

# *MOUNTAIN HOME*

Clark, Wyoming



*\$165,000*



*Canyon Real Estate, LLC*

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*17.95 +- acres in the rolling foothills of the dramatic Beartooth Mountains. This home features three bedrooms and two bathrooms. It has approximately 1628 sq. ft. of living area. There is a large open great room with ceilings that go two stories. A wood stove in the great room provides a cozy warmth. Access to Shoshone National Forest is less than a mile from this property. Wildlife is abundant in the area, including elk, mule deer, antelope, bear and eagles just to name a few. This is a rustic mountain home with an open floor plan and beautiful mountain and valley views.*



*Great Room*





*Dining Area*





*Kitchen*



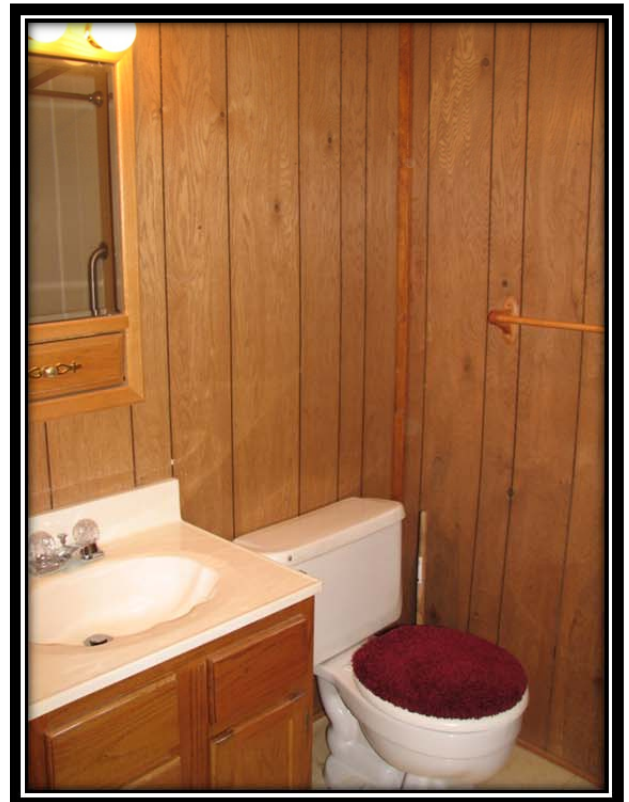


*Master Bedroom*

*Master Bath*



*Guest Bath*





*Views from  
Property*





*Views from  
Property*





MLS #: R10007480A (Active) List Price: \$165,000

911 Road 1AB Clark, WY 82435



HOUSE DESIGN: 2 Story  
# BEDROOMS: 3  
TOTAL # BATHS: 2  
APX YEAR BUILT: 1990  
APX TOTAL SQFT: 1628  
ADDITIONAL LIVING UNITS: No  
BASEMENT: No

AREA: Clark  
SUBDIVISION: Warwick  
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 1628 APX BELOW GRADE SQFT: 0 # FULL BATHS: 2 # 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: Shared Source COOLING TYPE: None  
PRIMARY HEAT: Baseboard PRIMARY FUEL TYPE: Electric SECONDARY FUEL TYPE: Wood  
ASSESSMENT \$: 0 HOA: No ANNUAL HOA COST: 0 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:
Great Rm	M		Laundry	M				
Kitchen	M		Full Bath	2				
Mstr Bdrm	M		BrkfstArea	M				
Bedroom 2	2							
Bedroom 3	2							
Full Bath	M							

INCLUSIONS: Refrigerator, range/oven, firewood

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 APX DEEDED ACRES: 17.95 APX LOT SQFT: 0  
TAX YEAR: 2012 TOTAL TAX \$: 688.47 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: Warwick Sub. Lot 74-A (17.95 AC)

CONSTRUCTION: Frame, Log HEATING STOVE TYPE: Wood  
EXTERIOR SIDING: Log, Wood FIREPLACE TYPE: None  
ROOF: Metal INTERIOR FEATURES: Ceiling Fan(s), Loft, Pantry, Tile Floor, Vaulted Ceiling(s)  
GARAGE/TYP E STALLS: Attached-2 Stalls  
EXTERIOR FEATURES: Acreage Fenced, Deck, Fenced Yard, Fishing, Horse Property, Hunting, Mountain View, Patio, Recreational, Rolling Terrain, Storage Building  
PROPERTY ACCESS: County Gravel

COMMENTS: 17.95+- acres in the rolling foothills of the dramatic Beartooth Mountains. Access to Shoshone National Forest is less than a mile from this property. Wildlife is abundant in the area, including elk, mule deer, antelope, bear and eagles just to name a few. Rustic mountain home with an open floorplan and beautiful mountain & valley views. Well is shared with neighbor to the east.

DIRECTIONS TO PROPERTY: Hwy 120 to County Road 1AB to top of the hill past mail boxes, property 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.





**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.

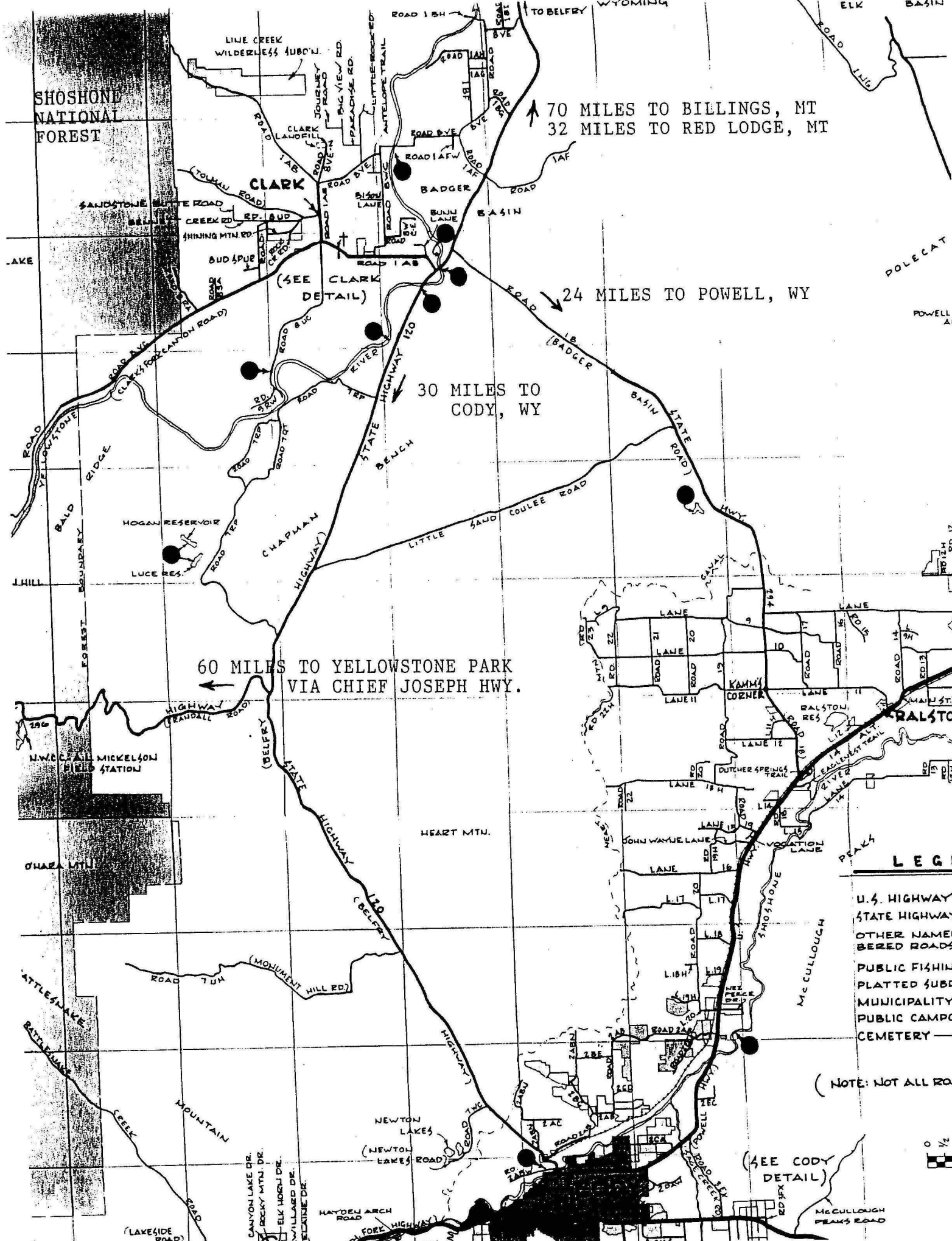
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

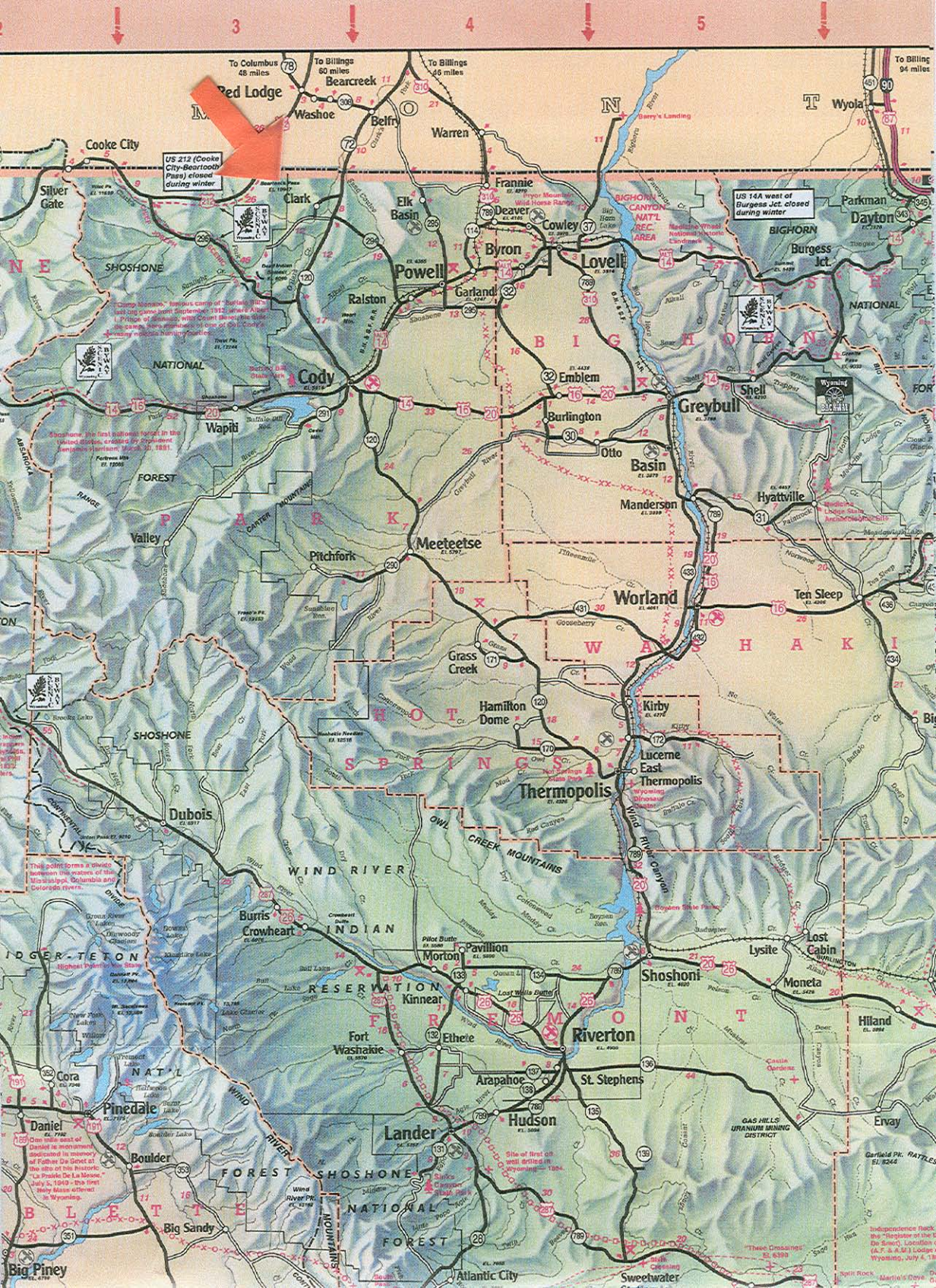
There are 3 accesses to the Shoshone National Forest, the Clarks Fork Canyon being the most spectacular. From the mouth of the Canyon you can horseback ride, hike or 4-wheel drive five miles along the river with towering mountain walls on either side. At the end of the canyon, the trail on the north 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.





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

US 14A west of Burgess Jct closed during winter

Camp Robinson - historic camp of "Buffalo Bill" last set up since September, 1912 when Adair L. Pringle of Montana with Grant Stone, the Shoshone, here organized a group of 500 cowboys leaving national hunting parties.

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 Boone National Monument designated in memory of Father of the West at the site of his historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

Independence Park - the "Birthplace of the Old West" Location of C.F. & A.J. Lander Wyoming, July 4, 1876