

WYOMING LOG HOME

Clark



\$195,000



Canyon Real Estate, LLC

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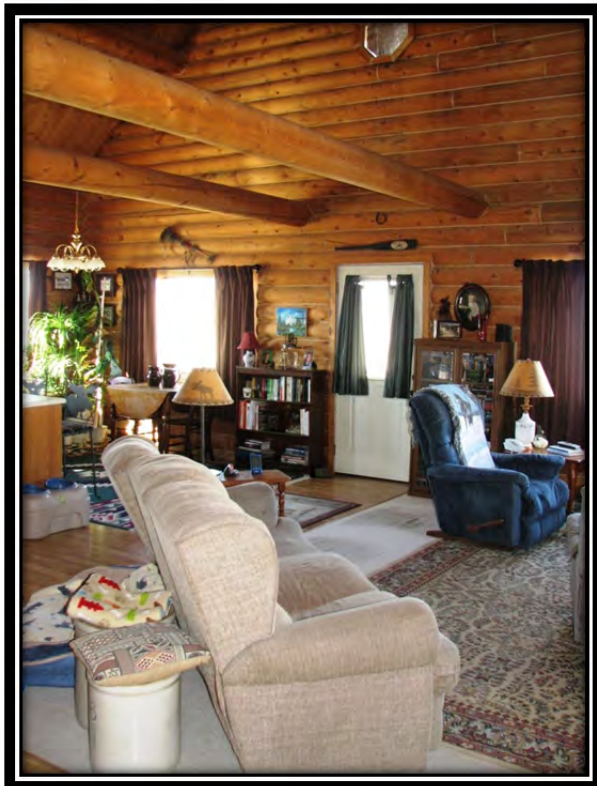


This cozy log home is situated on 5.17 acres with dramatic views of the rugged Beartooth Mountains. The open great room with vaulted ceilings has windows that have been placed to take in the views. The living area is open to the kitchen and dining area. The kitchen has good work area with a breakfast bar. On the main level is a bedroom, bathroom and large laundry/utility room. Upstairs is a large loft used as a second bedroom. Plumbing has been extended up to the loft so that another bathroom could be installed. There is a two car detached garage. Situated in the community of Clark, 30 miles north of Cody, there is endless recreational opportunities in the Shoshone National Forest which is about a 5 minute drive. There are miles of fishing along the Clarks Fork of the Yellowstone River.





Great Room





Great Room





Great Room



*Great Room
View from
Loft*





Kitchen



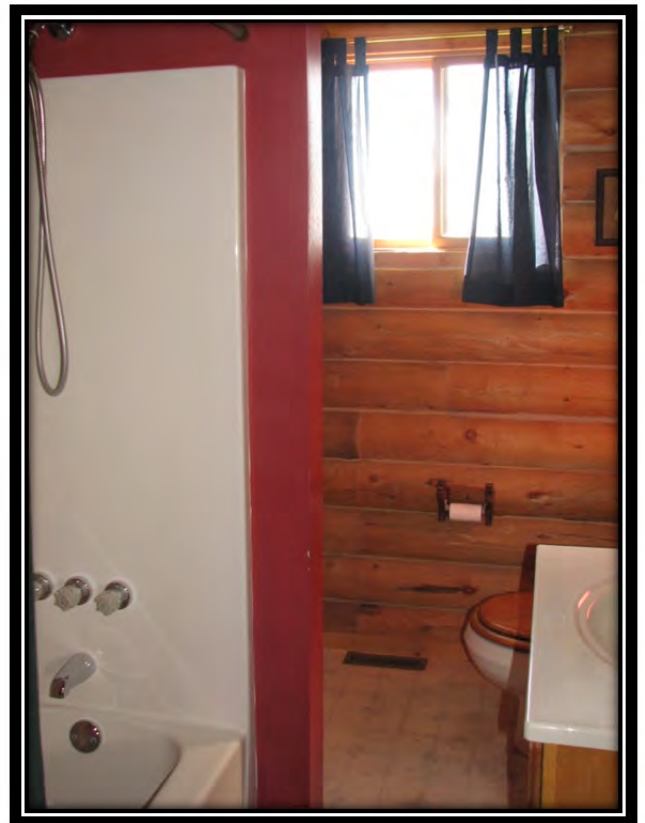
*View from
Window*



Bedroom



Bathroom





Loft
2nd Bedroom





Laundry





*Wyoming
Log Home*



Garage



Back Side of Log Home



Heart Mountain

*Pat O'Hara
Mountain*



*Beartooth
Mountains*



*Beartooth
Mountains*



*Beartooth
Mountains*

MLS #: R10008947A (Active) List Price: \$195,000

34 Road 8VC Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 2
TOTAL # BATHS: 1
APX YEAR BUILT: 1997
APX TOTAL SQFT: 1176
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1176 APX BELOW GRADE SQFT: 0 # FULL BATHS: 1 # HALF BATHS: 0 # 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: None
PRIMARY HEAT: Forced Air PRIMARY FUEL TYPE: Propane

ASSESSMENT \$: 0 HOA: No IRRIGATION FEES \$: 0 OTHER \$: 0

BLDG YRB: 0
BLDG YRB2: 0
BLDG YRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M	vaulted ceiling	Kitchen	M	breakfast bar	Dining Rm	M	open to gr.rm.
Mstr Bdrm	M		Full Bath	M		Laundry	M	
Bedroom 2	2	Loft						

INCLUSIONS: refrigerator, range, washer/dryer, chest freezer, propane tank

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 APX DEEDED ACRES: 5.17 APX LOT SQFT: 0
TAX YEAR: 2013 TOTAL TAX \$: 998.55 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: see in documents

CONSTRUCTION: Log HEATING STOVE TYPE: None
EXTERIOR SIDING: Log FIREPLACE TYPE: None
ROOF: Metal INTERIOR FEATURES: Breakfast Bar, Loft, Pantry, Vaulted Ceiling(s)
GARAGE/TYPE STALLS: Detached-2 Stalls
EXTERIOR FEATURES: Flat Terrain, Horse Property, Mountain View

PROPERTY ACCESS: County Paved

COMMENTS: This cozy log home is situated on 5.17 acres with dramatic views of the rugged Beartooth Mountains. Great room with vaulted ceilings. Kitchen has good work space and breakfast bar. Dining area next to kitchen. Master bedroom, full bath and large laundry/utility room on main floor. Second bedroom in a large loft area. Loft has plumbing extended to do another bathroom. Tremendous mountain views.

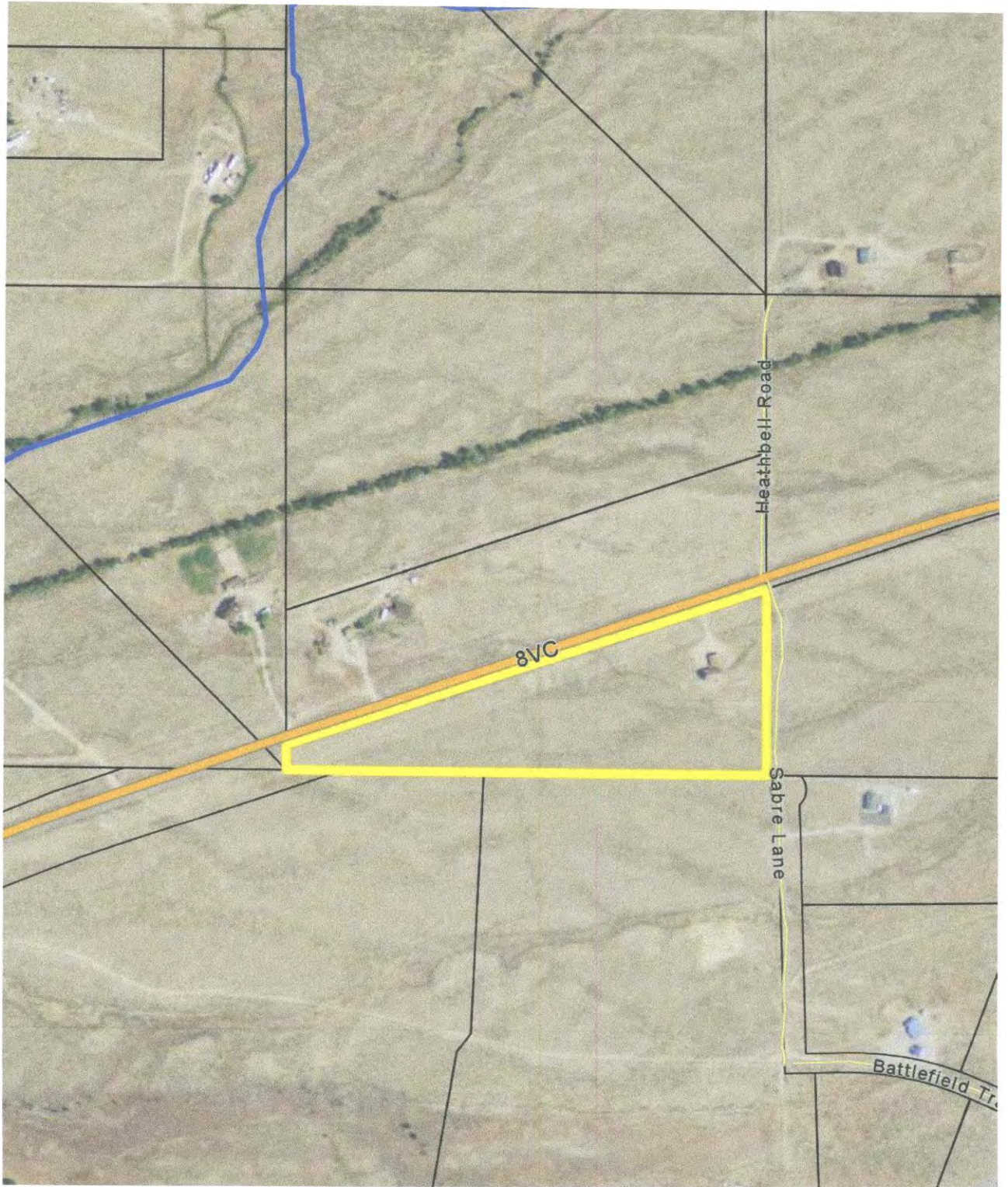
DIRECTIONS TO PROPERTY: Turn at Edelweiss on Road 1AB, go about 3 1/2 miles to Canyon Road, bear right, house on left

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.

Park County Wyoming MapServer



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.

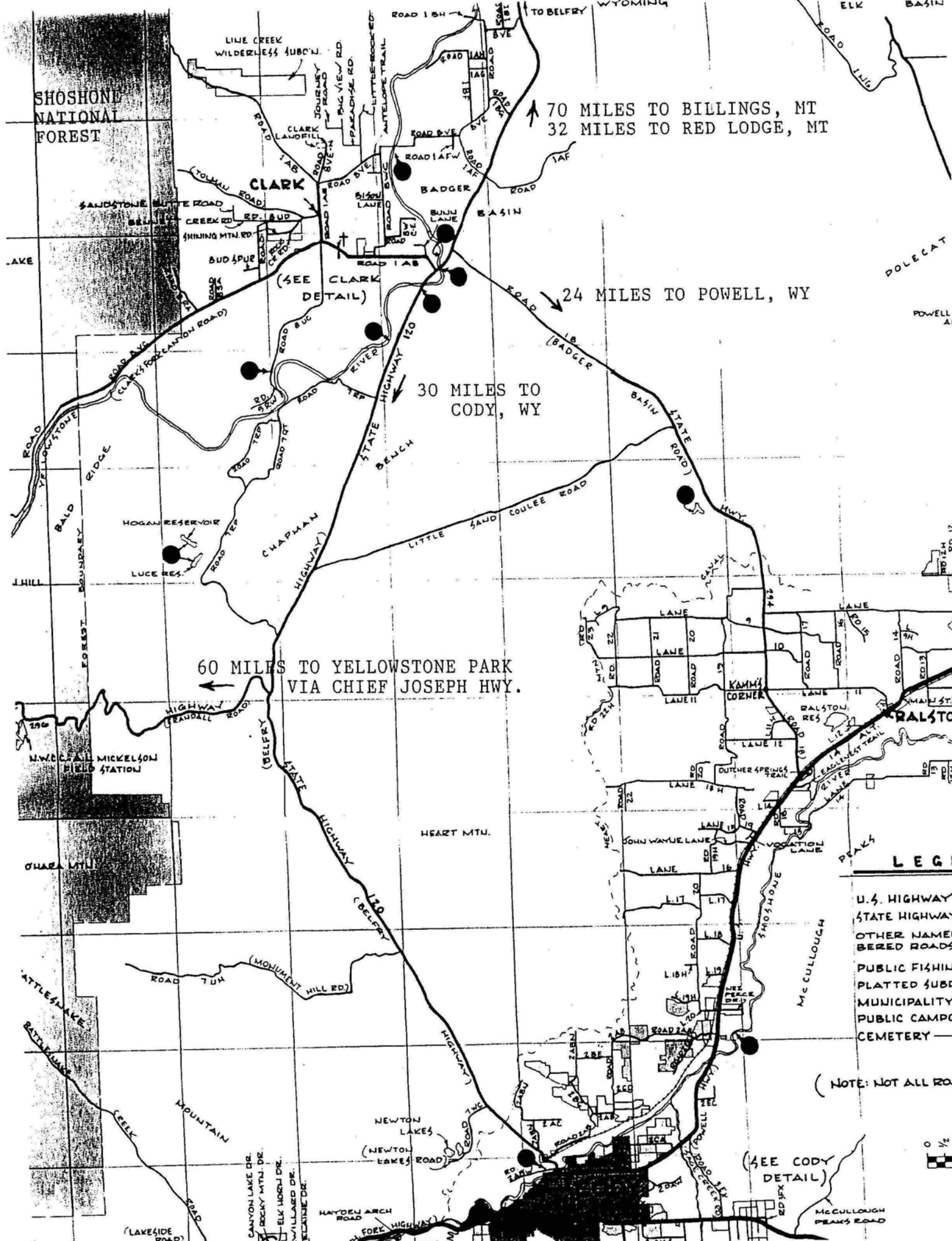
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



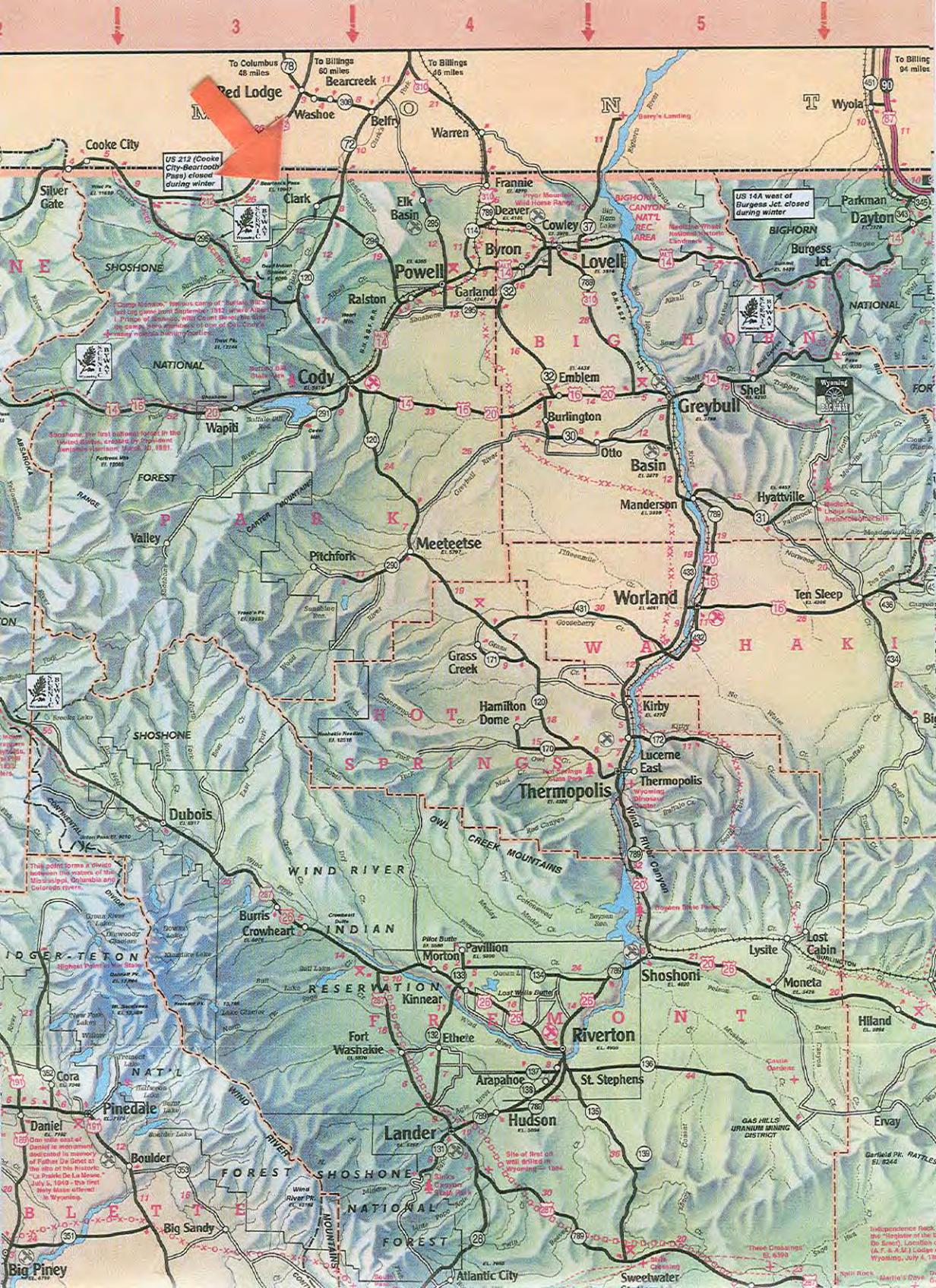
LEGEND

- 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: Indian camp of "Red Jacket" last seen near September, 1812 when Andrew L. Payne of Kentucky was Grant River. The site is now a State Park and is one of the best remaining Indian mounds in Wyoming.

Shoshone: The first national forest in the United States, created by President Benjamin Harrison March 3rd, 1881. Purpose: to preserve the Shoshone Indian Reservation.

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

High Point of Mt. Signal

On the river west of Daniel is an ancient Indian site in memory of Father de Smet at the site of the historic "La Prade De La Merveille" July 5, 1849 - the first White House erected in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings: El. 6390

Independence Peak: the "Tombstone of the Big Horn" Location (6.6 mi. S. & 1/4 mi. E. of Lander) Wyoming, July 4, 1876

Garfield Pk. RATTLES El. 8264