



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

# MOUNTAIN HILLS & ROLLING ACRES

**\$45,000**



58.8 ACRES NEXT TO SUGARLOAF BUTTE AND 640 ACRES OF BLM OFFERS FABULOUS MOUNTAIN VIEWS. POWER AND PHONE ARE TO THE PROPERTY LINE. ROLLING TERRAIN OFFERS SEVERAL BUILDING SITES THAT WOULD WORK WELL FOR A WALK OUT BASEMENT. WITHIN 10 MINUTES TO FISHING ON THE CLARK FORK RIVER AND 15 MINUTES TO SHOSHONE NATIONAL FOREST ACCESS OFFERING HIKING, RIDING AND HUNTING OPPORTUNITIES

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.





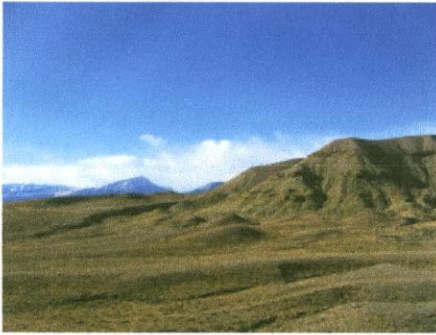
FANTASTIC  
MOUNTAIN  
VIEWS

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WIDE OPEN  
SPACE

MLS #: L10002873A (Active) List Price: \$45,000

0 Journey Rd Clark, WY 82435



APX DEEDED ACRES: 58.84  
APX IRRIGATED ACRES: 0  
APX LOT SQFT: 0  
RIVER/STREAM FRONT: No  
TOPOGRAPHY: Rolling

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

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 \$: 0

INCLUSIONS: none

EXCLUSIONS: none

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

TAX YEAR: 2012 TOTAL TAX \$: 257.01 TAXED W/OTHER LAND: No  
PROPERTY RIGHTS: Fee Simple ADJ TO PUBLIC LAND: Yes PARCELABLE: No  
MOBILES ALLOWED: Yes MODULARS ALLOWED: Yes DETAILED ZONING: Park Co - 35 Acres (GR-35)

SELLER FIN: No  
DISCLOSURES: Yes

LEGAL DESCRIPTION: Parcel 15(NW/4SW/4 & N/2SW/4SW/4)Section 3,T57N,R102W, amended Reocord of Survey D-20  
PROPERTY FEATURES: Adj to BLM, Hunting, Mountain View, Rolling Terrain  
TYPE LEASED LAND: None  
PROPERTY ACCESS: Private Gravel Road

COMMENTS: 58.84 +- acres with outstanding views of the Beartooth Mountains, Heart Mountain and the Pryor Mountains. Adjacent to Sugarloaf Butte and 640 acres of BLM. Within 15 minutes of access to Shoshone National Forest.

DIRECTIONS TO PROPERTY: Road 1AB past school to Road 8VE, turn right. Go to Little Rock Road, turn left. Go to Paradise Rd., turn left, to Big View, turn right, to Journey, turn left. Go to end and sign.

SUBJECT TO 1031: No

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

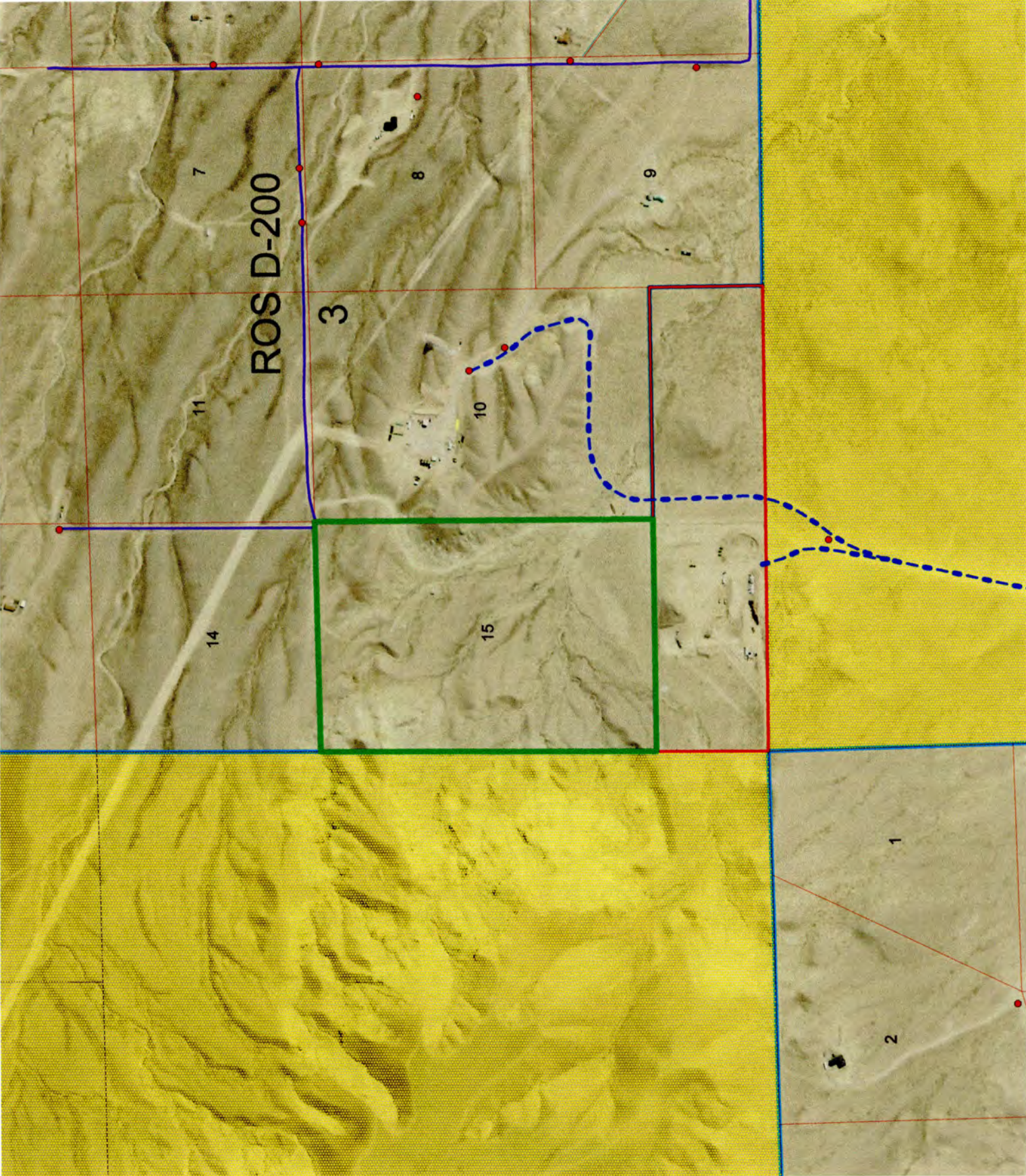
These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

**THIS MAP IS FOR  
REFERENCE USE  
ONLY**

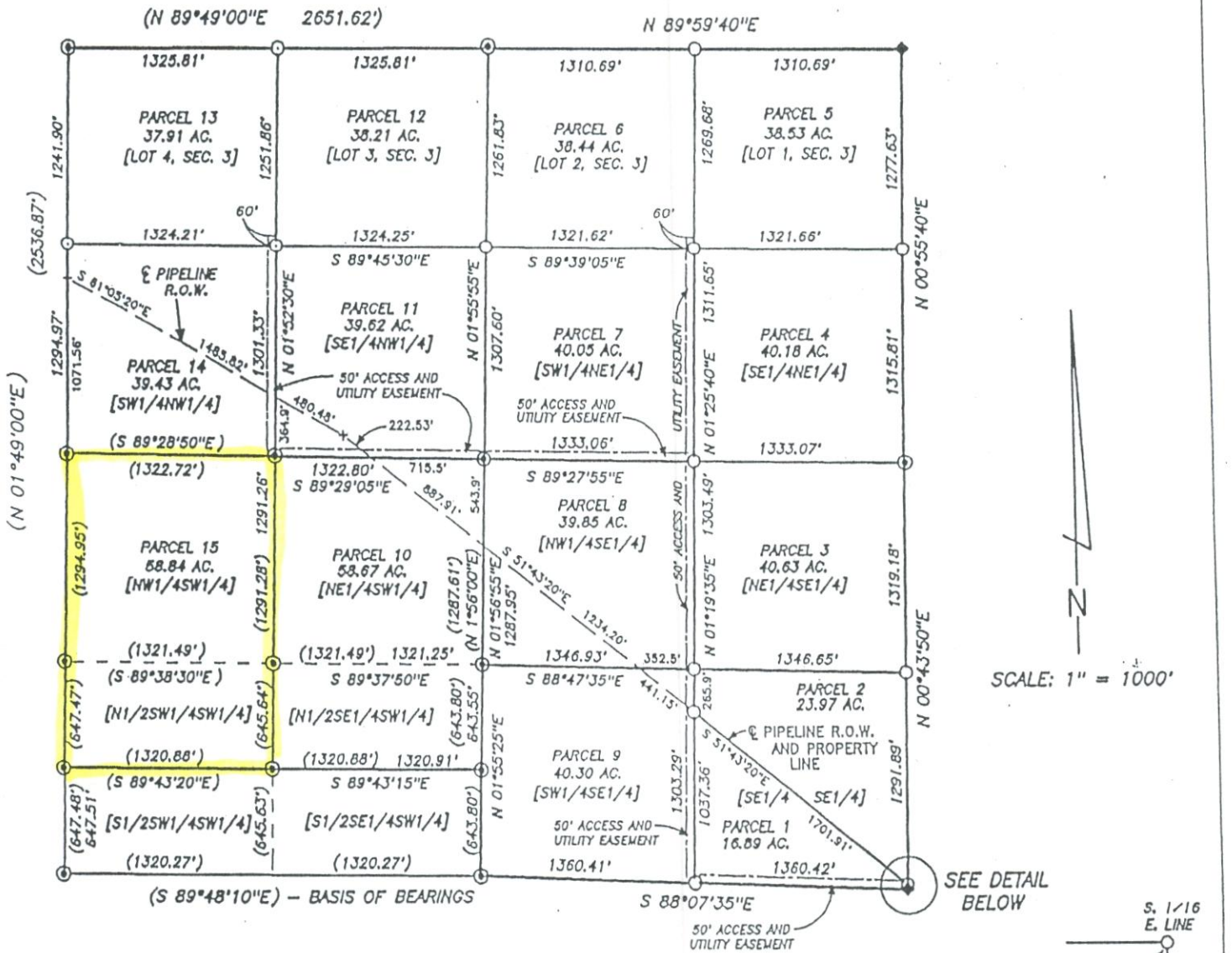
This map is for reference purposes only. The location and extent of roads, accesses, and property lines depicted hereon do not guarantee legal rights of passage, ingress and egress, or property boundaries.



**PARK COUNTY  
ASSESSOR  
DEPARTMENT**  
Park County, Wyoming  
Organized 1811  
Original Park County Courthouse  
Completed 1912



SECTION 3, T 57 N, R 102 W

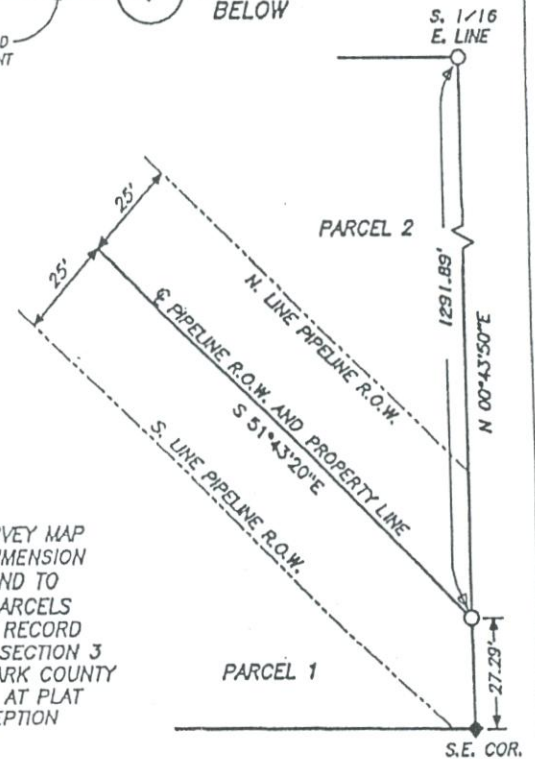


LEGEND

- ⊙ - 2-1/2" X 30" ALUMINUM PIPE W/CAP FOUND
- - 2-1/2" X 30" ALUMINUM PIPE W/CAP SET
- ◆ - STONE MONUMENT FOUND
- [ ] - DESCRIPTION OF LOT AS ALIQUOT PART OF SECTION 3
- ( ) - RECORD DATA FROM RECORD OF SURVEY MAP FILED AT BOOK "D", PAGE 161 OF THE PARK COUNTY CLERK'S RECORDS
- CENTERLINE 50' PIPELINE R.O.W. - SEE BOOK 408, PAGE 48 OF THE PARK COUNTY CLERK'S RECORDS

NOTE:

THIS AMENDED RECORD OF SURVEY MAP WAS PREPARED TO CORRECT DIMENSION ERRORS IN THE SE1/4SE1/4 AND TO CLARIFY THE BOUNDARIES OF PARCELS 1, 2 AND 9 AS SHOWN ON THE RECORD OF SURVEY MAP OF THE SAME SECTION 3 PREVIOUSLY FILED WITH THE PARK COUNTY CLERK ON 9 SEPTEMBER 1995 AT PLAT BOOK D, PAGE 194, WITH RECEPTION NUMBER 353773.



**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.

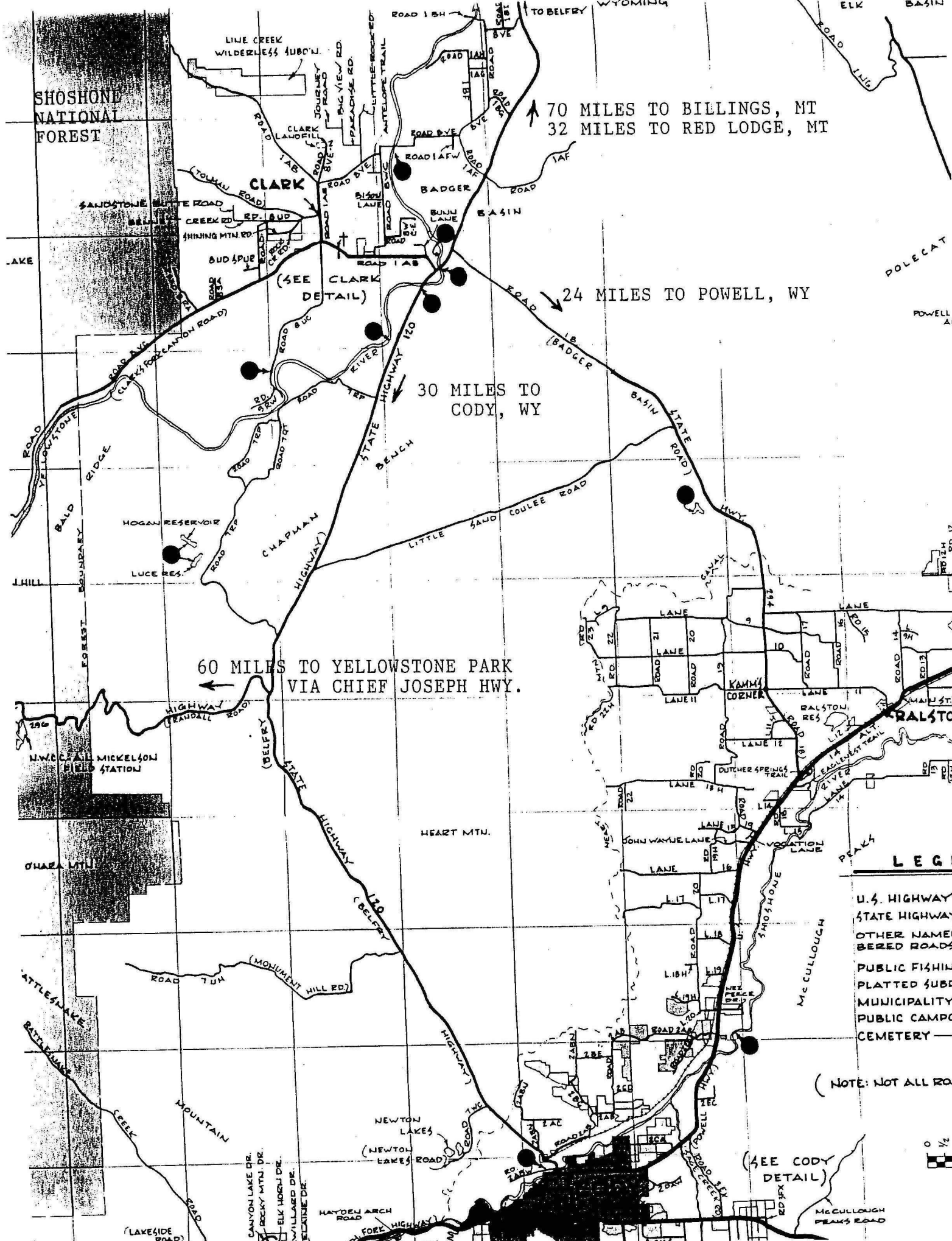
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

(SEE CLARK DETAIL)

24 MILES TO POWELL, WY

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

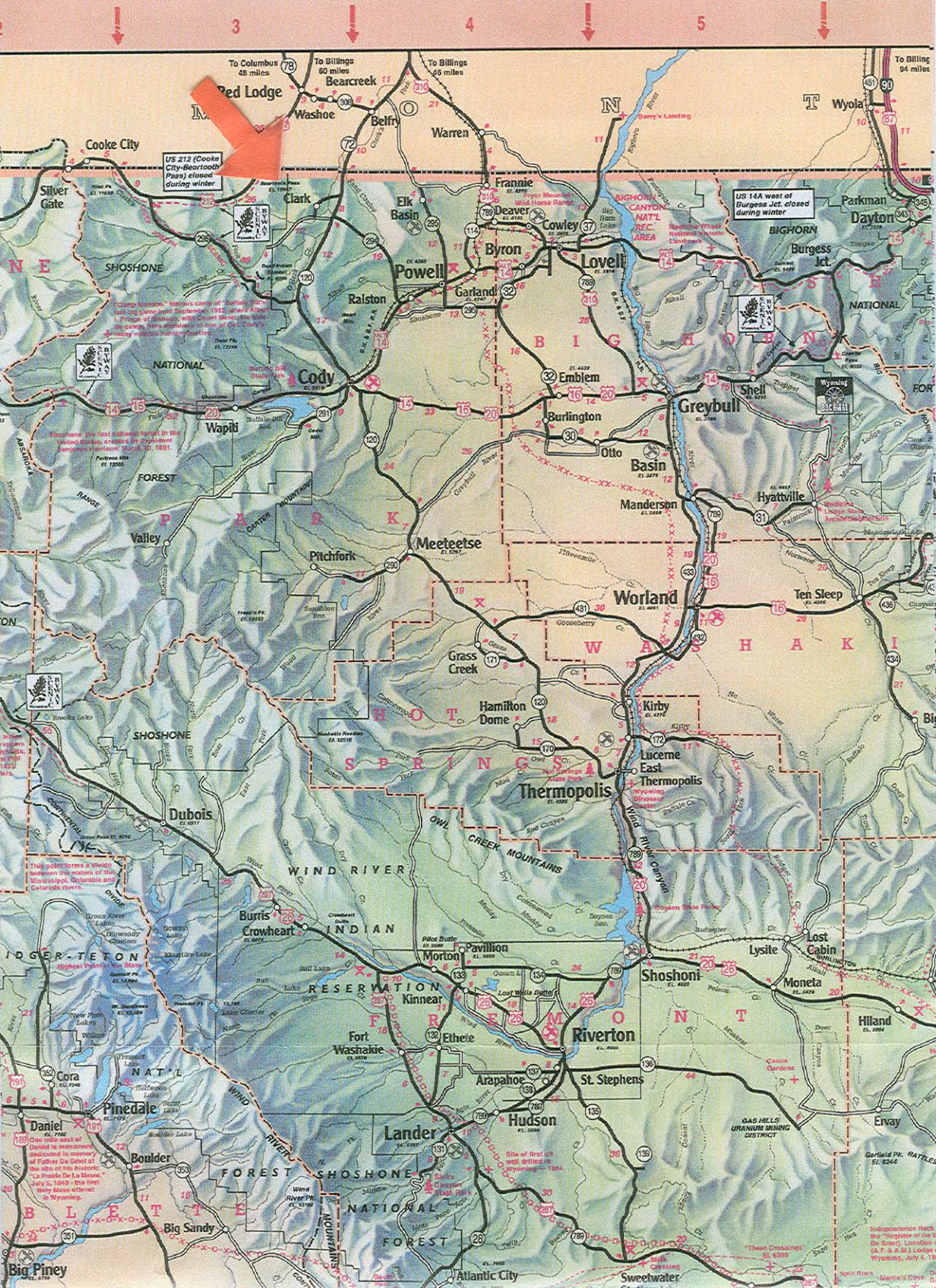
**LEGEND**

- 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 Robeson - historic camp of "Buffalo Bill" last set up since September 1912 when Adair L. Pringle of Montana with Grant Basso, the state geologist, here discovered a trace of the Rocky Mountain bison herds.

Shoshone - the first national forest in the United States, created by President Benjamin Harrison March 31, 1891.

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 Gout at the site of this historic "La Prade De La Moine" July 5, 1910 - the first "Baby Face" attract in Wyoming.

These Crossings El. 8390

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