

RIVER RUN RANCH



253 +-
ACRES

RIVER FRONT
EQUESTRIAN
PROPERTY



Canyon Real Estate, LLC

1128 12th Street, Cody, WY 82414

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RIVER RUN RANCH

Situated on the fertile banks of the Clarks Fork of the Yellowstone River, this exceptional river property offer 253+- acres. The property offers an extensive horse complex for the equestrian enthusiast, a stocked trout pond for the fisherman, hunting for the sportsman and a newly remodeled home overlooking the Clarks Fork River. All situated with the dramatic Absaroka and Beartooth Mountains as a backdrop. Privately situated with year round access ¼ mile off paved County road. There are 3 public accesses to the National Forest close by offering endless trails for riding and 1000's of acres of recreational opportunities. Cody, the rodeo capital of the world, is a scenic 30 minute drive from this ranch and is home to the Buffalo Bill Historical Center and many western cultural events. It is an easy scenic drive to Yellowstone National Park as well as many other recreational opportunities within the Yellowstone ecosystem.

HOME

- *5 bedrooms, 5 baths*
- *Kitchen with alder cabinets and granite counters*
- *Stainless steel appliances*
- *Hickory floors and alder woodwork*
- *Master suite with jetted tub, tiled shower, double sinks, granite counter, Enormous walk in closet, French doors to deck overlooking the river, moss rock fireplace*
- *Loft overlooking great room with ¾ bath*
- *Great room with a wall of windows facing the river and sliding doors to a deck overlooking the river and taking in the mountain views*
- *Vaulted ceilings in the great room with gas stove for comfortable heat*
- *Spacious family/game room on lower lever with hickory floors, moss rock fireplace and wet bar custom made with alder wood*
- *Patio off the family leads to a pathway to the river*
- *Central air conditioning*

BARN

- *Office with ¾ bath and sleeping area*
- *Tack room*
- *2 box stall with outside run areas*
- *Extensive corral system and holding corrals*
- *2 roll up doors large enough to back a 5 ton stack retriever in*

HORSE SHELTER AND STUD CORRAL

- *8X12'6" shelter with 7 foot wood rail stud pen*

ARENA

- *110 X 120 overall*
- *55 X 120 inside heated riding arena*
- *8 heated box stalls with adjoining exterior paddocks*
- *Bathroom*
- *Wash bay*
- *Medical bay*
- *Two 16' doors at either end to drive through*
- *Storage room with walk-in cooler for the hunter*
- *6 exterior parking bays each 12' wide*

PASTURES

- *Approximately 115+- irrigated acres.*
- *Pastures and hay fields are irrigated by gated pipe, hand sprinkler pipe and flood irrigation. Gated and sprinkler pipe included.*
- *107 acre parcel is fenced and cross fenced in all horse friendly wood rail fencing and smooth wire*

POND

- *Approximately 1+- acre pond stock with over 100 trout*
- *Gazebo built over the pond with benches and area for barbeque*



FAMILY ROOM
FIREPLACE



BEAUTIFUL
HARDWOOD FLOORS



CUSTOM BUILT
ALDER
WET BAR

KITCHEN
ALDER CABINETRY



STAIRS
TO LOFT



VIEW FROM
LOFT



MASTER
BEDROOM



FIRE PLACE IN
MASTER



MASTER
BATH

TILED
SHOWER



JETTED TUB



DOUBLE SINKS





LOFT BEDROOM

LAUNDRY ROOM



UPPER
DECK



FRONT
ENTRANCE





BARN
&
CORRALS



BARN
WORK AREA





BARN
RESTROOM FACILITIES

BARN
OFFICE AREA



BARN
STALLS





HEATED
ARENA



8 HEATED BOX
STALLS



WALK IN COOLER



MEDICAL
BAY



STUD PEN AND
CORRAL

PASTURE



MOUNTAINS
VIEWS



BEARTOOTH
MOUNTAINS



HEART
MOUNTAIN



CLARKS FORK
CANYON



MOUNTAIN
VIEWS



GAZEBO
&
POND



POND & RIVER



VIEW
OF
RIVER



HAY FIELD



FALL



WINTER PASTURE





For a private showing of this pristine property contact:

Rita Lovell, Broker
Canyon Real Estate, LLC
1128 12th Street
Cody, WY 82414
307-527-7092

Recapture the last of the old west
in this exquisite property.
Price: \$1,990,000.00 (us currency)

MLS #: F10002620A (Active) List Price: \$1,990,000

55 Bunn Ln Clark, WY 82435



ORIGINAL LIST PRICE: \$1,990,000
HOUSE DESIGN: 2 Story
BEDROOMS: 5
TOTAL # BATHS: 5
FULL BATHS: 3
HALF BATHS: 1
3/4 BATHS: 1
APX YEAR BUILT: 1996
APX TOTAL SQFT: 4250
APX ABOVE GRADE SQFT: 2384
APX BELOW GRADE SQFT: 1866
BASEMENT: No

TOTAL # RESIDENCE: 1
AREA: Clark
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX IRRIGATED ACRES: 115
APX DEEDED ACRES: 253
TOTAL LEASE ACRES: 0
HAS LEASE/PERMITS: No

DRAINAGE FEE YEAR: 0

TYPE OF LEASED LAND: None

BLDGTYPE: Horse Shelter
BLDGTYPE2: Arena
BLDGTYPE3: Horse Shelter

BLDGSIZE: 43x58
BLDGSIZE2: 110x120
BLDGSIZE3: 8x12'6

BLDGCNST: Steel Frame
BLDGCNST2: Steel Frame
BLDGCNST3: Frame

BLDGYRBT: 2000
BLDGYRBT2: 2002
BLDGYRBT3: 0

% MINERAL RIGHTS INCLUDED: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	2	overlooks river	Full Bath	2		Bedroom 4	M	
Dining Rm	2	doors to deck	Extra Rm	2	Loft	Bonus Rm	M	bedroom
Kitchen	2	alder & granite	Full Bath	2	tile & granite	Full Bath	M	
Mstr Bdrm	2	moss rock FP	3/4 Bath	2	in loft	Laundry	M	off garage
Bedroom 2	2		Family Rm	M	alder wet bar	1/2 Bath	M	in laundry
Bedroom 3	2							

ADDITIONAL ROOM INFO: Barn has office, 3/4 bathroom and tack room. Riding arena has 1/2 bath, wash bay and medical bay.

INCLUSIONS: All stainless steel appliances in kitchen, refrigerator & Whirlpool washer & dryer in laundry rm., sm.refrigerator & AC window unit in barn, gated pipe, hand sprinkler irrigation pipe

EXCLUSIONS: none

IRRIGCO: Clarks Fork

IRRIGCOST: 89.70

IRRIGCOYR: 2008

TAX YEAR: 2012

TOTAL TAX \$: 7978.59

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple PARCELABLE: Yes

ADJ TO PUBLIC LAND: Yes RIVER/STREAM FRONT: Yes

DETAILED ZONING: Park Co - 20 Acres (GR-20)

TOPOGRAPHY: Flat, Rolling

LEGAL DESCRIPTION: Lengthy, CLO

CONSTRUCTION: Frame

GARAGE/TYPE STALLS: Attached-2 Stalls

EXTERIOR SIDING: Cedar, Log

HEATING STOVE TYPE: Gas

ROOF: Metal

FIREPLACE TYPE: Wood

NATURAL GAS COMPANY: None

INTERIOR FEATURES: Breakfast Bar, Ceiling Fans, Disposal, Garage Door Opener, Loft, Tile Floor, Vaulted Ceilings, Walk-in Closet(s), Wet Bar, Wood Floors

ELECTRIC COMPANY: Beartooth Electric Co

EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Barn, Corrals, Deck, Dirt Ditches, Fishing, Flat Terrain, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Pond, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking, Shop, Spring, Sprinklers, Manual, Wooded Acreage

SEWER: Septic

PRIMARY WATER TYPE: Well

SECONDARY WATER TYPE: Well

COOLING TYPE: Central Air

PRIMARY HEAT: Forced Air

SECONDARY HEAT: Fireplace

PRIMARY FUEL TYPE: Propane

SECONDARY FUEL TYPE: Wood

YIELD INFO: alfalfa

PROPERTY ACCESS: Private Gravel Road

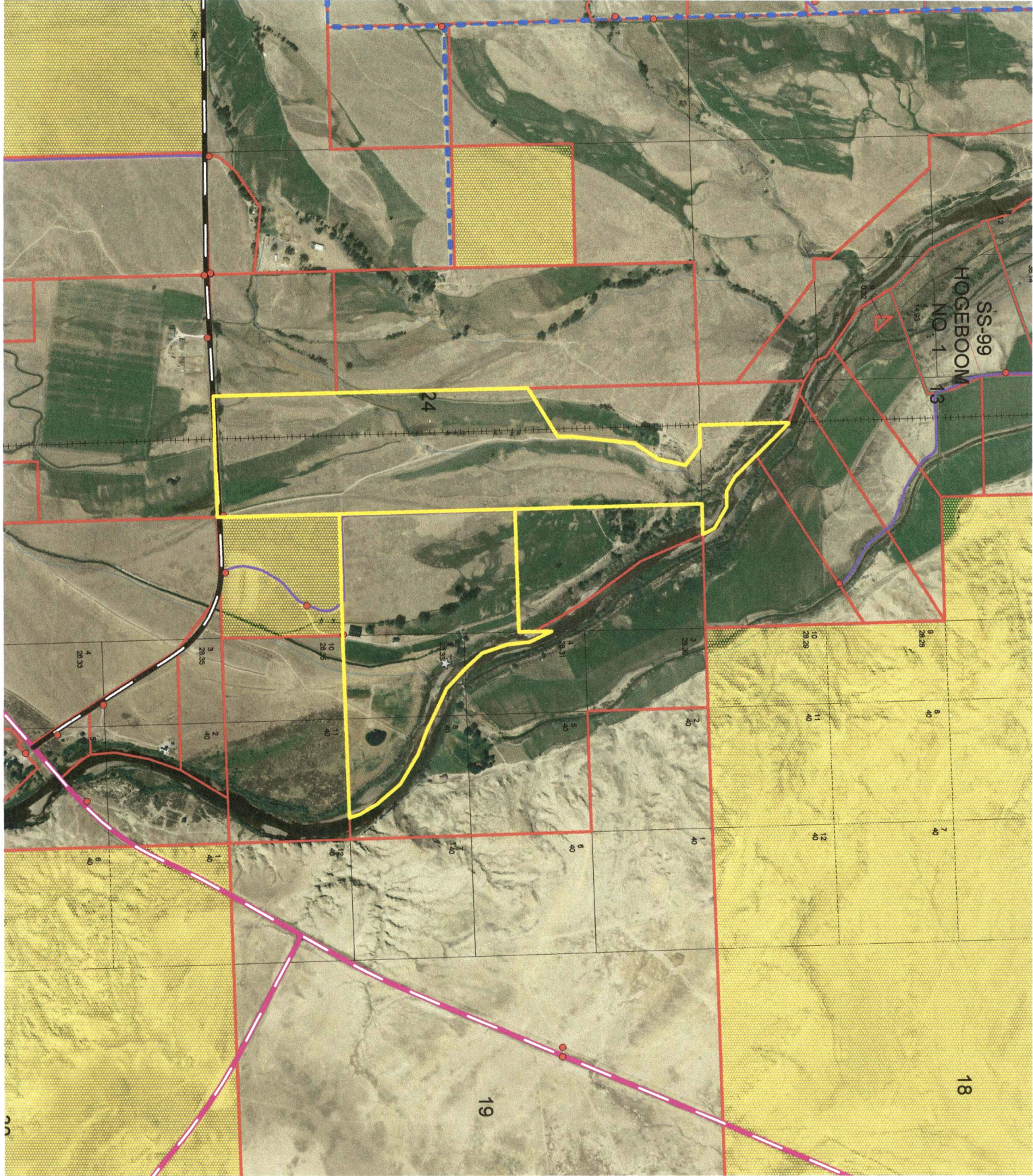
COMMENTS: 253 ac. w/newly remodeled home overlooking the Clarks Fork River with hickory floors & alder cabinetry, 2 fireplaces, deck off Gr.Rm. & Master with river & mtn.views. Irrigated field, wood rail fencing, corrals, barn w/office & 3/4 bath. Heated indoor riding arena(55x120 inside), 110x120 overall w/8 heated box stalls, 1/2 bath wash bay, medical bay, drive through doors, storage with walk-in cooler.

DIRECTIONS TO PROPERTY: Call listing office

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.



**THIS MAP IS FOR
REFERENCE USE
ONLY**

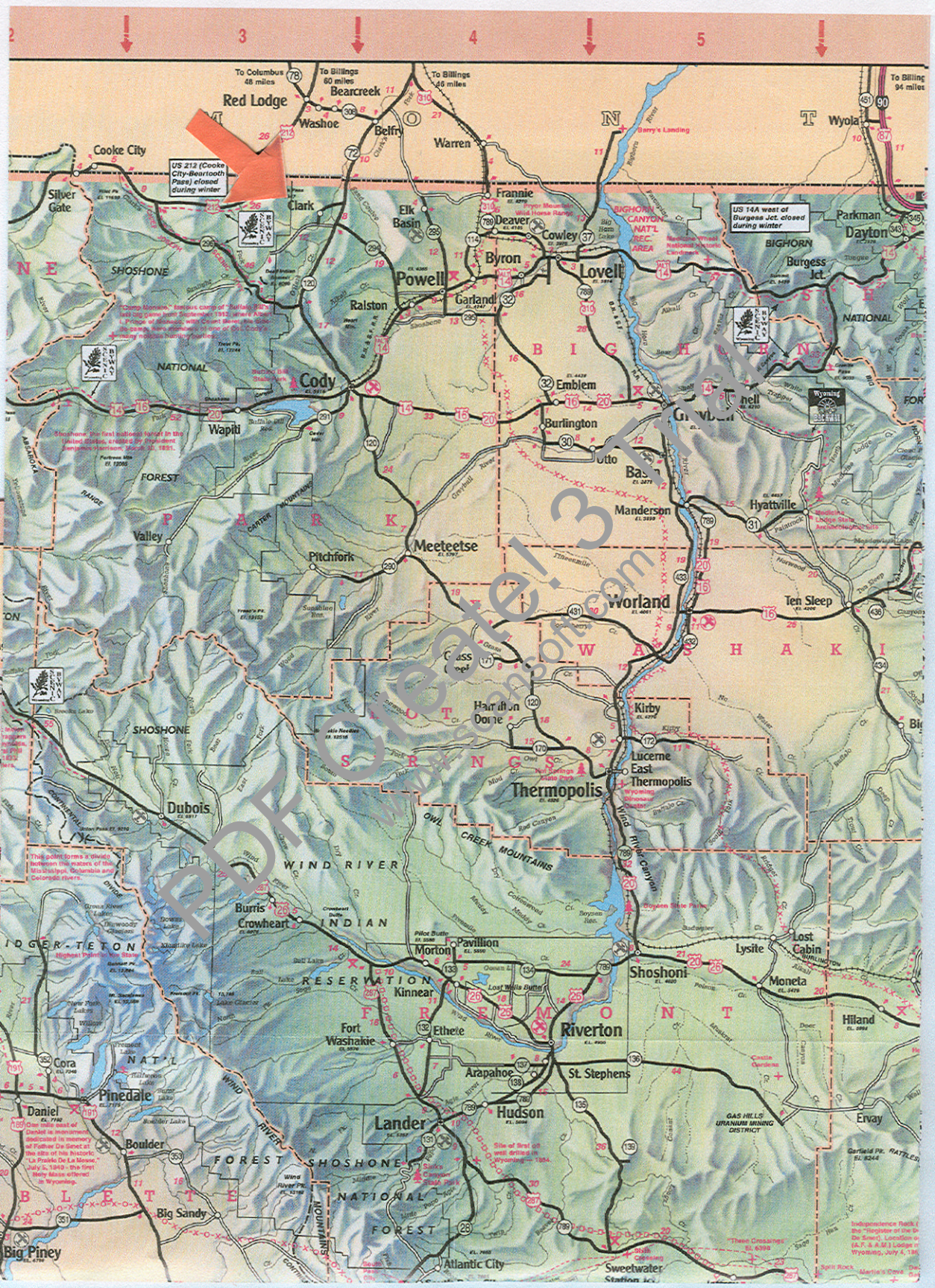
This map is for reference purposes only. The location and extent of roads, accesses, and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries.



**PARK COUNTY
ASSESSOR
DEPARTMENT**

Park County, Wyoming
Organized 1911
Original Park County Courthouse
Completed 1912





To Columbus 46 miles
To Billings 60 miles
To Billings 46 miles

To Billings 94 miles

Red Lodge

Cooke City

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

US 14A west of Burgess Jct. closed during winter

"Camp Cooke" remains camp of "Buffalo Bill" and game warden September, 1912, general agent "Foggy" of Billings, who drove through the canyon, saw abundance of deer and Coyote, and many moose tracks on the hillsides.

Established the first national forest in the United States, a matter of Department American Forestry Service, U.S. 1831.

This gorge forms a divide between the waters of the Wind River, Snake and Colorado rivers.

One mile east of Daniel is a monument dedicated to memory of Father De La Motte, July 5, 1863, the first baby Mass offered in Wyoming.

Three Corners, EL. 6330

Independence Hall, the "Log Cabin of the Old West," Location of A.P. & A.B. Logan in Wyoming, July 4, 1848

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 SUBDIV.

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

CLARK

30 MILES TO CODY, WY

24 MILES TO POWELL, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

LAKE

POLECAT

POWELL AI

CHIEF

N.W. CORNER MICKELSON FIELD STATION

OHARA MTH.

HEART MTN.

LEGEND

- U.S. HIGHWAY -
- STATE HIGHWAY -
- OTHER NAMED ROADS -
- PUBLIC FISHING
- PLATTED SUBDIV.
- MUNICIPALITY -
- PUBLIC CAMPGR.
- CEMETERY -

(NOTE: NOT ALL ROAD

(SEE CODY DETAIL)



MCCULLOUGH PEAKS ROAD

BATTLE LAKE

CREEK

MOUNTAIN

ROAD

(LAKE SIDE ROAD)

- CANYON LAKE DR.
- ROCKY MTH. DR.
- ELK HORN DR.
- WILLARD DR.
- TEKINIE DR.

HAYDEN ARCH ROAD

NEWTON LAKES (NEWTON LAKES ROAD)

ROAD 2AB

ROAD 2AC

ROAD 2AD

ROAD 2AE

ROAD 2AF

ROAD 2AG

ROAD 2AH

