

WESTERN HOME ON 20 ACRES



\$247,900



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This fabulous home is situated on 20 acres with grand views of the dramatic Beartooth and Absaroka Mountains. The large great room has a wall of windows that capture and frame these mountain views. Ceilings in the great room are pine tongue and groove and vaulted. A pellet stove adds coziness and warmth. The kitchen is open to the great room with an eating bar that seats four. Off the kitchen is a breakfast nook and laundry room. There are 2 guest bedrooms and guest bathroom. The master bedroom has patio doors looking out to the garden area and Heart Mountain. The shop/garage is the perfect place for hobbies and storage. The yard is beautifully landscaped with wildflowers that abound in the spring and summer. There is a fenced garden area. Mountain views are incredible. Situated in the community of Clark, 30 miles north of Cody, there are 3 public accesses to the Shoshone National Forest. There is superb fishing minutes from this property on the Clarks Fork of the Yellowstone River.





Great Room



Great Room w/Pellet Stove



Great Room





Great Room



Great Room

Front Door

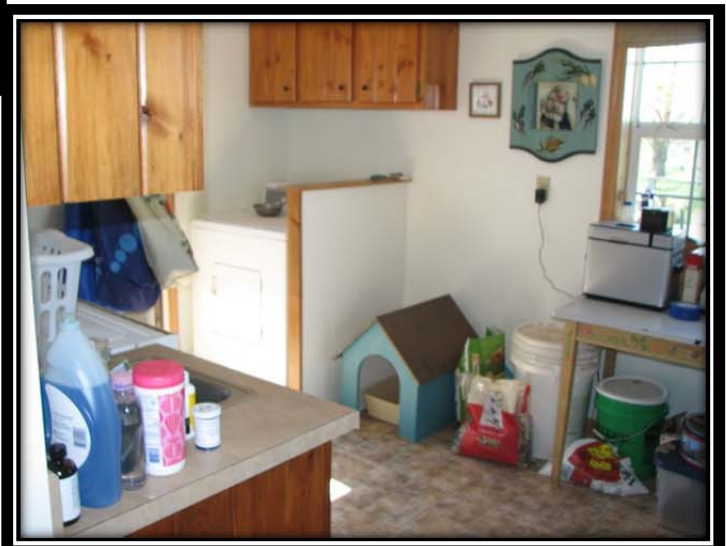




Kitchen



Kitchen



Laundry



Master Bedroom



Master Bedroom





Master Bath with Shower



Guest Bath



Guest Bath



Bedroom/Office



Guest Bedroom





Western Home



Back Porch



Garage/Shop



Garden



Raised Garden Beds

Waterfall



Beartooth Mountains





Beartooth Mountains



Beartooth Mountains



Clarks Fork Canyon



Western Home on 20 Acres

Heart Mountain



Summer Flowers





HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 2000
APX TOTAL SQFT: 1337
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1337 APX BELOW GRADE SQFT: 0 # FULL BATHS: 1 # HALF BATHS: 0 # 3/4 BATHS: 1
AVG WATER/MO \$: 0 AVG ELECTRIC/MO \$: 85.00
NATURAL GAS COMPANY: None ELECTRIC COMPANY: Beartooth Electric Co
SEWER: Septic PRIMARY WATER TYPE: Shared Source COOLING TYPE: Central Air
PRIMARY HEAT: Forced Air SECONDARY HEAT: Stove PRIMARY FUEL TYPE: Propane SECONDARY FUEL TYPE: Pellets
ASSESSMENT \$: 0 HOA: No IRRIGATION FEES \$: 0 OTHER \$: 0

BLDG YRB: 0
BLDG YRB2: 0
BLDG YRB3: 0

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Great Rm	M	Wall of Windows	Bedroom	M				
Kitchen	M	Open to Gr. Rm	Bedroom	M				
BrkfstArea	M		Full Bath	M				
Laundry	M							
Mstr Bdrm	M							
3/4 Bath	M	in Master Bdrm						

INCLUSIONS: refrigerator, range, dishwasher, washer/dryer, pellet stove, wood stove in garage.

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 APX DEEDED ACRES: 20.16 APX LOT SQFT: 0
TAX YEAR: 2014 TOTAL TAX \$: 1374.13 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: W/2SW/4NW/4, Section 14, T57N, R102W, Amended ROS D-190

CONSTRUCTION: Frame

HEATING STOVE TYPE: Pellet

EXTERIOR SIDING: Steel

FIREPLACE TYPE: None

ROOF: Metal

INTERIOR FEATURES: Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Mud Room, Pantry, Tile Floor, Vaulted Ceiling(s)

GARAGE/TYPE STALLS: Detached-2 Stalls

EXTERIOR FEATURES: Cul-de-Sac, Deck, Fishing, Flat Terrain, Garden, Horse Property, Landscaping, Mountain View, Patio, Recreational, RV Parking, Shop

PROPERTY ACCESS: Private Gravel Road

COMMENTS: Fabulous home on 20 acres with grand views of the Beartooth & Absaroka Mountains. The lg. great room has a wall of windows that capture & frame these mountain views. Vaulted ceilings in the great room are pine tongue/groove. The kitchen is open to the great room w/an eating bar that seats four. Breakfast nook & laundry room off the kitchen. Master bedroom has patio doors looking out at Heart Mountain.

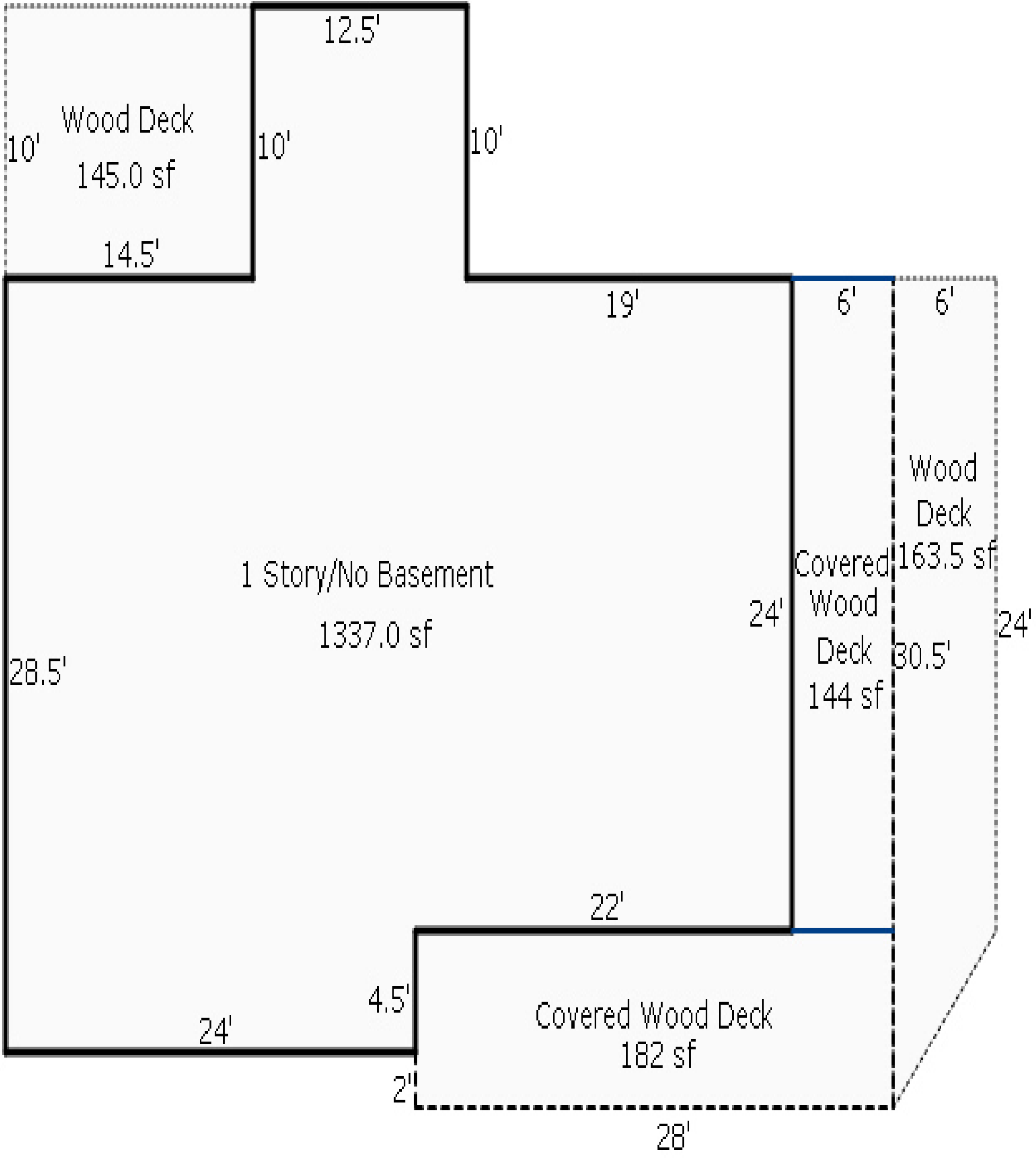
DIRECTIONS TO PROPERTY: Road 1AB to Road 8WC, turn right, follow Road 8WC to Bison Lane, turn left, go to end.

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#.46)

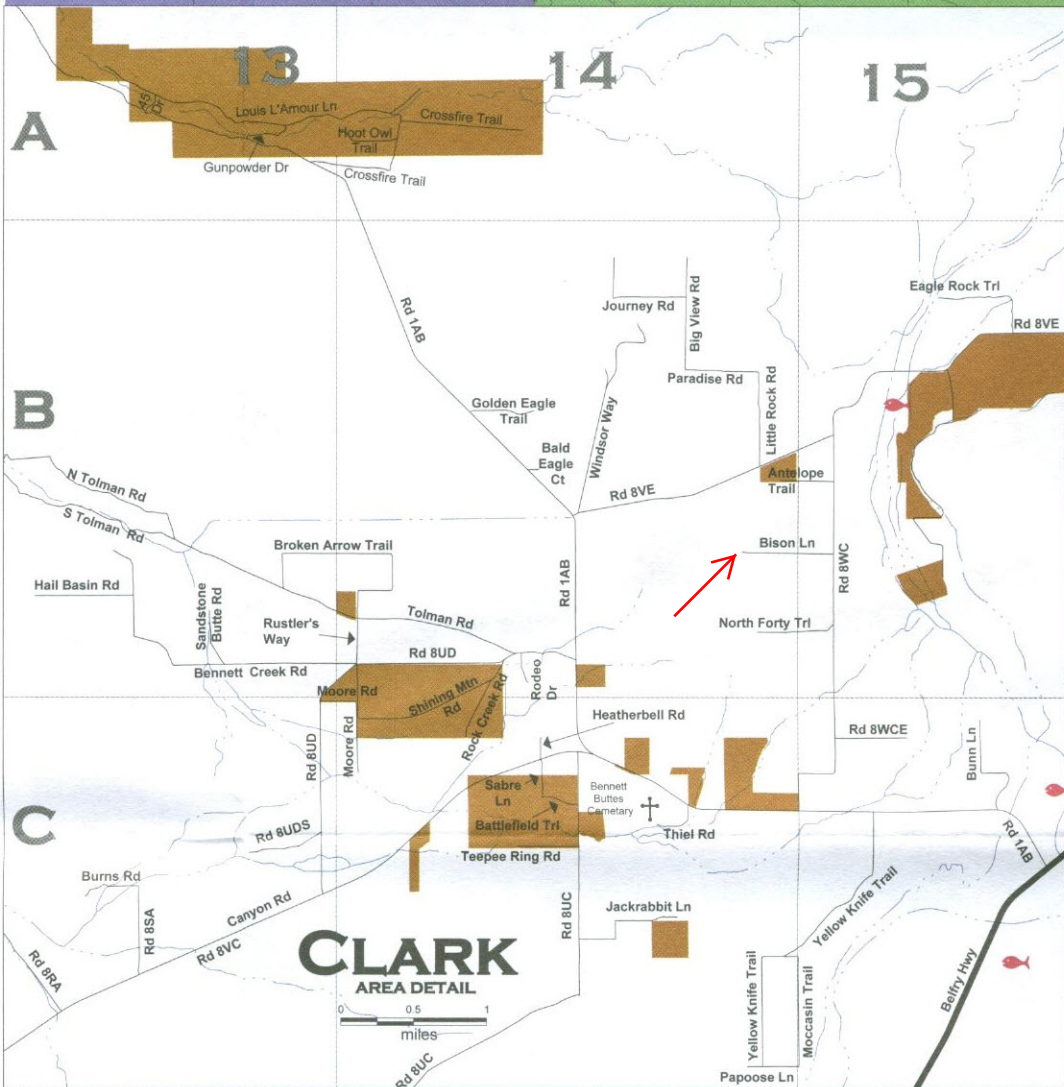
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Park County Wyoming MapServer





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

24 MILES TO POWELL, WY

(SEE CLARK DETAIL)

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

N.W.C. MILL MICKELSON FIELD STATION

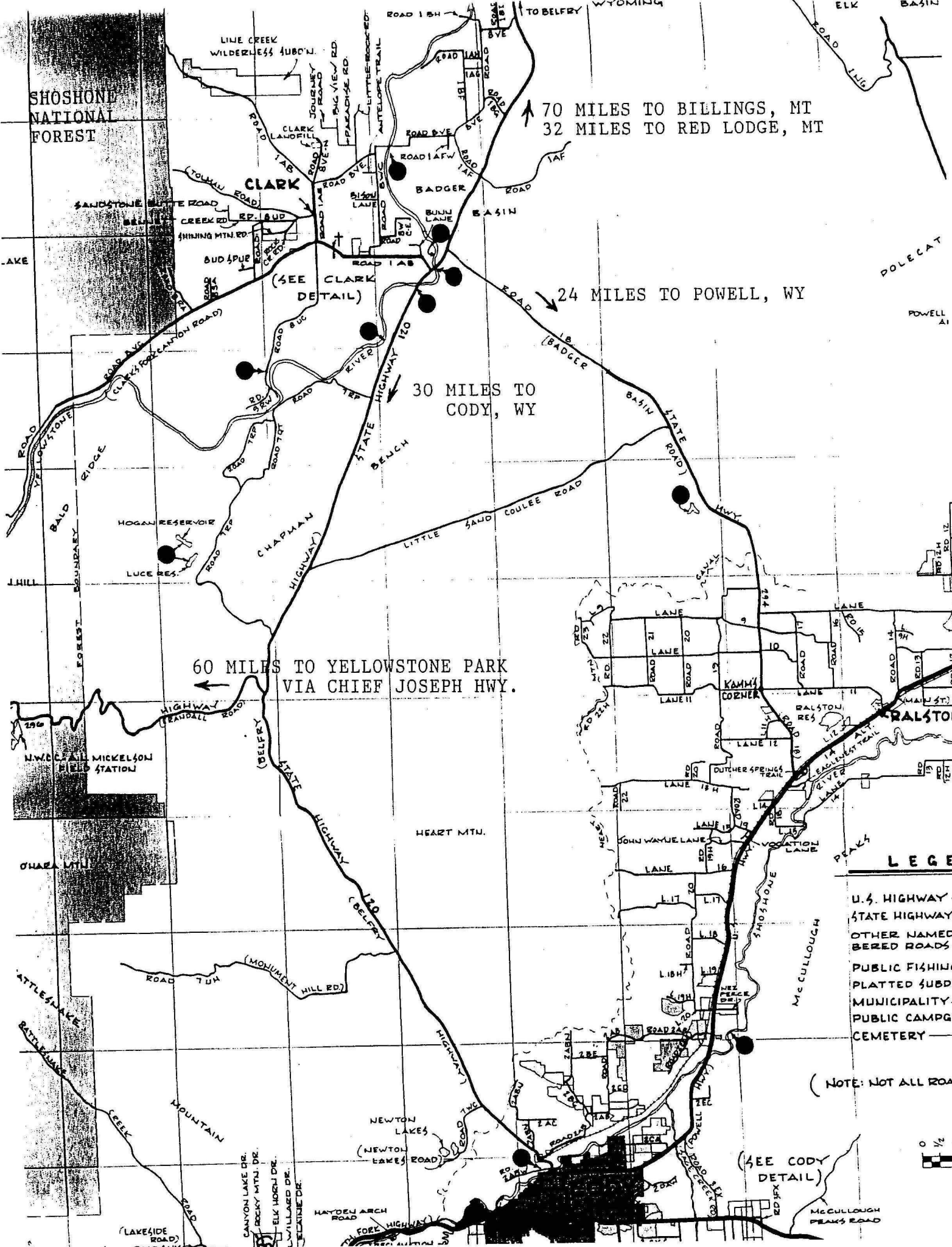
HEART MTN.

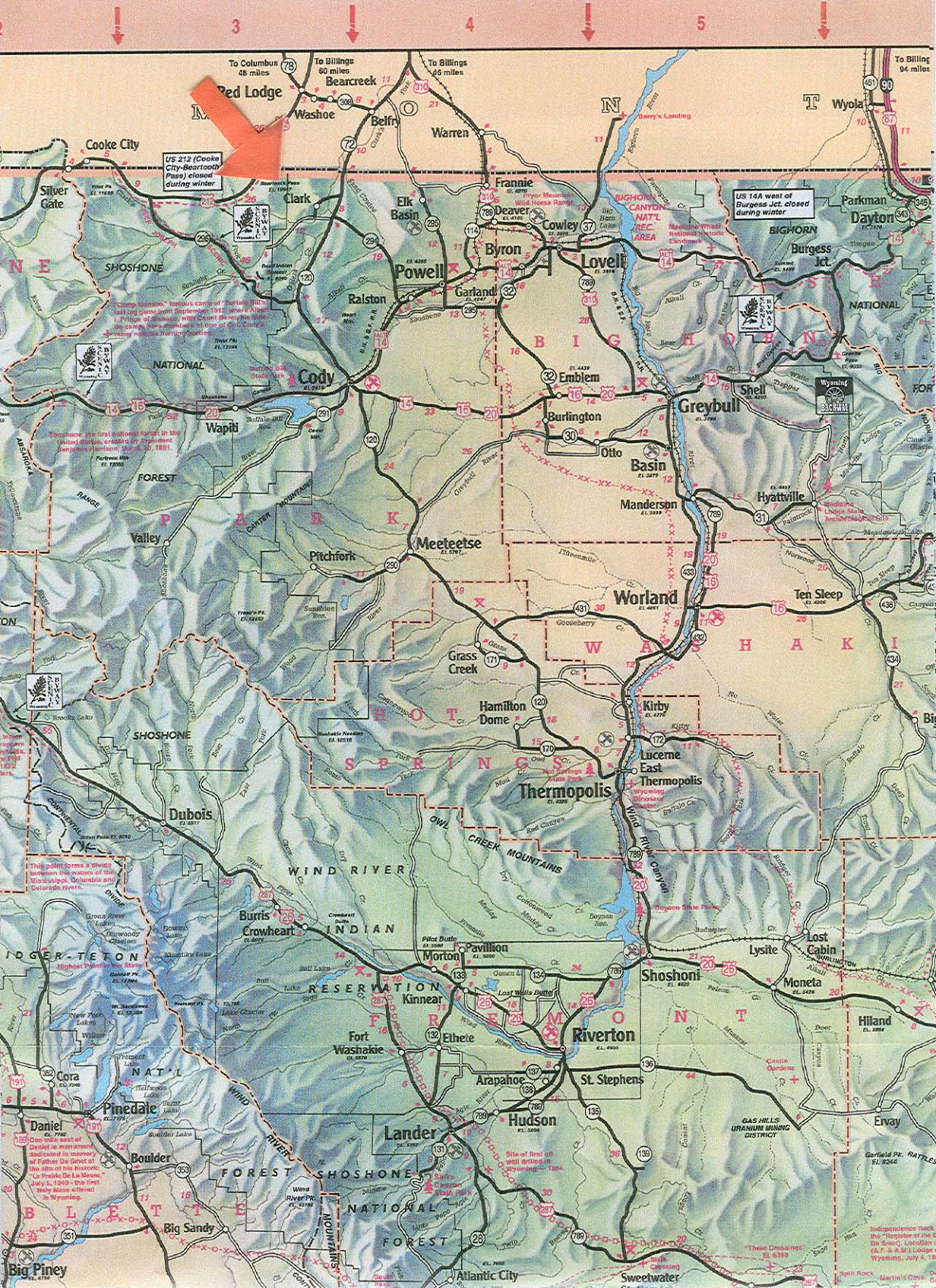
LEGEND

- 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-Bearcreek Pass) closed during winter

US 14A west of Burgess Jct closed during winter

Camp Roberson - tenting camp of "Buffalo Bill" last set up here in September, 1882. Where Arthur L. Pritchard of Montana, with Grant Brown, the first to capture here specimens of a pair of Spotted Owl, showing possible hunting pattern.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881. Pathway 1895 El. 12000

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers.

Highest Point in Wyo. State Daniel Boone National Monument El. 12,000

One mile west of Daniel is monument dedicated in memory of Father De Genet at the site of his historic "La Prade De La Moine" July 5, 1810 - the first Holy Mass celebrated in Wyoming.

Site of first oil well drilled in Wyoming - 1864.

These Crossings El. 8390

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

North Rock Martine's Point