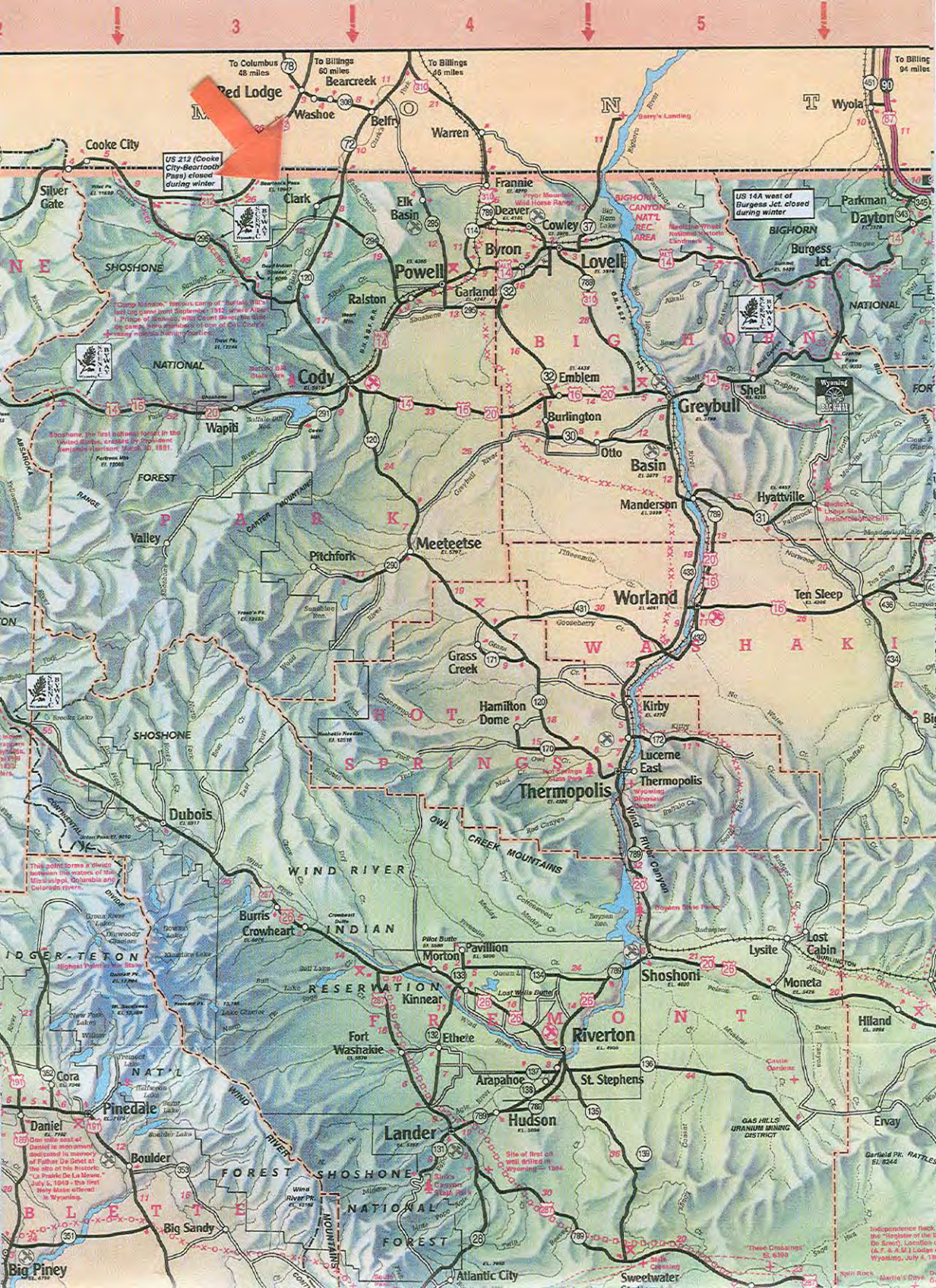
There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north 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.





3

4

5



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

US 14A west of Burgess Jct closed during winter

Camp Johnson - historic camp of "Buffalo Bill" and his game warden brothers. 1812 when Andrew L. Payne of Johnson's wife Grant Bannock, the oldest surviving white apprentice to live at Johnson's, following his death during winter.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 30, 1881. Purchase 1891 1898

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

Highland Tunnel No. 1 Site

On the site west of Daniel is monument dedicated in memory of Father De Gooch at the site of the historic "La Prade De La Moore" July 5, 1910 - the first heavy machine affected in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings - El. 8390

Independence Peak - one of the highest peaks in the state of Wyoming. Located at 14,160 ft. in the Teton Range, Wyoming, July 4, 1910