

LOG HOME ON 18 ACRES NEXT TO BLM



\$300,000

Canyon Real Estate, LLC

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With a dramatic backdrop of the rugged Beartooth Mountains, this log home is situated on 18 acres with BLM bordering the west boundary. The river rock fireplace opens to both the living room and dining room offering cozy warmth on chilly evenings. The living room ceiling is open to the second floor giving a spacious feeling. The spacious kitchen was designed for entertaining. A laundry/mud room is off the kitchen. The master suite includes a walk-in closet and bath with double sinks. A guest bedroom and full bath complete the main floor. Upstairs is a family room that could be used as a bedroom and guest bedroom with a $\frac{3}{4}$ bathroom. There is a covered deck facing west to enjoy the mountain views and sunsets.

Additional buildings include a bunk house and utility building. The bunk house is 19'6" x 22' with a single car attached garage. The utility building is 24' x 104'. The enclosed section is 62 feet. The remainder is open horse shelter and hay storage. In the enclosed section are a 2 car garage and two hobby/work rooms.

The property is fenced for horses with a corral area next to the horse shelter. There are 3 public accesses to the Shoshone National Forest in the area and miles of fishing along the Clarks Fork of the Yellowstone River.





Kitchen



Fireplace in Dining Room





Dining Room

Fireplace in Living Room



Living Room





*View of Living Room
From Loft*



Loft



Guest Bedrooms in Loft





*Guest Bedroom & Bath
In Loft*



*Master Bath &
Bedroom*





Guest Bedroom & Bath



View of Mountains



Bunk House





*Barn, Garage &
Workshop*







Clarks Fork Canyon



Beartooth Mountains



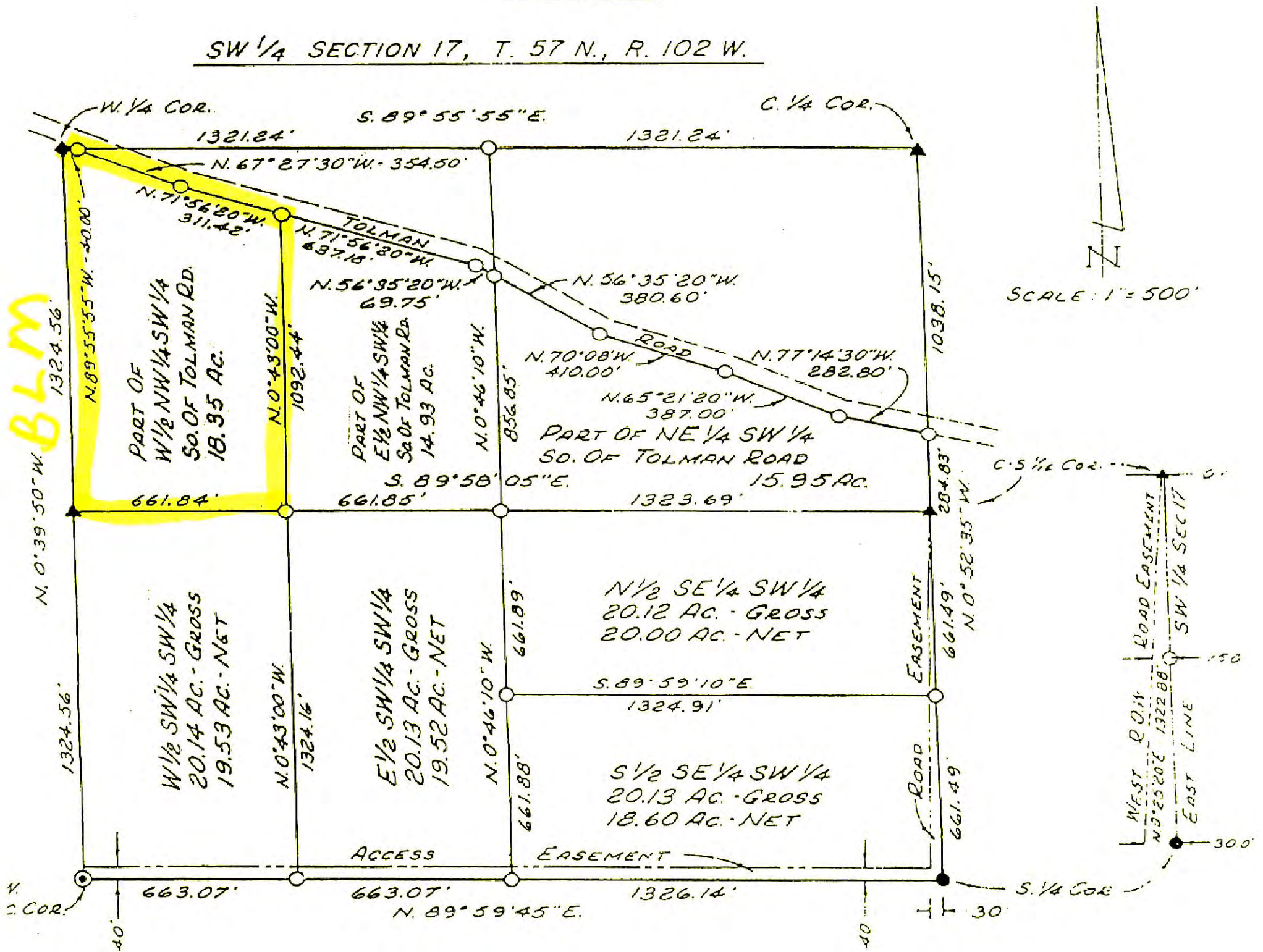


Log Home on 18 Acres

Next to BLM

EXHIBIT "A"

SW 1/4 SECTION 17, T. 57 N., R. 102 W.



LEGEND

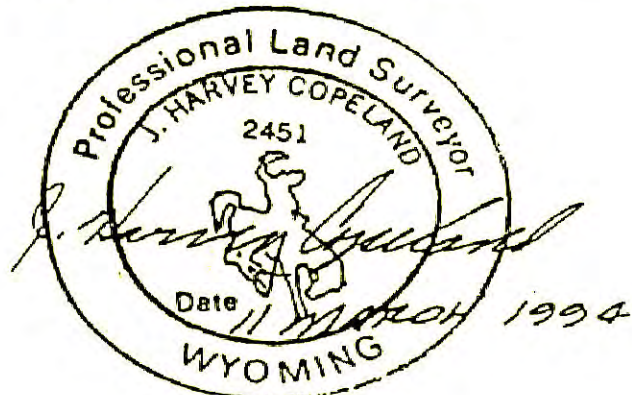
- ◆ - STONE MONUMENT FOUND
- - BRASS CAP MONUMENT FOUND
- ⊙ - 2 1/2" X 30" ALUM. PIPE MONUMENT SET
- - 5/8" X 24" REBAR/ALUM. CAP MONUMENT SET
- ▲ - 5/8" REBAR/ALUM. CAP MONUMENT FOUND

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } 55
 COUNTY OF PARK

J. HARVEY COPELAND, OF COUNTY, WYOMING,
 HEREBY CERTIFY THAT THIS PLAT WAS PREPARED
 FROM NOTES TAKEN DURING AN ACTUAL SURVEY
 MADE BY ME BETWEEN 8 AND 30 JANUARY 1994
 AND THAT SAID SURVEY IS ACCURATELY REPRESENTED
 ON THIS PLAT. ALL MONUMENTS FOUND
 AND SET ARE AS INDICATED.

PART OF
 PARCELS IN
 SW 1/4 SECTION 17
 T. 57 N., R. 102 W., 6TH P.M.
 PARK COUNTY, WYOMING



PREPARED BY
 COPELAND SURVEYING
 CODY, WYOMING
 31 JANUARY 1994
 93-01-043(1)

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.

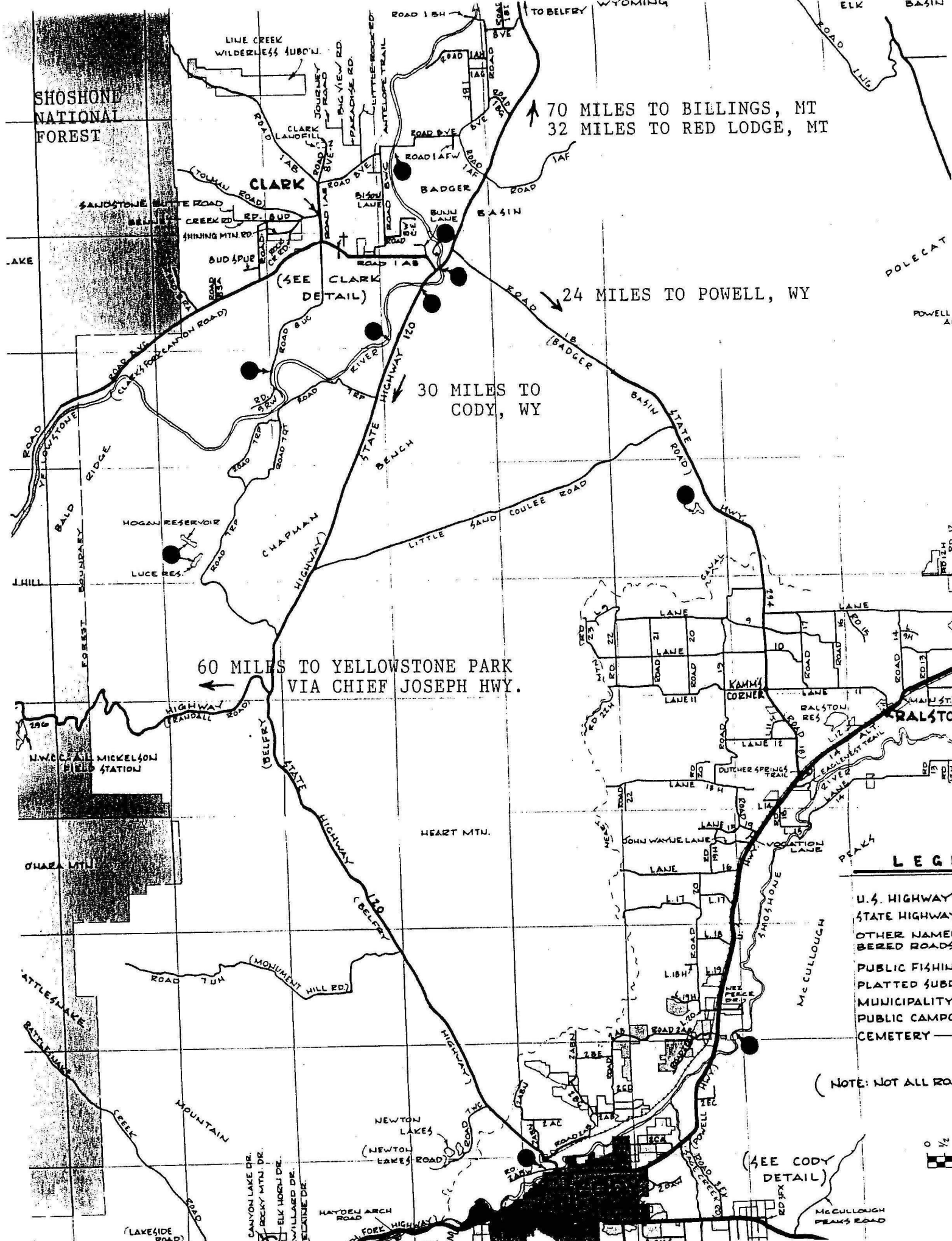
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

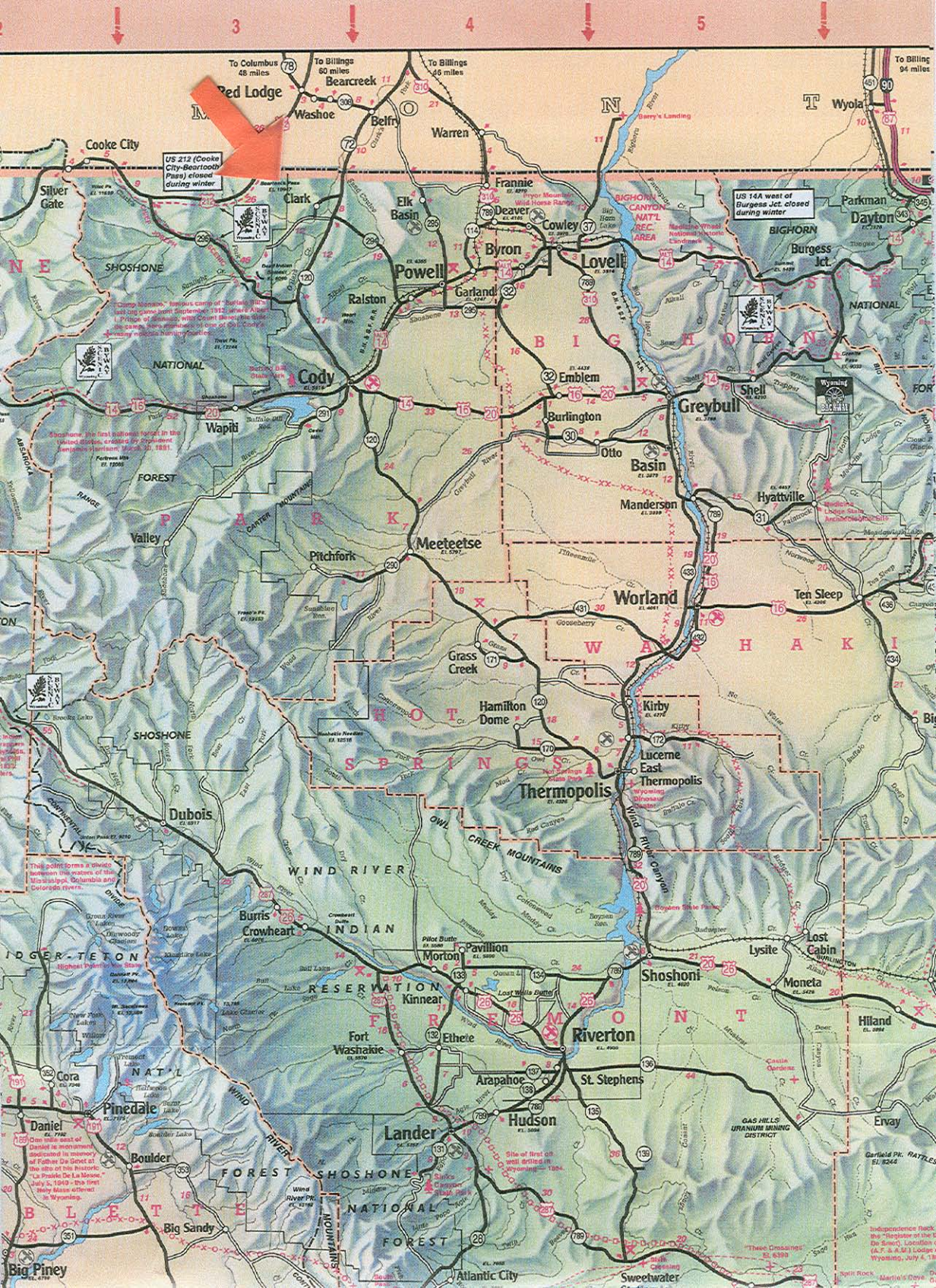
60 MILES TO YELLOWSTONE PARK
VIA CHIEF JOSEPH HWY.

- LEGEND**
- U.S. HIGHWAY
 - STATE HIGHWAY
 - OTHER NAMED ROADS
 - PUBLIC FISHING
 - PLATTED SUBDI
 - MUNICIPALITY
 - PUBLIC CAMPGI
 - CEMETERY

(NOTE: NOT ALL ROA

(SEE CODY
DETAIL)





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

US 14A west of Burgess Jct closed during winter

Camp Robeson - historic camp of "Buffalo Bill" last set up since September 1912 when Adair L. Pringle of Montana with Grant Basso, the Shoshone, were appointed in charge of Big Horn National Monument

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

Daniel is mentioned in memory of Father De Gnet at the site of this historic "La Prade De La Moore" July 5, 1910 - the first "Baby Face" attract in Wyoming.

These Crossings - E. 8390

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