



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

## *STAGECOACH ESTATES*



*Three 35 acre parcels with dramatic mountain views. Power and phone are along the new road to the parcels which is accessed off County paved road. Parcel 2 has a well drilled on the property. Parcel 1 has some trees along the east side of the property. Located in the community of Clark, 30 miles north of Cody at the base of the amazing Beartooth Mountains, there are three public accesses to the Shoshone National Forest offering endless recreational opportunities within a few minutes. For the horse enthusiast, it is a short ride to practice at the Clark rodeo grounds. Minutes away is multiple fishing accesses to the Clarks Fork of the Yellowstone River.*

*Parcel 1 - \$79,000*

*Parcel 2 - \$79,000*

*Parcel 3 - \$74,900*

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



*Stagecoach Estates*

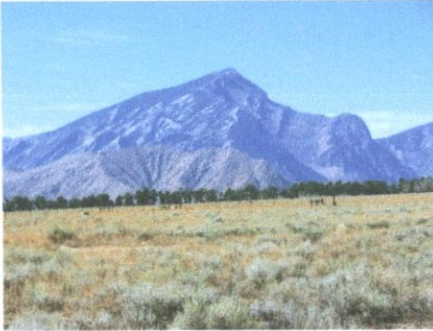


*Electric and Phone  
Along Road*



**MLS #: L10006404A (Active) List Price: \$79,000**

**0 Cowboy Dr Clark, WY 82435**



**APX DEEDED ACRES:** 35.11  
**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  
**APX MILES FROM TOWN:** 30

**NATURAL GAS COMPANY:** None

**ELECTRIC COMPANY:** Beartooth Electric Co

**SEWER:** InstlISptc

**PRIMARY WATER TYPE:** None

**IRRIGATION FEES \$:** 0

**DRAINAGE FEE YEAR:** 0

**SPECIAL ASSESSMENTS:** No

**HOA:** No

**HOA \$:** tbd

**INCLUSIONS:** none - vacant land

**EXCLUSIONS:** none - vacant land

**IRRIG CO:** none

**IRGCO\$:** 0

**IRGCOYR:** 0

**IRGCOYR2:** 0

**IRGCOYR3:** 0

**IRGCOYR4:** 0

**TAX YEAR:** 2013

**TOTAL TAX \$:** 1405.00

**TAXED W/OTHER LAND:** Yes

**PROPERTY RIGHTS:** Fee Simple

**ADJ TO PUBLIC LAND:** No

**PARCELABLE:** No

**MOBILES ALLOWED:** No

**MODULARS ALLOWED:** No

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

**SELLER FIN:** Yes

**DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** Parcel 1, ROS No. 2007-1134 filed in Plat Cabinet 'I', Page 1-189

**PROPERTY FEATURES:** Cul-de-Sac, Flat Terrain, Horse Property, Mountain View, Recreational

**TYPE LEASED LAND:** None

**PROPERTY ACCESS:** Private Gravel Road

**COMMENTS:** 35.11 acres with dramatic views of the Beartooth and Absaroka Mountains. Three public accesses to the Shoshone National Forest close by. Close to miles of fishing on the scenic Clarks Fork of the Yellowstone River. Some trees along the east side where irrigation ditch flows. In an area of good wells. Owner Financing Available, contact listing office for terms.

**DIRECTIONS TO PROPERTY:** Road 1AB approximately 3.5 miles from Hwy 120. Turn right on Cowboy Drive before Rec. Center.

**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.

**MLS #: L10006405A (Active) List Price: \$79,000**

**0 Cowboy Dr Clark, WY 82435**



**APX DEEDED ACRES:** 35.14  
**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  
**APX MILES FROM TOWN:** 30

**NATURAL GAS COMPANY:** None

**ELECTRIC COMPANY:** Beartooth Electric Co

**SEWER:** InstllSptc

**PRIMARY WATER TYPE:** Well

**IRRIGATION FEES \$:** 0

**DRAINAGE FEE YEAR:** 0

**SPECIAL ASSESSMENTS:** No

**HOA:** No

**HOA \$:** tbd

**INCLUSIONS:** none - vacant land

**EXCLUSIONS:** none - vacant land

**IRRIG CO:** none

**IRGCO\$:** 0

**IRGCOYR:** 0

**IRGCOYR2:** 0

**IRGCOYR3:** 0

**IRGCOYR4:** 0

**TAX YEAR:** 2013

**TOTAL TAX \$:** 1405.00

**TAXED W/OTHER LAND:** Yes

**PROPERTY RIGHTS:** Fee Simple

**ADJ TO PUBLIC LAND:** No

**PARCELABLE:** No

**MOBILES ALLOWED:** No

**MODULARS ALLOWED:** No

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

**SELLER FIN:** Yes

**DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** Parcel 2, ROS No. 2007-1134 filed in Plat Cabinet 'I', Page 189

**PROPERTY FEATURES:** Cul-de-Sac, Flat Terrain, Horse Property, Mountain View, Recreational

**TYPE LEASED LAND:** None

**PROPERTY ACCESS:** Private Gravel Road

**COMMENTS:** 35.14 acres with dramatic views of the Beartooth and Absaroka Mountains. Three public accesses to the Shoshone National Forest close by. Close to miles of fishing on the scenic Clarks Fork of the Yellowstone River. Well drilled on property. Power and phone to property line. Owner Financing Available, contact listing office for terms.

**DIRECTIONS TO PROPERTY:** Road 1AB approximately 3.5 miles from Hwy 120, turn right on Cowboy Drive.

**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.

**MLS #: L10006406A (Active) List Price: \$74,900**

**0 Cowboy Dr Clark, WY 82435**



**APX DEEDED ACRES:** 35.03  
**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  
**APX MILES FROM TOWN:** 30

**NATURAL GAS COMPANY:** None  
**SEWER:** InstllSptc  
**DRAINAGE FEE YEAR:** 0  
**SPECIAL ASSESSMENTS:** No

**ELECTRIC COMPANY:** Beartooth Electric Co  
**PRIMARY WATER TYPE:** None  
**IRRIGATION FEES \$:** 0

**HOA:** No      **HOA \$:** tbd

**INCLUSIONS:** none - vacant land

**EXCLUSIONS:** none - vacant land

**IRRIG CO:** none

**IRGCO\$:** 0

**IRGCOYR:** 0

**IRGCOYR2:** 0

**IRGCOYR3:** 0

**IRGCOYR4:** 0

**TAX YEAR:** 2013

**TOTAL TAX \$:** 1405.00

**TAXED W/OTHER LAND:** Yes

**PROPERTY RIGHTS:** Fee Simple

**ADJ TO PUBLIC LAND:** No

**PARCELABLE:** No

**MOBILES ALLOWED:** No

**MODULARS ALLOWED:** No

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

**SELLER FIN:** Yes

**DISCLOSURES:** Yes

**LEGAL DESCRIPTION:** Parcel 3, ROS No. 2007-1134 filed in Plat Cabinet 'I', Page 189

**PROPERTY FEATURES:** Adj to BLM, Cul-de-Sac, Flat Terrain,  
Horse Property, Mountain View, Recreational

**TYPE LEASED LAND:** None

**PROPERTY ACCESS:** Private Gravel Road

**COMMENTS:** 35.03 acres with dramatic views of the Beartooth and Absaroka Mountains. Three public accesses to the Shoshone National Forest close by. Close to miles of fishing on the scenic Clarks Fork of the Yellowstone River. Power and phone to property line. Next to BLM. Owner Financing Available, contact listing office for terms.

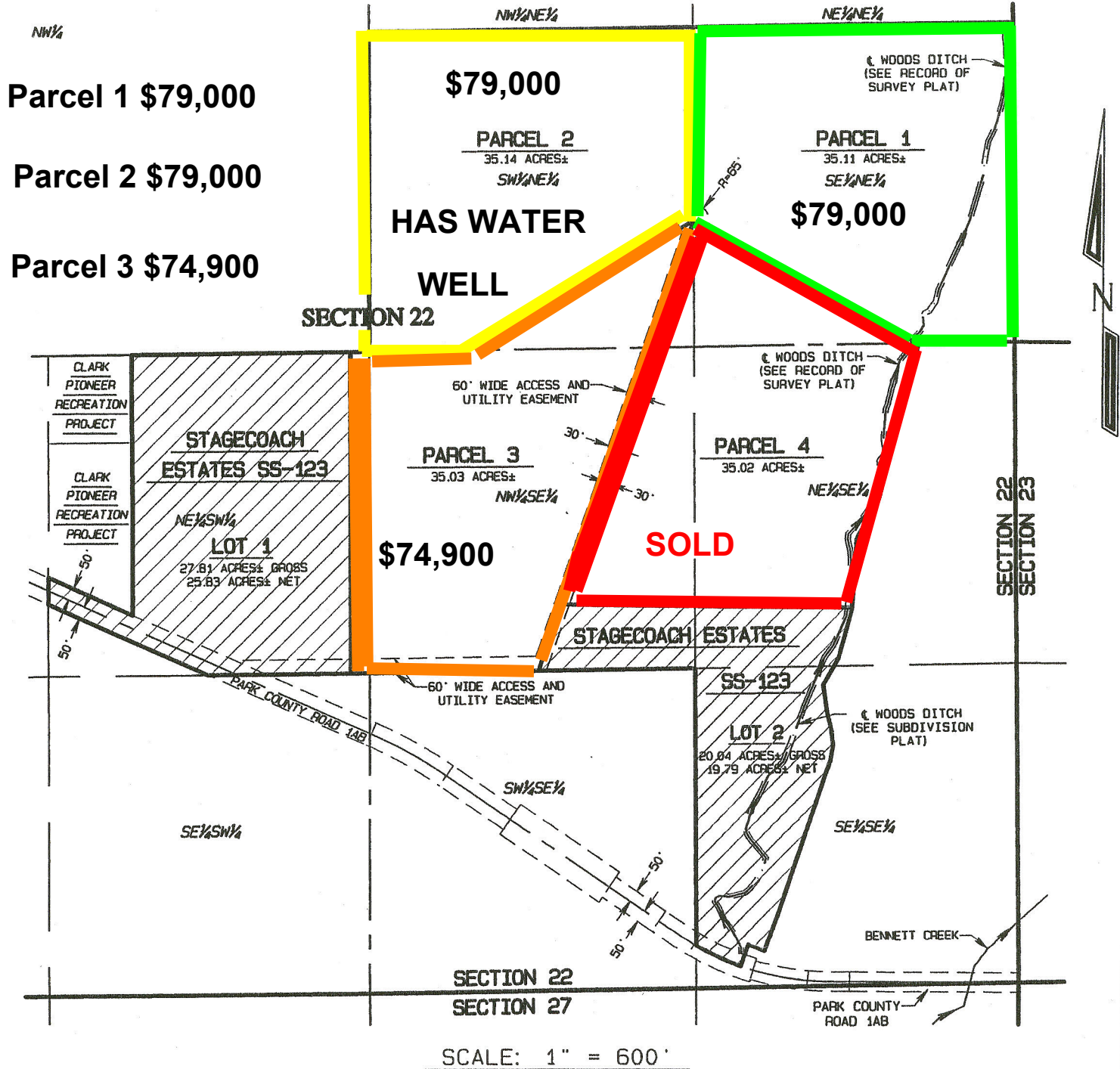
**DIRECTIONS TO PROPERTY:** Road 1AB approximately 3.5 miles from Hwy 120, turn right on Cowboy Drive.

**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.

T. 57 N., R. 102 W.



T & H DEVELOPMENT, LLC  
CLARK, WYOMING

PLAT SHOWING  
**STAGECOACH ESTATES SS-123  
AND 35 ACRE± PARCELS**  
IN SECTION 22  
T. 57 N., R. 102 W., 6TH P.M.  
PARK COUNTY, WYOMING

NOTES:

1. STAGECOACH ESTATES SS-123 IS RECORDED AS DOCUMENT NO. 2007-1050 AND FILED IN PLAT CABINET "I" AT PAGE 188.
2. THE RECORD OF SURVEY SHOWING PARCELS 1-4 IS RECORDED AS DOCUMENT NO. 2007-1134 AND FILED IN PLAT CABINET "I" AT PAGE 189.



HOLM, BLOUGH AND COMPANY  
Consulting Engineers & Land Surveyors  
1402 Stampede Ave.  
Cody, Wyoming 82414

MARCH, 2007

BOOK \_\_\_\_\_  
S:\JOBS\2006\06-238\06-238.pro

02224000

02232004

18

02232002

19

02233003

2

02233002

1

90813001

02231003

90828001

1

02231002

02234000

02712002

22

SS-123  
STATECOACH  
ESTATES

02242000

90828002

2

02244002

BENNETT CREEK

102

02244001

GORDON

ROS  
H-68

02331201

B-1

A-1

0233110

02332400

**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.



