

20 ACRES ON BENNETT CREEK

Clark



\$225,000

Canyon Real Estate, LLC

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This 20 acre parcel is situated at the confluence of Bennett Creek and Little Rock Creek. From this point, Bennett Creek rushes downstream to join the Clarks Fork of the Yellowstone River. Peaceful picnic areas, marvelous fishing holes and transparent waters that rapidly flow along with the dramatic Beartooth Mountains as a background. The 3 bedroom, one bath home has been remodeled. There is a new kitchen, laundry/mud room, bathroom and new flooring throughout. A log cabin on the property could be finished into a guest house. Three accesses to the Shoshone National Forest area close by offering trails for hiking, riding and hunting.





Front View of Home



Kitchen/Open Living Area

Kitchen





Kitchen



Pantry/Mud Room





Laundry Area



Living Room Looking into Dining Area

Dining Area/Living Room



Fireplace in Living Room





Bedrooms





Bathroom



Garage

Log Cabin





Old Barn



Shed



Picnic Area



Entry



Clarks Fork Canyon



Beartooth Mountains





MLS #: R10006837A (Active) List Price: \$225,000

52 Road 8UC Clark, WY 82435



HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 1
APX YEAR BUILT: 1968
APX TOTAL SQFT: 1152
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1

APX ABOVE GRADE SQFT: 1152 **APX BELOW GRADE SQFT:** 0 **# FULL BATHS:** 1 **# 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:** Well **COOLING TYPE:** None
PRIMARY HEAT: Forced Air **PRIMARY FUEL TYPE:** Propane
ASSESSMENT \$: 0 **HOA:** No **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:
Living Rm	M	new kitchen						
Dining Rm	M							
Living Rm	M							
Mstr Bdrm	M							
Full Bath	M	tile floor						
Laundry	M							

INCLUSIONS: refrigerator, dishwasher, range/oven, built in microwave

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 **APX DEEDED ACRES:** 19.54 **APX LOT SQFT:** 0
TAX YEAR: 2011 **TOTAL TAX \$:** 1207.37 **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: Thiel SS-108 Lot 1(20.2 ac. - 19.54 ac. net)

CONSTRUCTION: Frame **HEATING STOVE TYPE:** None
EXTERIOR SIDING: Hardboard **FIREPLACE TYPE:** Wood
ROOF: Composition Shingle **INTERIOR FEATURES:** Mud Room, Pantry, Tile Floor
GARAGE/TYPE STALLS: Attached-1 Stall
EXTERIOR FEATURES: Creek, Fishing, Horse Property, Hunting, Loafing Shed, Mountain View, Recreational, RV Parking
PROPERTY ACCESS: County Gravel

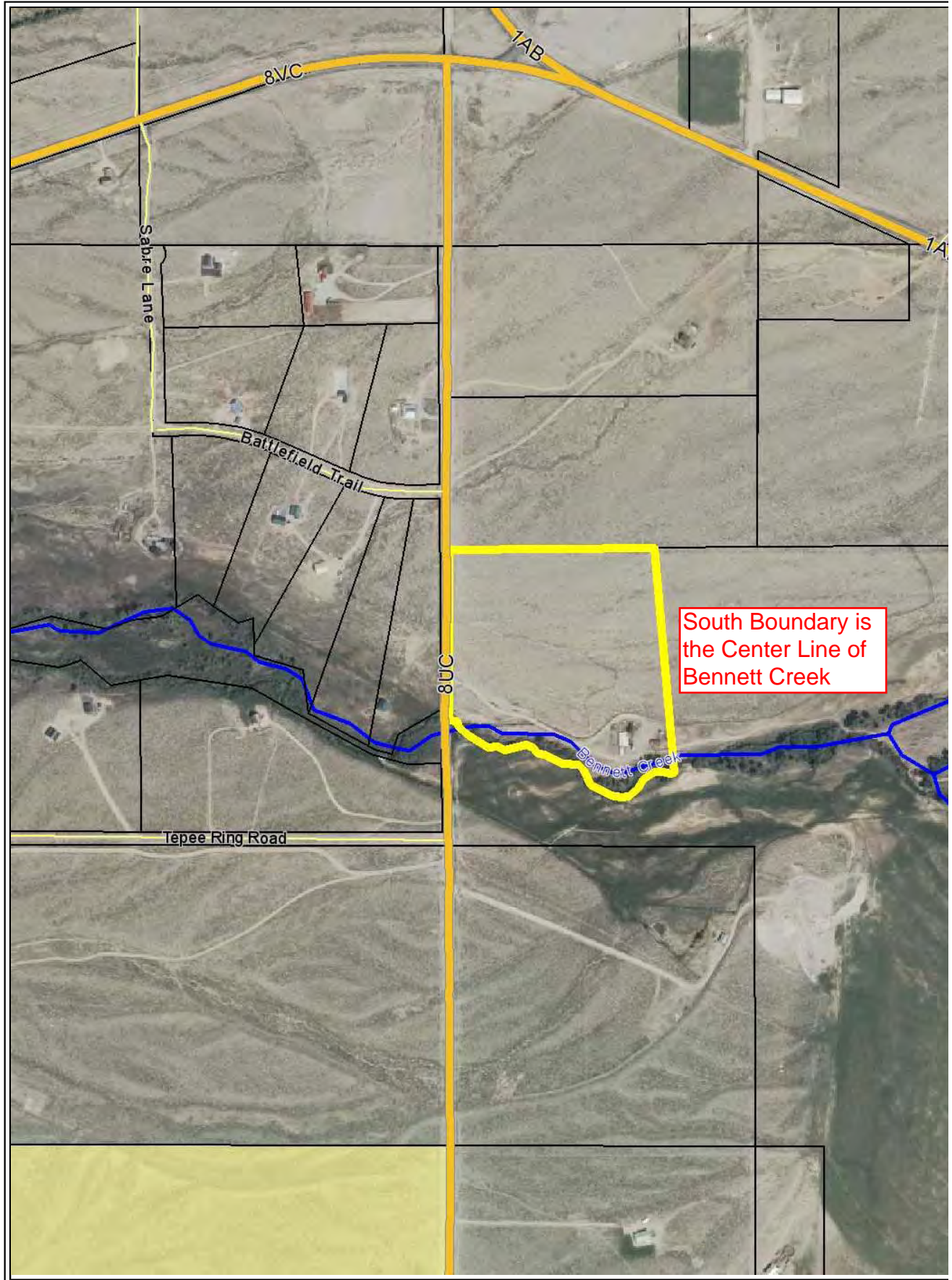
COMMENTS: This 20 acre parcel is situated at the confluence of Bennett Creek and Little Rock Creek. 3 bedroom, one bath home has been remodeled. There is a new kitchen, laundry/mud room, bathroom and new flooring throughout. A log cabin on the property could be finished into a guest house. Great fishing on the property!

DIRECTIONS TO PROPERTY: Road 1AB to Canyon Road, first left on Road 8UC

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.

