



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092



20+- Acres with Dramatic Mountain Views

Views of the Absaroka & Beartooth Mountains. Within Chief Joseph Estates, there is a fishing access to the Clarks Fork of the Yellowstone River. Situated next to a large block of BLM, so saddle up and ride off for the day. Power and phone are along the east property line. Good year round access.

\$85,000

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.



BLM

← BUREAU OF LAND MNG. →

Common Fishing Area for Tract Owners

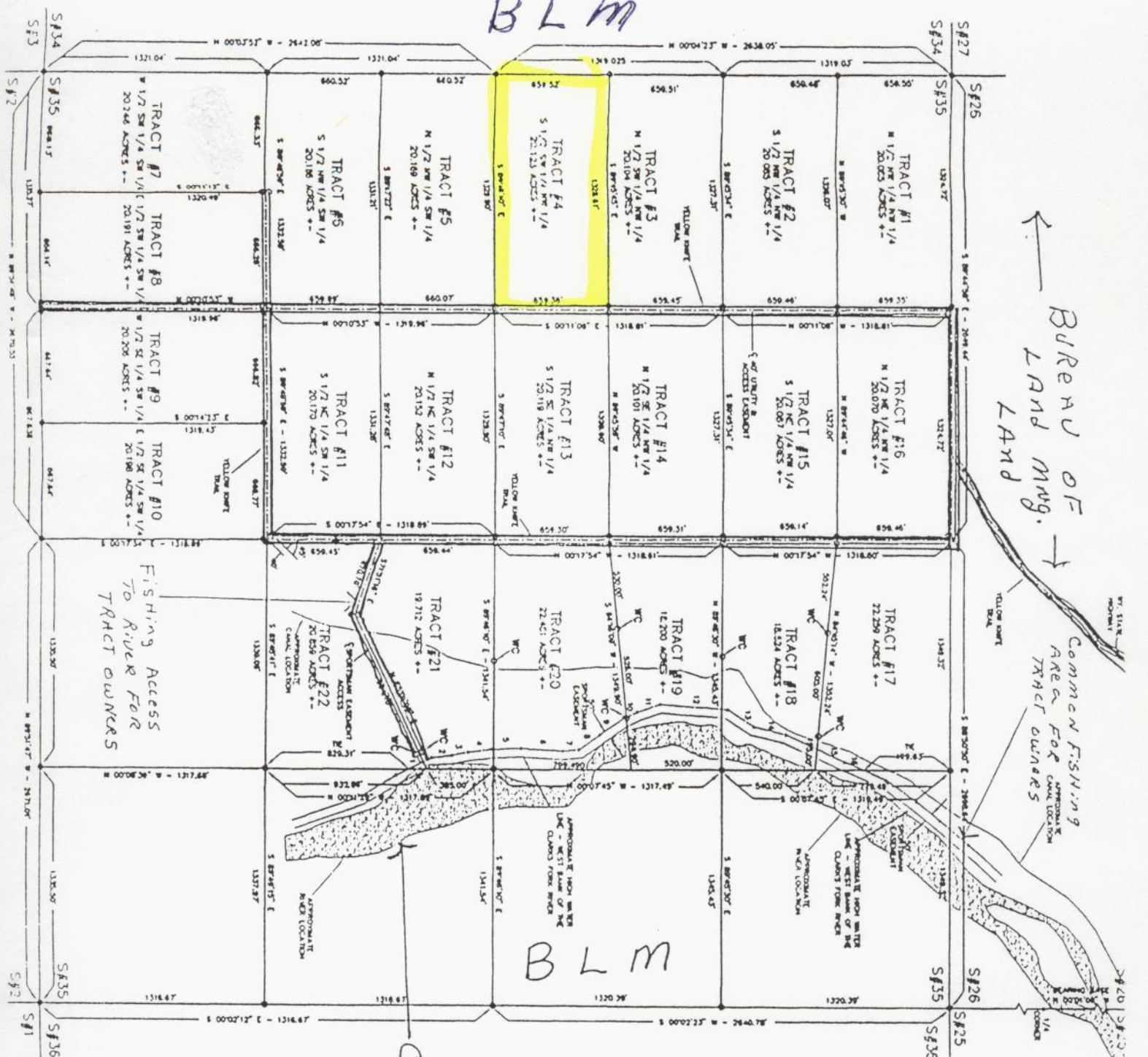
CHIEF JOSEPH ESTATES

CLARK'S FORK RIVER

BLM

50' SPORTSMAN EASEMENT

LINE	BEARING	DISTANCE
1	N 89° 52' 00" E	150.77
2	N 01° 00' 00" E	118.83
3	N 07° 00' 00" E	118.83
4	N 07° 00' 00" E	118.83
5	N 07° 00' 00" E	118.83
6	N 07° 00' 00" E	118.83
7	N 07° 00' 00" E	118.83
8	N 07° 00' 00" E	118.83
9	N 07° 00' 00" E	118.83
10	N 07° 00' 00" E	118.83
11	N 07° 00' 00" E	118.83
12	N 07° 00' 00" E	118.83
13	N 07° 00' 00" E	118.83
14	N 07° 00' 00" E	118.83
15	N 07° 00' 00" E	118.83



FISHING ACCESS TO RIVER FOR TRACT OWNERS

RECORD OF SURVEY

PLAT SHOWING
 O = Corner Set
 * = Corner Found
 WC = Withness Corner

Field R. Compad
 Wyoming Registration No. - L.S. 257
 Signed and dated at Cody, Wyoming
 on this 27th day of June, 1993.
 W.O. No. 85-11, Vol. 11.
 Book A-1708173, Page 24841

W 1/2, W 1/2 NE 1/4 & NW 1/4 SE 1/4
 SECTION 35 OF RESERVE
 T. 57 N., R. 102 W., 6th P.M.
 PARK COUNTY, WYOMING

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.

