

40 ACRES NEXT TO BLM

Clark, Wyoming



\$97,000



Canyon Real Estate, LLC

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This 40+- acre parcel is situated next to a section (640 acres) of BLM. Power and phone are underground along the road. There are several nice building sites with dramatic mountain views. A seasonal irrigation ditch runs along the north boundary attracting wildlife. There are no water rights from this ditch. The property is situated in the small community of Clark, 30 miles north of Cody and 25 miles west of Powell. There are 3 public accesses to the Shoshone National Forest in the area with miles of fishing along the Clarks Fork of the Yellowstone River.



Beartooth Mountains





Looking East



Looking North



Looking North



Pryor Mountains-Looking to the Northeast



Looking Southwest

MLS #: L10007485A (Active) List Price: \$97,000

0 Broken Arrow Tr Clark, WY 82435



APX DEEDED ACRES: 39.67
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

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

NATURAL GAS COMPANY: None

ELECTRIC COMPANY: Beartooth Electric Co

SEWER: InstllSptc

PRIMARY WATER TYPE: None

IRRIGATION FEES \$: 0

DRAINAGE FEE YEAR: 0

SPECIAL ASSESSMENTS: No

HOA: No

DESCRIPTION OF STRUCTURES: none

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: none

IRGCO\$: 0

IRGCOYR: 0

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2012

TOTAL TAX \$: 479.12

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: Yes

PARCELABLE: No

MOBILES ALLOWED: No

MODULARS ALLOWED: No

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

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: 40.59 AC. DESC. AS: NE/4NW/4 SEC. 17 T57 R102 (AKA PARCEL 2 ON ROS H-106) 39.67 AC. NET

PROPERTY FEATURES: Adj to BLM, Flat Terrain, Horse Property, **TYPE LEASED LAND:** None
Mountain View

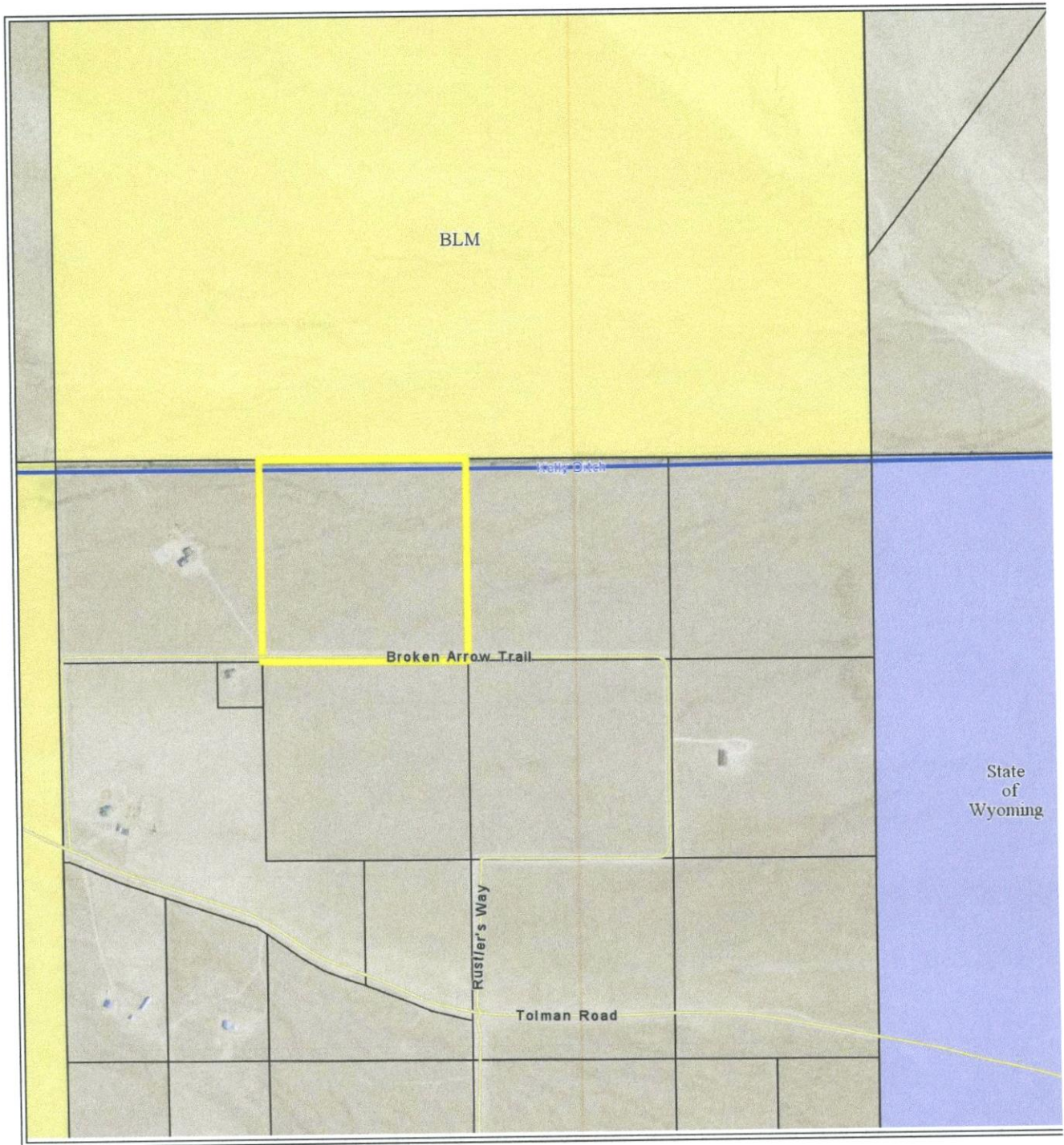
COMMENTS: 40+- acres situated next to a section of BLM with magnificent mountain views. Power and phone underground along the road. Several nice building sites.

DIRECTIONS TO PROPERTY: Road 1AB past the school to Road 8UD, turn left, go to Rustler's Way, turn right, go up the hill, turn right on Broken Arrow Trail. Make 2 more turns in the road and property will be on the 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.

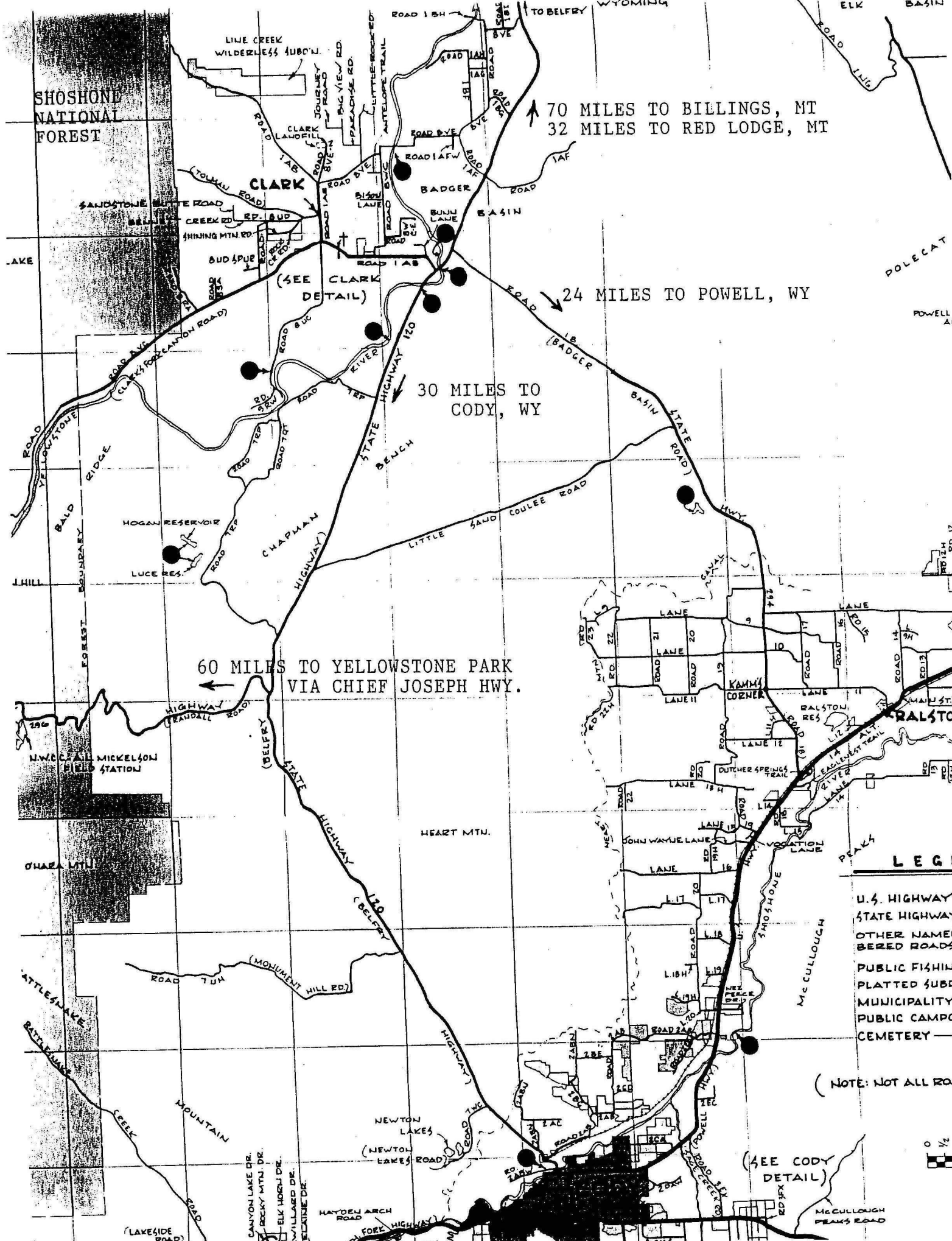
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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



SHOSHONE NATIONAL FOREST

LIVE CREEK WILDERNESS SUBDIVISION

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

CLARK

BADGER BASIN

(SEE CLARK DETAIL)

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

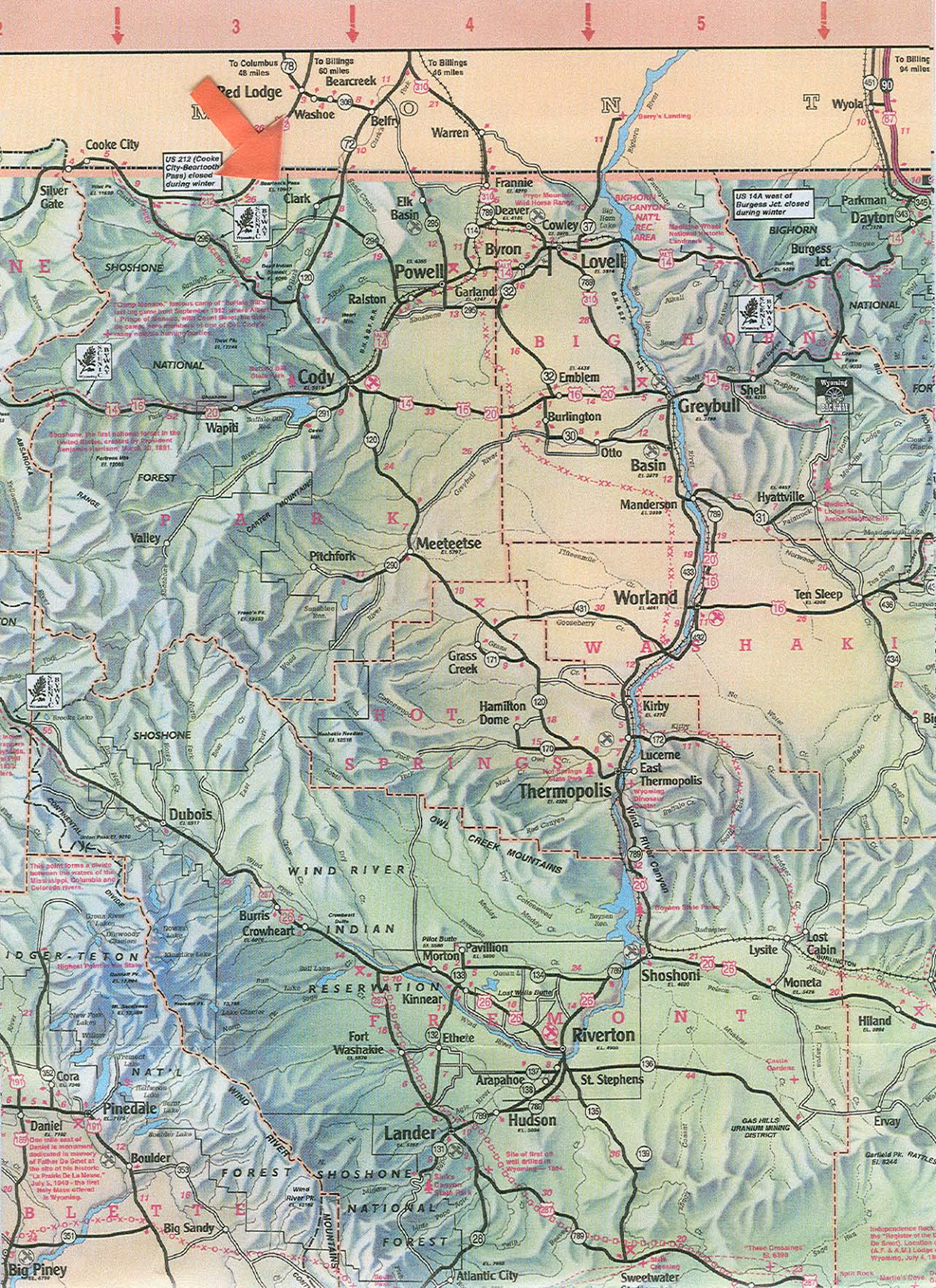
LEGEND

- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING PLATTED SUBDIVISION
- MUNICIPALITY
- PUBLIC CAMPGROUND
- CEMETERY

(NOTE: NOT ALL ROADS SHOWN)

(SEE CODY DETAIL)





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

US 14A west of Burgess Jct closed during winter

Camp Roberson - historic camp of "Buffalo Bill" last set up since September, 1912 when Adair L. Pringle of Montana with Grant Bland, the state geologist, here discovered a trace of the Rocky Mountain bison.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881.

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 Gonet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings - E. 8390

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