



Canyon Real Estate, LLC

1327 Rumsey Avenue

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

DRAMATIC MOUNTAIN VIEWS



\$98,000

This 40 acre parcel is situated in the community of Clark, 30 miles north of Cody. Located on a bench above the valley floor, there are dramatic views of the rugged Beartooth Mountains. Power and phone are along Broken Arrow Trail on the north side of the property. 3 accesses to the National Forest in the Clark area & miles fishing on the Clarks Fork River are within 10 minutes of this property.

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



Clarks Fork Canyon





Heart Mountain

Looking East



Pat O'Hara Mountain



Sugarloaf Butte

MLS #: L10010307A (Active) List Price: \$98,000

0 Broken Arrow Tr Clark, WY 82435



POTENTIAL USES: Residential
APX DEEDED ACRES: 40.24
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: 0

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

DESCRIPTION OF STRUCTURES: None- vacant land

INCLUSIONS: None- vacant land

EXCLUSIONS: None- vacant land

IRRIG CO: 0

IRGCO\$: 0

IRGCOYR: 0

IRGCOYR2: 0

IRGCOYR3: 0

IRGCOYR4: 0

TAX YEAR: 2014

TOTAL TAX \$: 495.04

TAXED W/OTHER LAND: No

PROPERTY RIGHTS: Fee Simple

ADJ TO PUBLIC LAND: No

PARCELABLE: No

MOBILES ALLOWED: No

MODULARS ALLOWED: No

DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: SE/4NW/4 SEC. 17 T57 R102 (AKA PARCEL 7 ON ROS H-106) 39.32 AC. NET

PROPERTY FEATURES: Flat Terrain, Mountain View

TYPE LEASED LAND: None

HAS STRUCTURE: No

PROPERTY ACCESS: Private Gravel Road

COMMENTS: This 40 acre parcel is situated in the community of Clark, 30 miles north of Cody. Located on a bench above the valley floor, there are dramatic views of the rugged Beartooth Mountains. Power and phone are along Broken Arrow Trail on the north side of the property. 3 access to the National Forest in the Clark area & miles fishing on the Clarks Fork River are within 10 minutes of this property.

DIRECTIONS TO PROPERTY: 1AB past school, turn right on 8UD, go to Rustlers Way and turn right

SUBJECT TO 1031: No

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

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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.

CERTIFICATE OF DEDICATION

THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE NE 1/4, NW 1/4, SE 1/4, E 1/4, NW 1/4 AND NW 1/4, NW 1/4 OF SECTION 17, T. 57 N., R. 102 W., 6TH P.M., PARK COUNTY, WYOMING AND WE HEREBY DEDICATE THE UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE OWNERS OF THE SAID SECTIONS AND TO THE PUBLIC. THE SAID UTILITY EASEMENTS ARE SHOWN HEREON AND LABELLED AS "BROKEN ARROW TRAIL AND TRUSTLER'S WAY" TO THE USE OF THE GENERAL PUBLIC. WE HEREBY AGREE THAT THE FOREGOING AS IT APPEARS ON THIS RECORD OF SURVEY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. IN WITNESS WHEREOF, SAID OWNERS, ARTHUR D. LOVELL, LLC, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS ___ DAY OF SEPTEMBER, 2004.

CANYON DEVELOPMENT, LLC
 Cathy D. Lovell
 ARTHUR D. LOVELL - MEMBER
 Rita A. Lovell
 RITA A. LOVELL - MANAGING MEMBER

ACKNOWLEDGMENT
 STATE OF WYOMING } S.S.
 COUNTY OF PARK }
 THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY ARTHUR D. LOVELL, MEMBER, CANYON DEVELOPMENT, LLC, AND RITA A. LOVELL, MANAGING MEMBER, CANYON DEVELOPMENT, LLC, THIS 13TH OF SEPTEMBER, 2004.

WITNESS MY HAND AND OFFICIAL SEAL.
 Notary Public
 My Commission Expires: 12-11-06

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING } S.S.
 COUNTY OF PARK }
 I, J. HARVEY COPELAND, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS MAP, AND ALL MONUMENTS FOUND AND SET ARE AS INDICATED. SAID SURVEY WAS PERFORMED 29 JULY 2004.



PURSUANT TO THE PARK COUNTY ZONING RESOLUTION: NO LOT OR PARCEL SHALL BE FURTHER DIVIDED OR SUBDIVIDED.

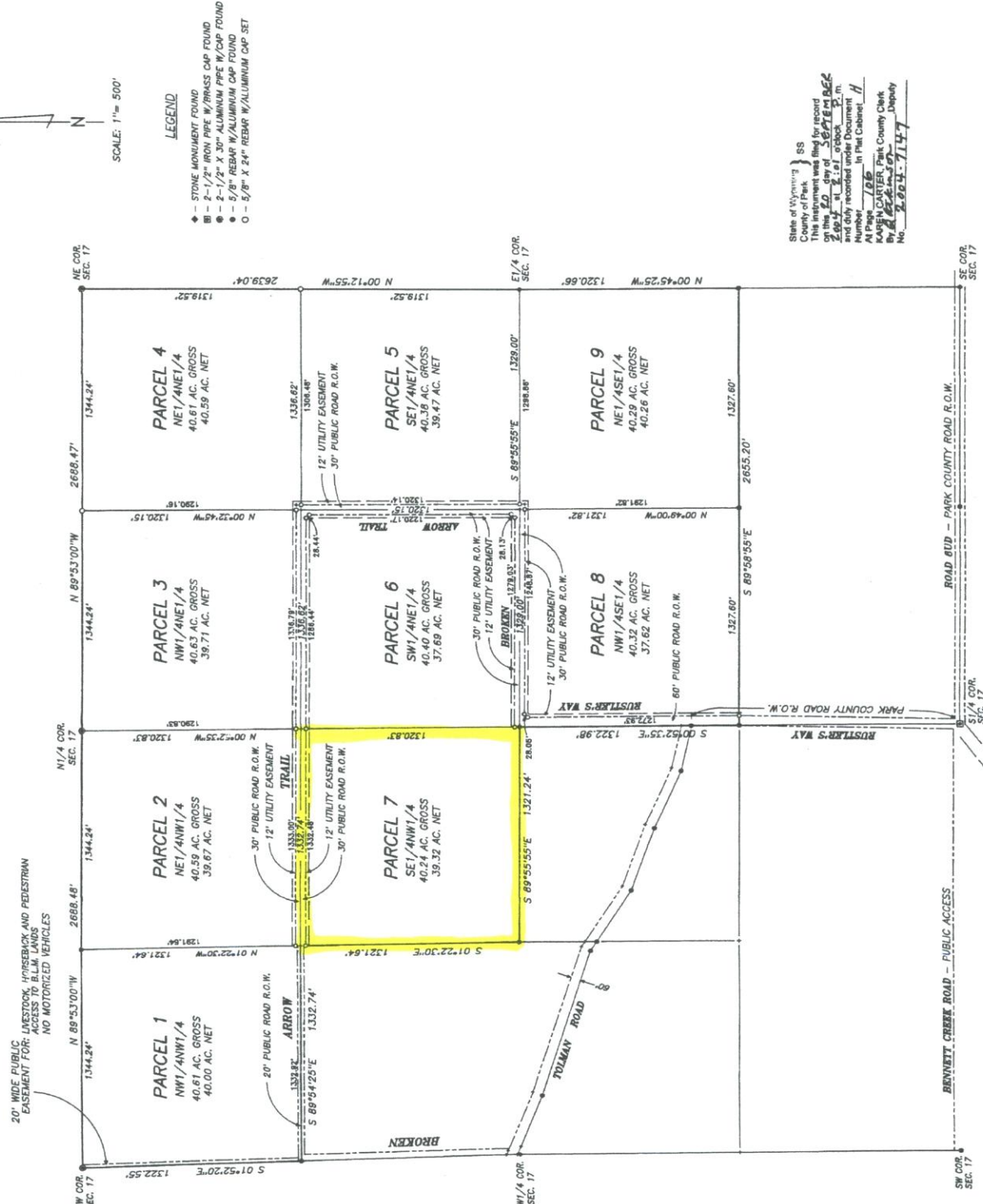
RECORD OF SURVEY

SECTION 17
 T 57 N, R 102 W, 6TH P.M.
 PARK COUNTY, WYOMING

PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 9 SEPTEMBER 2004
 04-01-015

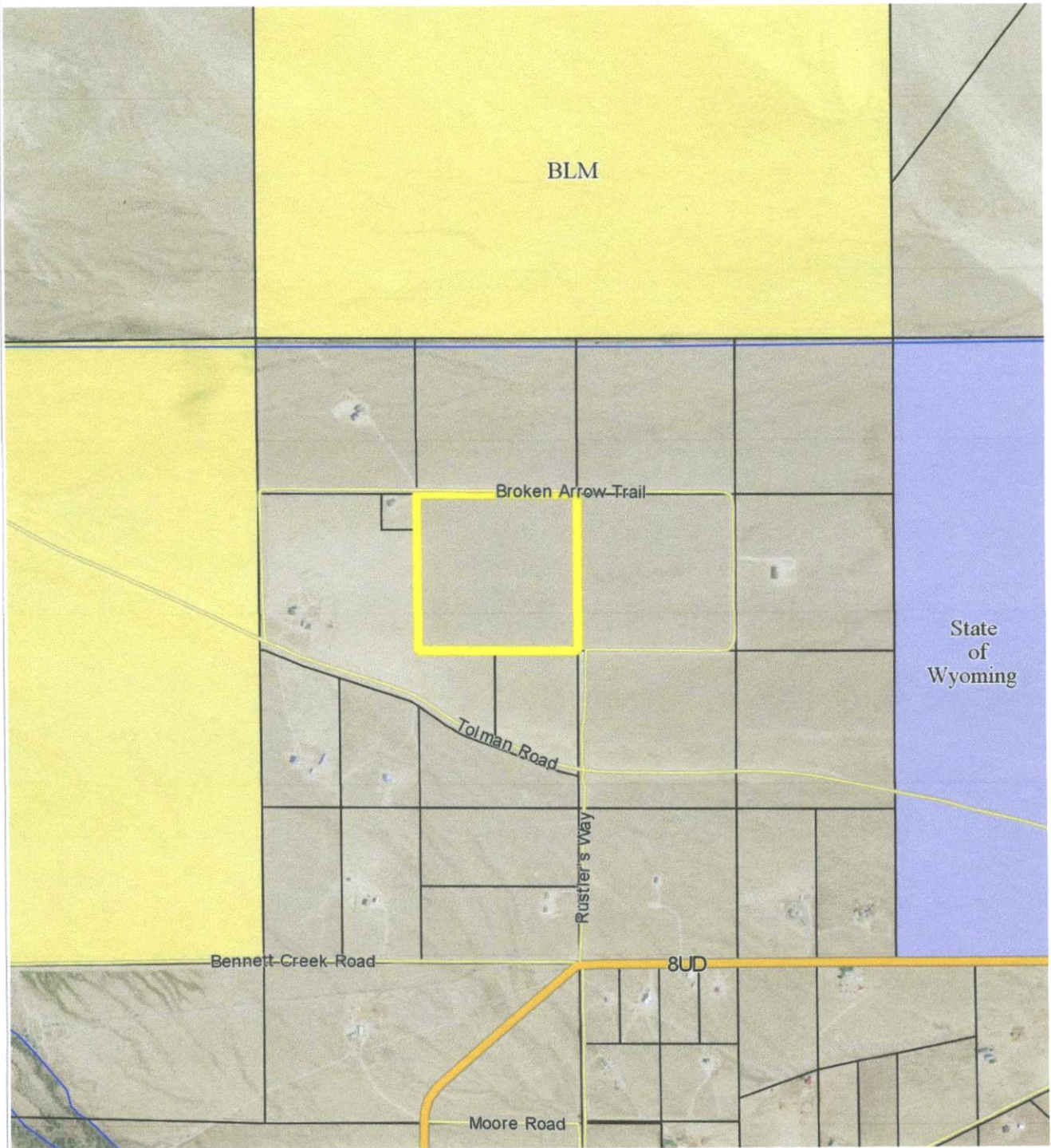


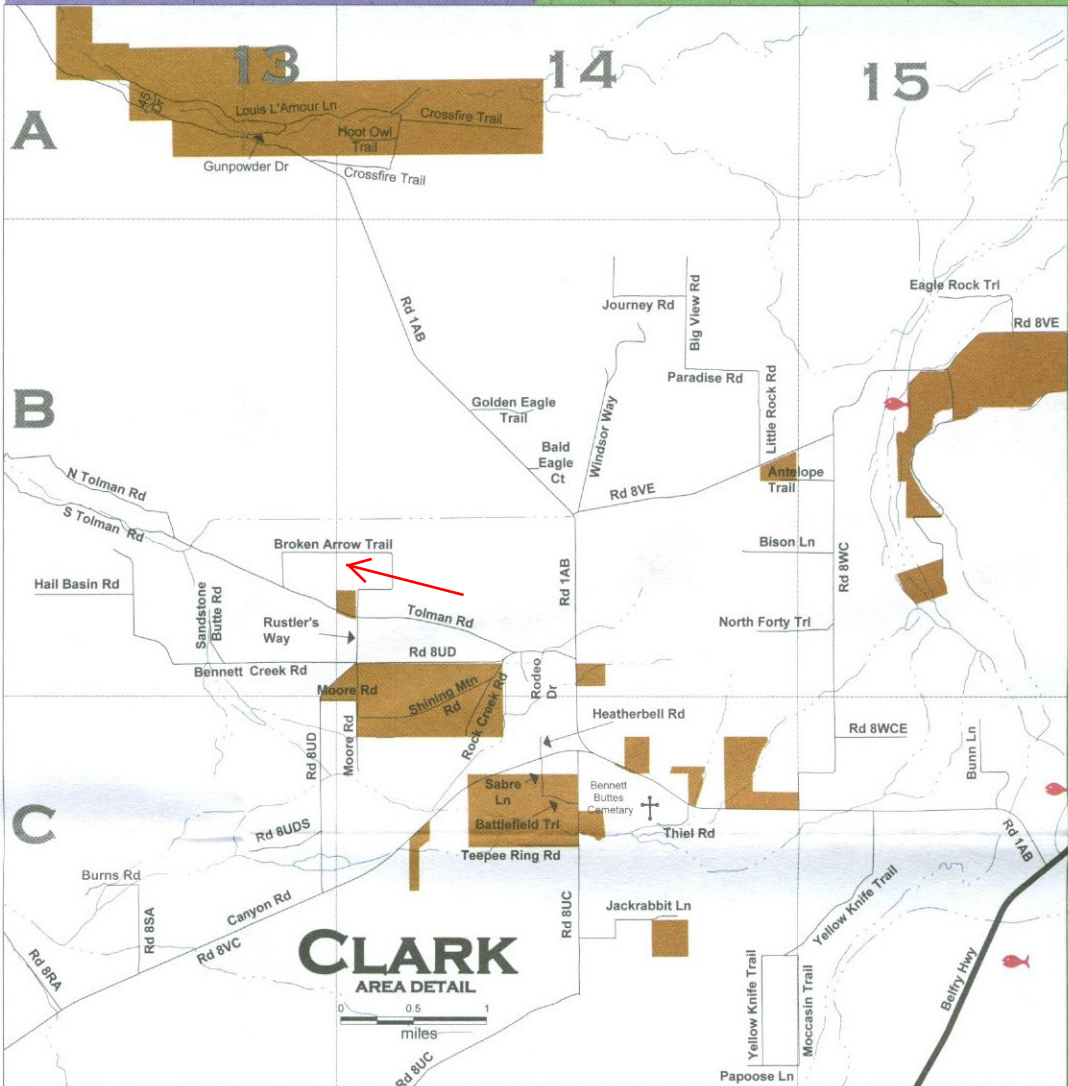
- LEGEND**
- ◆ - STONE MONUMENT FOUND
 - - 2-1/2" IRON PIPE W/ BRASS CAP FOUND
 - - 2-1/2" X 30" ALUMINUM PIPE W/ COP FOUND
 - - 5/8" REBAR W/ ALUMINUM CAP FOUND
 - - 5/8" X 24" REBAR W/ ALUMINUM CAP SET



State of Wyoming } SS
 County of Park }
 This instrument was filed for record on this 10th day of SEPTEMBER 2004 at 8:01 o'clock P.M. and duly recorded under Document No. 284-7147 in That Cabinet. H. KAREN CARTER, Park County Clerk By: [Signature] Deputy

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.

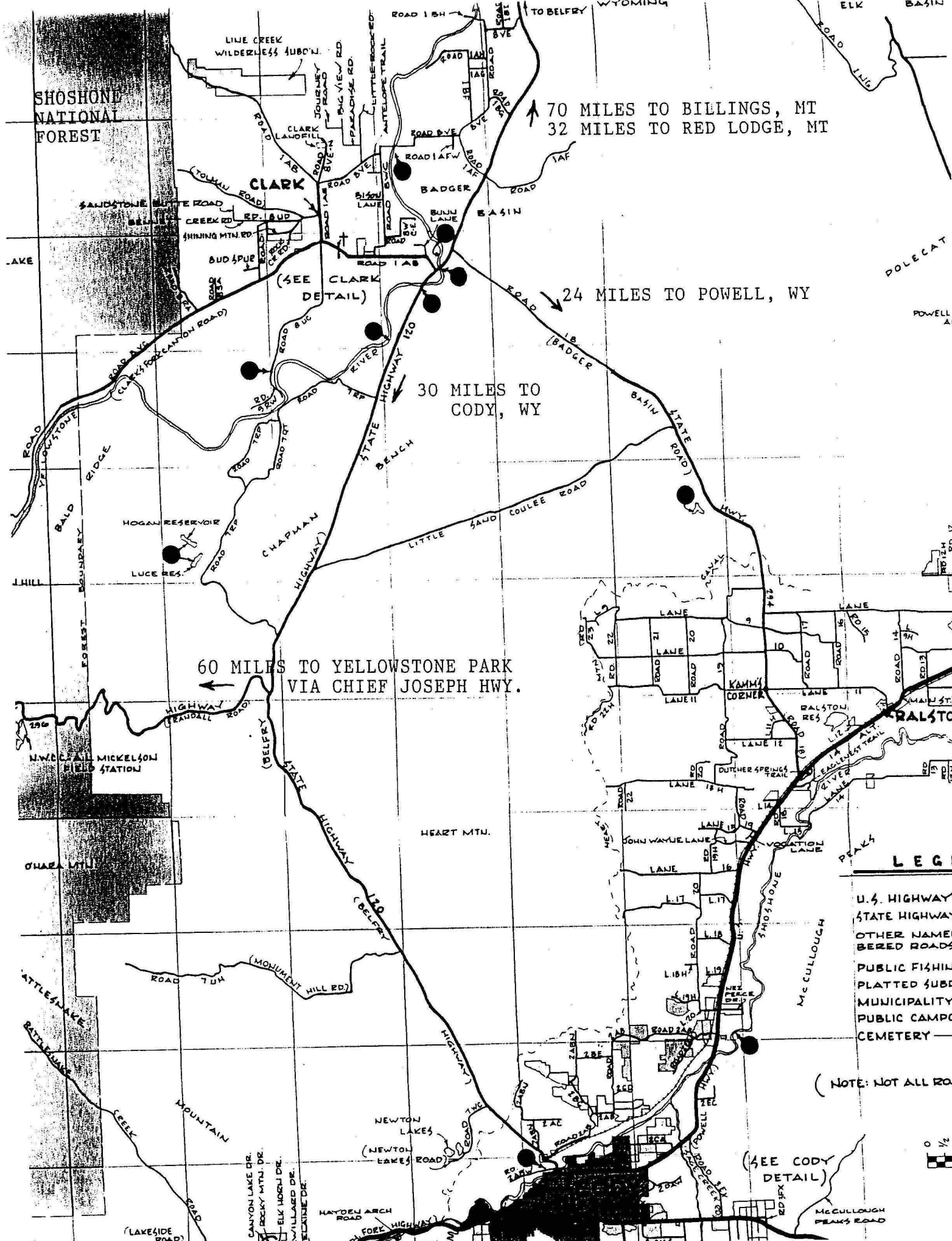
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

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.

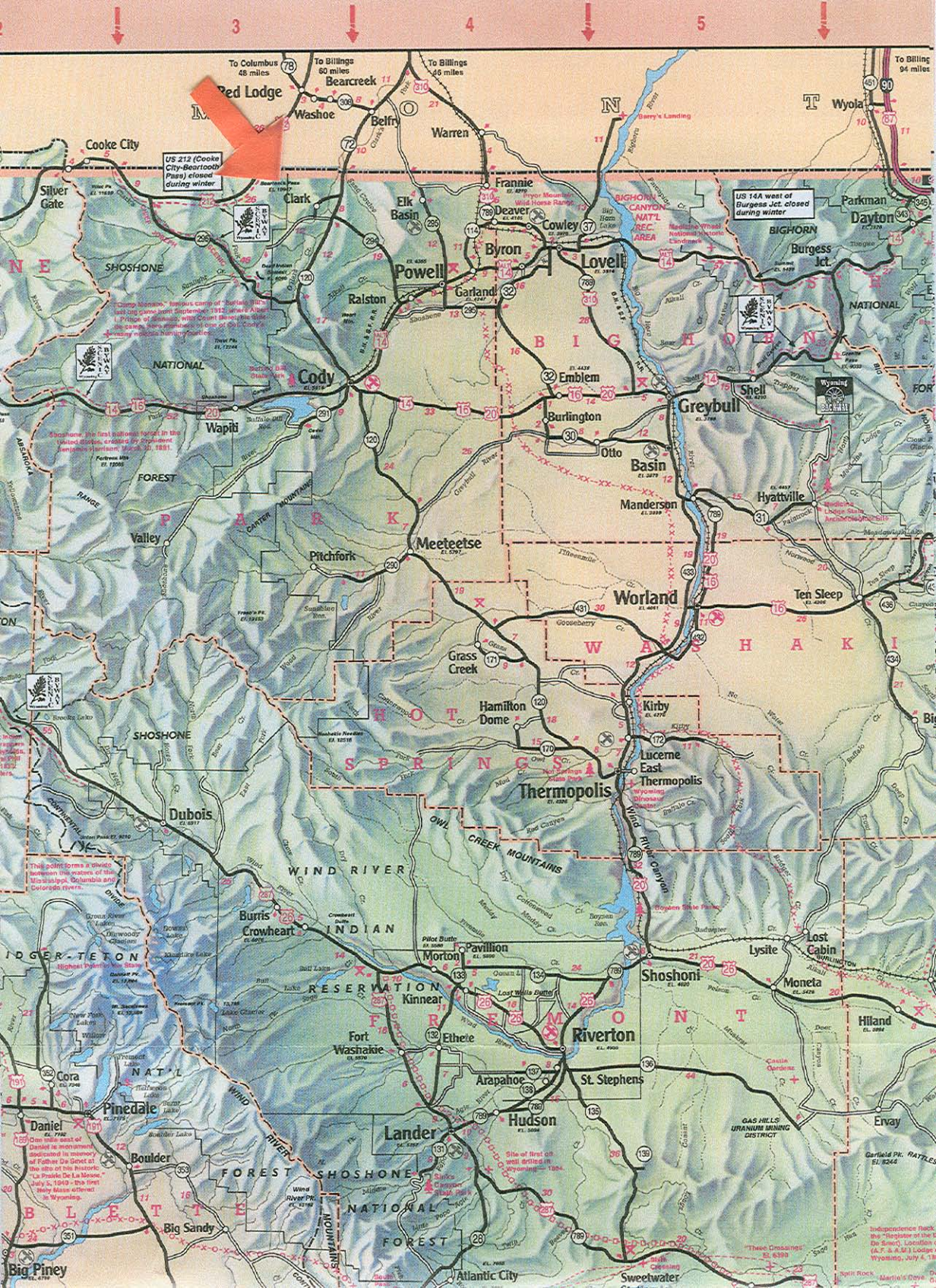
LEGEND

- 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 Robinson - Indian camp of "Buffalo Bill" last seen soon September 1882 when Alfred L. Price of Montana with Grant Bland, the first to capture here specimens of one of the country's growing moose hunting parties

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1881

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

Highest Point in Wyo. State

Daniel is mentioned in memory of Father De Gonet at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" arrested in Wyoming

These Crossings - E. 8390

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