

QUAINT COUNTRY HOME ON 12 ACRES

Clark



\$175,000



Canyon Real Estate, LLC

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Situated on 12 acres in the community of Clark, this home has 3 bedrooms and 2 bathrooms. The kitchen has a dinette area and good work space. The dining area has vaulted ceilings with old wood tongue and groove. There is a ceiling fan with antlers and 2 antler chandeliers in the kitchen. The living area also has wood ceilings. The home is surrounded by mature trees. There are a couple of storage sheds. The home is priced well below County appraisal. New flooring is needed, but with a little work, this charming home could your new home in the West. It is a 10 minute drive to the Shoshone National Forest and the Clarks Fork of the Yellowstone River offering endless recreational opportunities.





Living Area





Living Area



Kitchen





Kitchen





Laundry Room



Office/Bedroom



Guest Bath





Guest Bath



Master Bedroom



Master Bath



Mature Trees

Tree Lined Driveway



Mountain Views



MLS #: R10006772A (Active) List Price: \$175,000

143 Road 1AB Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1935
APX TOTAL SQFT: 1740
ADDITIONAL LIVING UNITS: No
BASEMENT: No

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

APX ABOVE GRADE SQFT: 1740 **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:** None
PRIMARY HEAT: Stove **SECONDARY HEAT:** Baseboard **PRIMARY FUEL TYPE:** wood pellet **SECONDARY FUEL TYPE:** Electric
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:
Living Rm	M		Dining Rm	M		Kitchen	M	
Mstr Bdrm	M		3/4 Bath	M	master	Full Bath	M	
Bedroom 2	M		Bedroom 3			Laundry	M	

INCLUSIONS: refrigerator, stove, dishwasher

EXCLUSIONS: freezer, washer/dryer

APX IRRIGATED ACRES: 0 **APX DEEDED ACRES:** 12.97 **APX LOT SQFT:** 0
TAX YEAR: 2011 **TOTAL TAX \$:** 1488.82 **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: Frame **HEATING STOVE TYPE:** Pellet
EXTERIOR SIDING: Wood **FIREPLACE TYPE:** None
GARAGE/TYPE STALLS: None **INTERIOR FEATURES:** Ceiling Fan(s), Mud Room
EXTERIOR FEATURES: Acreage Fenced, Deck, Mountain View
PROPERTY ACCESS: County Paved

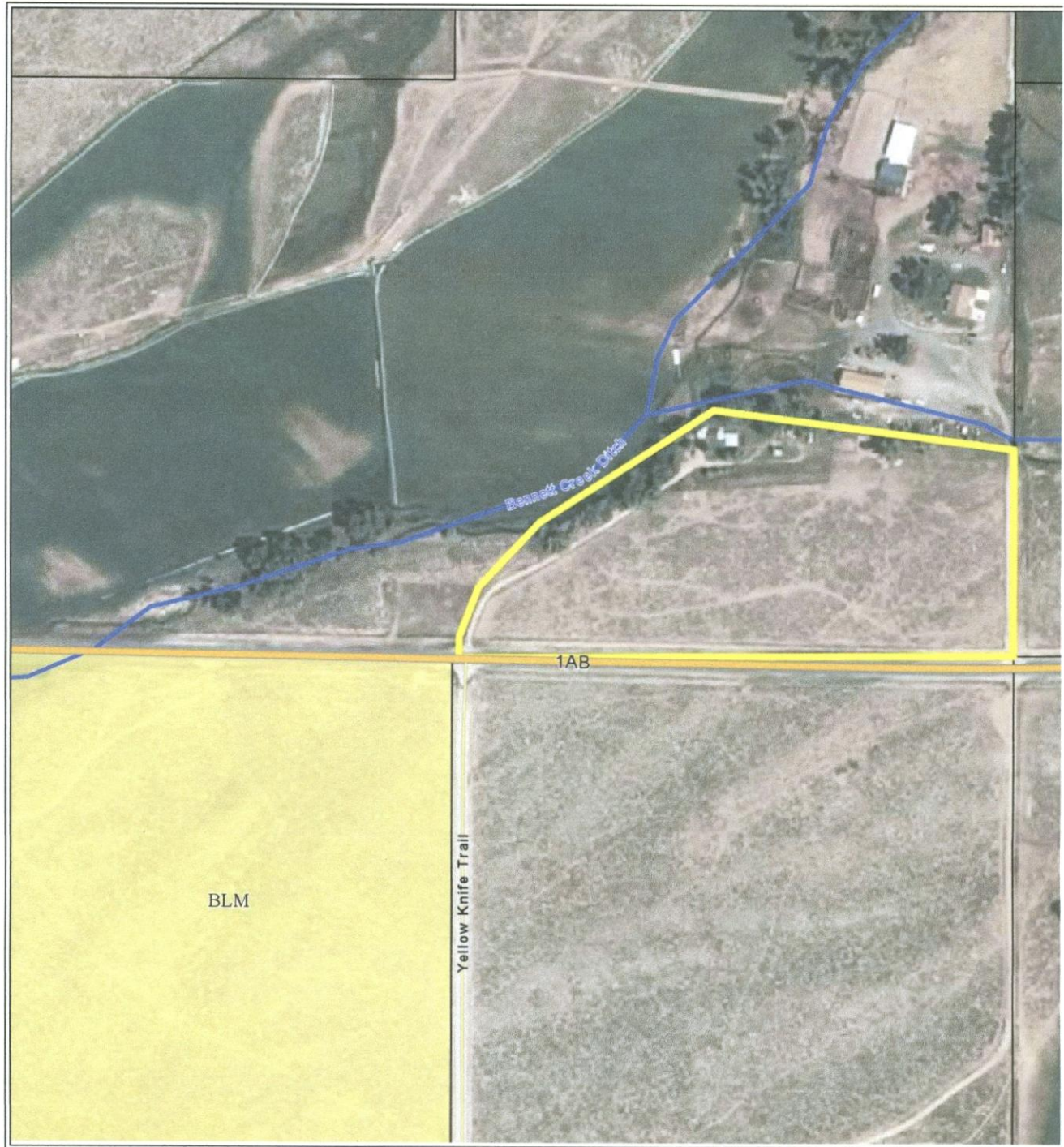
COMMENTS: Situated on 12 acres in the community of Clark, this home has 3 bedrooms and 2 bathrooms. The kitchen has a dinette area and good work space. The dining area has vaulted ceilings with old wood tongue and groove. There is a ceiling fan with antlers and 2 antler chandeliers in the kitchen. The home is surrounded by mature trees. Sq. footage per court house records.

DIRECTIONS TO PROPERTY: Turn at Edelweiss on Road 1AB, about 1.5 miles on right

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.

