



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

RIDE OFF INTO THE SUNSET



\$65,000

This 20 acre parcel is bordered on the North and the West by a large block of BLM that goes all the way to the mountains and National Forest. Views of the rugged Beartooth and Absaroka Mountains are breathtaking. Good year round access. Fishing access to the Clarks Fork of the Yellowstone River is close by. In the Clark area, there are 3 public accesses to the Shoshone National Forest, offering endless recreational opportunities.

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.





Beartooth Mountains



*Heart
Mountain*



MLS #: L10004265A (Active) List Price: \$65,000

0 Yellow Knife Tr Clark, WY 82435



POTENTIAL USES: Residential, Multi-Family
APX DEEDED ACRES: 20.06
APX IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

UNIT # OR LOT #: 1
AREA: Clark
SUBDIVISION: Chief Joseph Estates
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 35

NATURAL GAS COMPANY: None
SEWER: InstllSptc
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No
ELECTRIC COMPANY: Beartooth Electric Co
PRIMARY WATER TYPE: None
HOA: Yes
IRRIGATION FEES \$: 0
HOA \$: 150/yr

DESCRIPTION OF STRUCTURES: ,

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: none
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0
IRGCO\$: 0
IRGCOYR: 0

TAX YEAR: 2013
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: No
SELLER FIN: No
DISCLOSURES: Yes
TOTAL TAX \$: 271.85
ADJ TO PUBLIC LAND: Yes
MODULARS ALLOWED: Yes
TYPE LEASED LAND: None
PROPERTY ACCESS: Private Gravel Road
TAXED W/OTHER LAND: No
PARCELABLE: No
DETAILED ZONING: Park Co - 20 Acres (GR-20)

LEGAL DESCRIPTION: 20.065 AC Des as: N/2NW/4NW/4 Sec. 35, T57N R102W (Tr. #1 Chief Joseph Estates Non-Sub) Record of Survey D-193.

PROPERTY FEATURES: Adj to BLM, Corner Lot, Horse Property, Hunting, Mountain View, Recreational, Rolling Terrain
TYPE LEASED LAND: None
PROPERTY ACCESS: Private Gravel Road

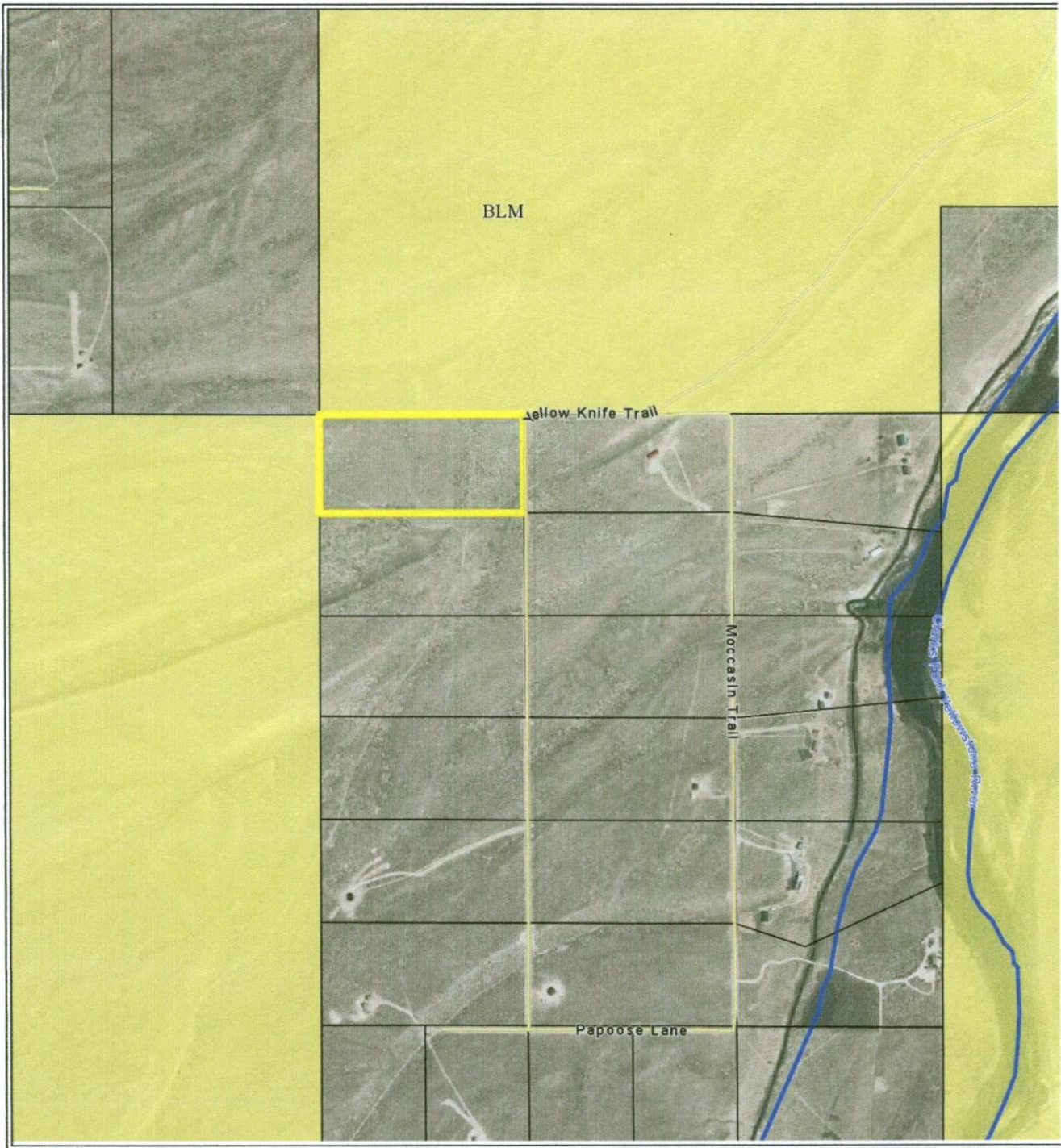
COMMENTS: Ride off into the sunset! This 20 ac. parcel is bordered on the north & west by a large block of BLM that goes to the mountains & National Forest. Views of the rugged Beartooth and Absaroka Mountains are breathtaking. Good year round access. Fishing access to the Clarks Fork of the Yellowstone River is close by. In the Clark area, there are 3 public accesses to the Shoshone National Forest.

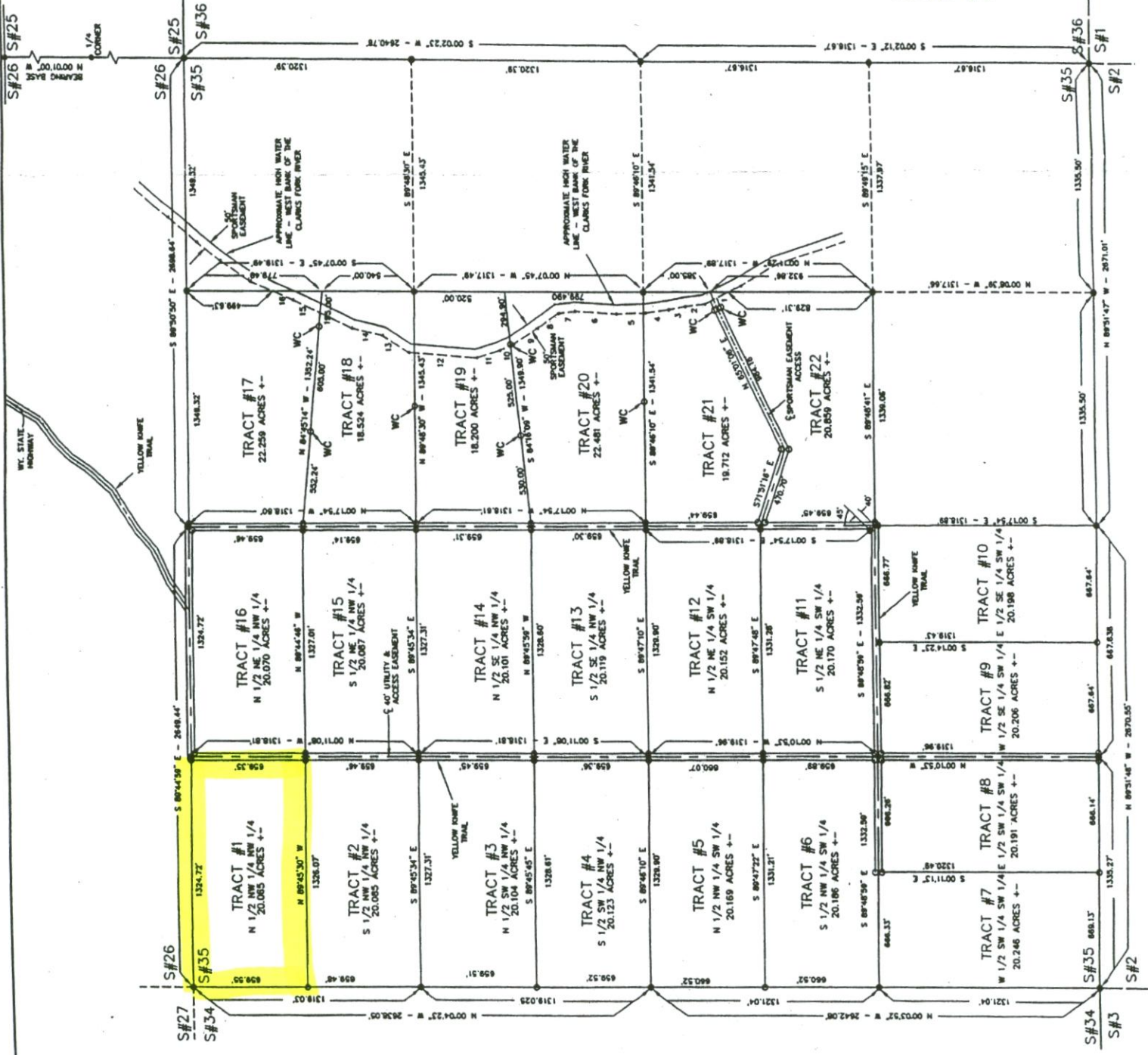
DIRECTIONS TO PROPERTY: Hwy 120 North out of Cody to Road 1AB (the Clark turn-off), West on 1AB to Yellow Knife Trail, Chief Joseph Estate, follow to subdivision, turn right to sign

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.





50' SPORTSMAN EASEMENT

LINE	BEARING	DISTANCE
1	N 29°58'40" W	150.27'
2	N 07°04'42" W	118.63'
3	N 07°24'37" W	133.87'
4	N 07°24'37" W	133.87'
5	N 07°03'53" E	171.49'
6	N 03°18'30" W	241.71'
7	N 08°32'54" W	82.36'
8	N 35°08'31" W	145.54'
9	N 25°23'05" W	182.86'
10	N 17°43'10" W	138.85'
11	N 04°09'50" E	391.74'
12	N 32°33'54" E	179.11'
13	N 13°05'40" E	169.72'
14	N 24°32'54" E	268.36'
15	N 23°13'37" E	172.15'

SCALE 1" = 400'



Paul R. Campbell
 Wyoming Registration No.—L.S. 2571
 Signed and dated at Cody, Wyoming
 on this 27th day of June, 1995.
 W.O. No. 95-11, Vol. 1.
 Book A-1708173, Page 24&45.

LEGEND

- = Corner Set
- = Corner Found
- WC = Witness Corner

RECORD OF SURVEY

PLAT SHOWING

State of Wyoming } ss
 County of Park }
 I, _____, County Clerk,
 do hereby certify that the foregoing plat of _____
 was filed for record on this _____ day of _____, 1995,
 and that the same is a true and correct copy of the original
 records on file in my office.
 My Commission Expires _____
 By _____ Deputy
 349857

T. 57 N.
 T. 56 N.

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.

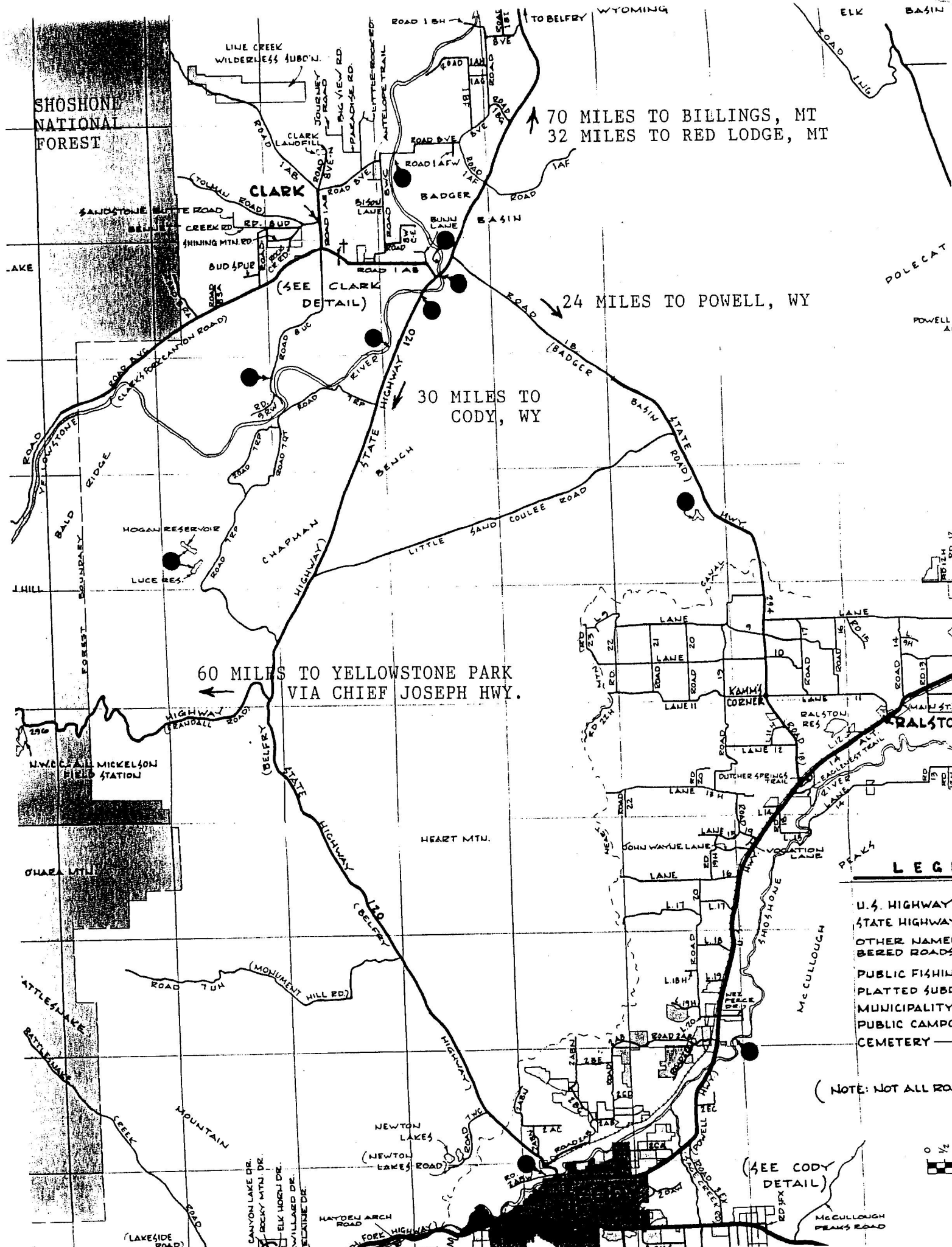
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

LINE CREEK WILDERNESS SUBDIVISION

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

CLARK

(SEE CLARK DETAIL)

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

DOLECAT

POWELL

HEART MTN.

LEG

- U.S. HIGHWAY
- STATE HIGHWAY
- OTHER NAMED ROADS
- PUBLIC FISHING PLATTED SUBDIVISION
- MUNICIPALITY
- PUBLIC CAMPGROUND
- CEMETERY

(NOTE: NOT ALL ROADS SHOWN)

(SEE CODY DETAIL)



LAKE

HILL

CHAMBERLAIN MOUNTAIN

BATTLE LAKE

CREEK

ROAD

(LAKE SIDE ROAD)

CANYON LAKE DR.
ROCKY MOUNTAIN DR.
ELK HORN DR.
WILLARD DR.
JEANINE DR.

HAYDEN ARCH ROAD

NEWTON LAKES (NEWTON LAKES ROAD)

STATE HIGHWAY 120 (BELFREY)

STATE HIGHWAY 200 (RANDALL)

STATE HIGHWAY 120 (BENCH)

STATE HIGHWAY 120 (BENCH)

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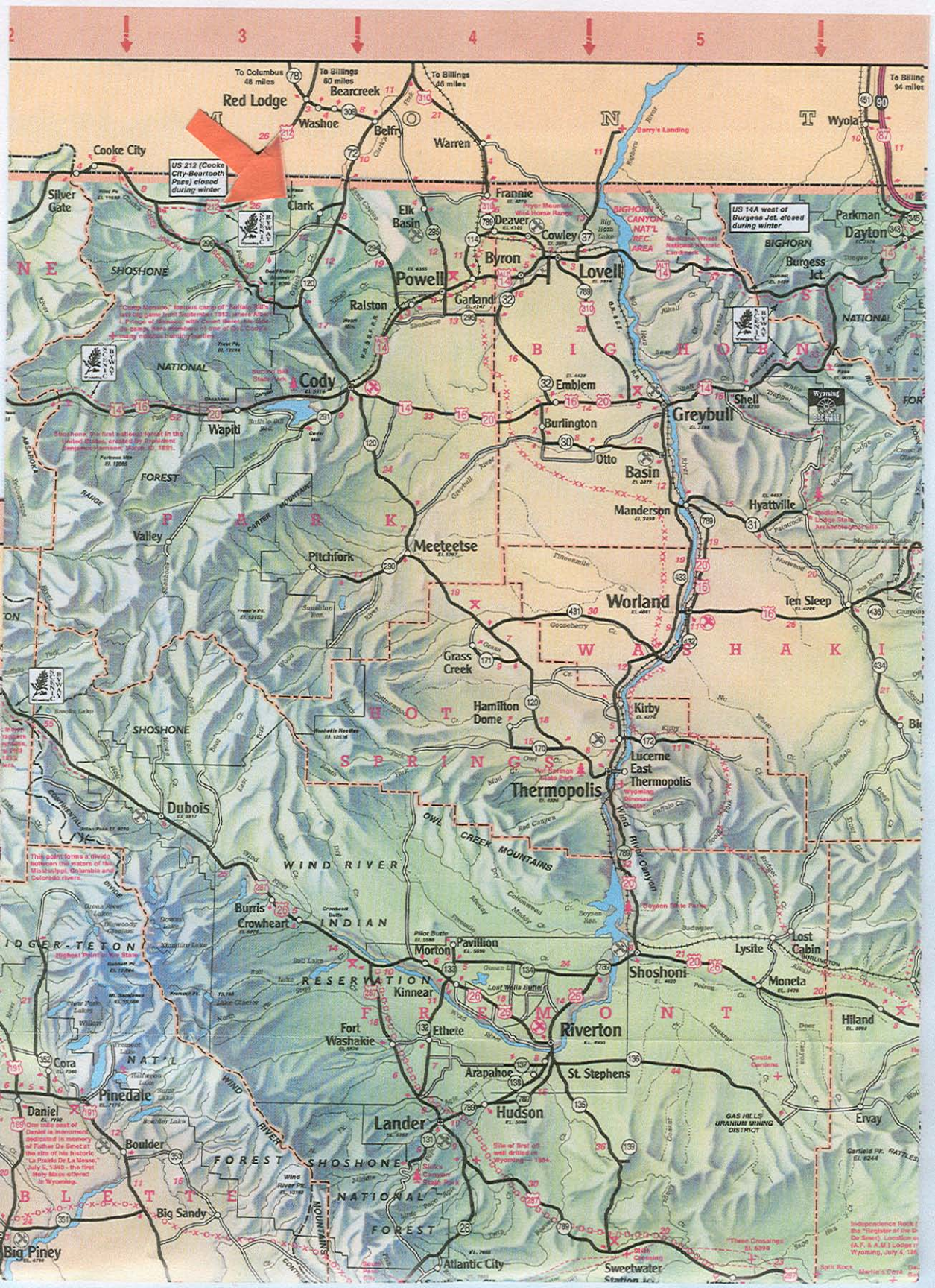
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2

3

4

5

To Columbus 48 miles

To Billings 80 miles

To Billings 68 miles

To Billings 94 miles

Red Lodge

Bearcreek

Washoe

N

T

Wyola

Cooke City

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

Clark

Elk Basin

Frannie

Deaver

BYGONE NATL REC AREA

US 14A west of Burgess Jct. closed during winter

Parkman

Silver Gate

Washoe

Belfry

Warren

Cowley

BYGONE NATL REC AREA

DAYTON

Dayton

SHOSHONE

SHOSHONE

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Elk Basin

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