

WILD ROSE RANCH



\$695,000



Canyon Real Estate, LLC

1327 Rumsey Ave., Cody, WY 82414

Office (307)527-7092 Cell (307)899-7092

Fax (307)527-7093

www.canyonrealestate.net

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.



Situated on 20 acres with Bennett Creek flowing through the property, this Craftsman style home offers unsurpassed quality and character. Designed by architect Kirk Michels, this home is beautifully appointed. With 4390 square feet of gracious living, windows have been carefully placed to capture the views of the rugged Beartooth Mountains and the creek out the back of the home.

The foyer is warm and inviting as you enter the home. Entering the large kitchen, you are greeted with a picture window framing the mountains. The kitchen has custom maple cabinets, tiled floors and counters, writing desk, island with a breakfast bar and a wood burning stove. Off of the kitchen is a cozy bar room looking out over the creek. There is a large walk in pantry adjacent to the bar room. From this room, you can go out to a deck and sit and listen to the creek. In the spacious living room, there is a wood fireplace, surround sound, window bench to enjoy the views and an area for a formal dining room. A guest bedroom and full bath are on the main floor. In the wing of the house next to the garage is an exercise/hobby room with expansive windows, a full bath with tiled shower and large laundry room.

The second floor opens to a large sitting area with built in book cases and built in enclosure for file cabinets. An exquisite master bedroom has an enormous walk in closet with built in shelves and dressers. The master bathroom speaks of quality at every turn. The large marble slab vanity with double sinks has a wall of mirror that reflects the outdoors from the large window above the tub surrounded by marble. There is a large walk in marble shower. The linen closet in the bathroom offers ample storage. A large room with 2 built in desks, built in bookcases also has a large walk in closet so that this could easily be used as an additional bedroom.

Above the garage is a loft offering a private bedroom retreat for guests. A large shop with three doors offers 1920 square feet of storage and work space. Attached to the shop is a 1000 square foot guest house with three rooms and a bathroom.

The acreage is completely fenced with gates and access on both east and west sides of the property. BLM borders the property on both the east and west boundaries. The area around the house is landscaped and is on a drip system. There is a domestic water right out of the creek. A fenced garden is on sprinklers with a timer. There are two bridges over the creek. A deck built in a bend in the creek so that the creek flows around it has a fire pit and picnic area. Bennett Creek, a year round creek, offers excellent fishing. Further down in the valley, Bennett Creek joins the Clarks Fork of the Yellowstone River. This Bennett Creek property is located west of the small community of Clark, Wyoming. Clark is 30 miles north of Cody, home to many western cultural events and is the rodeo capital of the world. It is 24 miles west of Powell, 32 miles south of Red Lodge, Montana, a ski resort, and 75 miles from Billings, Montana's largest city. The Clarks Fork of the Yellowstone River flows through the valley offering excellent fishing. Population of the Clark area is approximately 280-300 people. The area is rich in history and lavish in beauty. It is an easy scenic drive to Yellowstone National Park and many other numerous recreational opportunities within the Yellowstone ecosystem.



*Wild
Rose
Ranch*

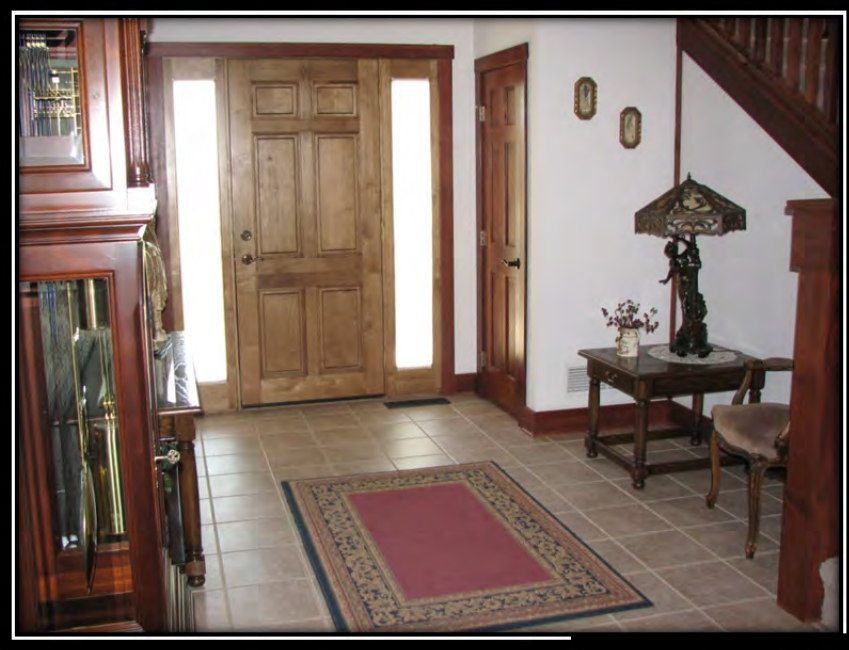


*Wild Roses Along
Bennett Creek*

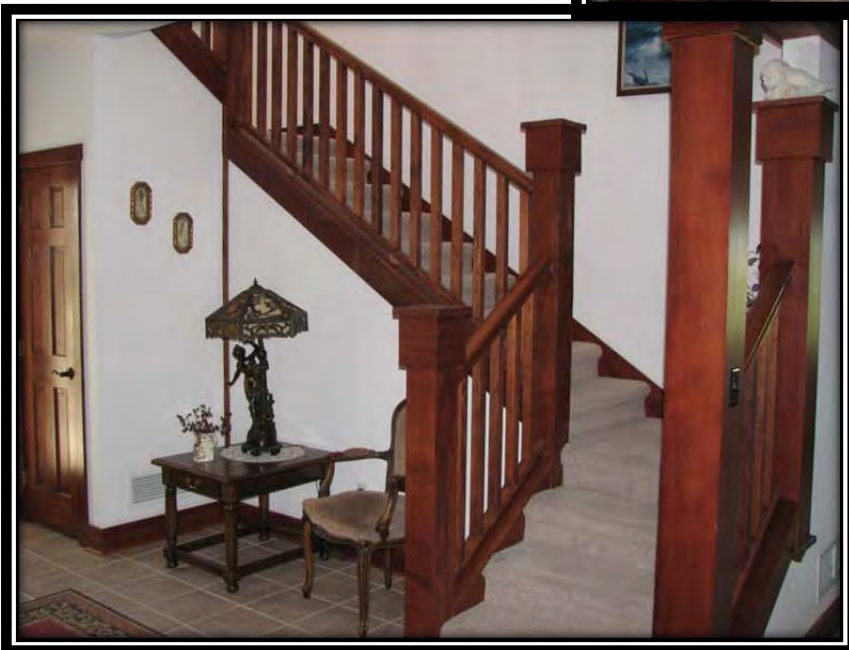


Front Porch





Foyer



Kitchen





Kitchen



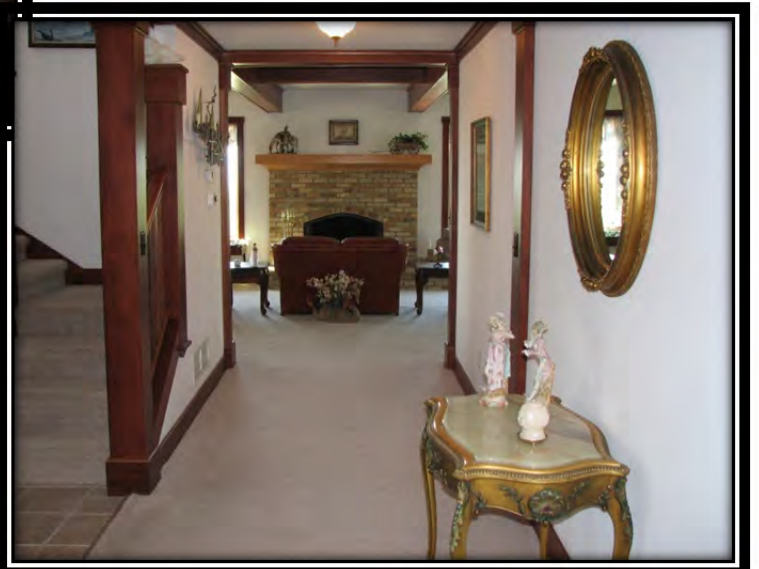


Bar



View from Window Over Bar

*Hallway Towards
Living Room*





*Living
Room*





*Guest Bedroom
On Main Floor*



Guest Bathroom on Main Floor





*Hobby/Exercise
Room*



*Hallway to Hobby
Room, Laundry
And Garage*

*Sitting Area on
Second Floor*



Master Bedroom



Master Bath





*Master
Bath
With
Views*





*Office with 2 Built-in
Desks and Bookcases*





Loft Over Garage





Shop & Guest House



Guest House Bedroom



Guest House Bathroom





Guest House
Third Room



Guest House
Living Room



Guest House
Living Room



Wild Rose Ranch

Rear Deck off Bar Room



Steps to Creek



Heart Mountain

Garden

Deck by Bennett Creek



*Deck by
Bennett Creek*



Fire Pit on Deck



Bridge Over Creek



*Beartooth
Mountains*



*Beartooth
Mountains*



Colors of Fall





Beartooth Mountains

Sunrise on the Beartooths



Wildflowers

*Wild Roses Along
Bennett Creek*

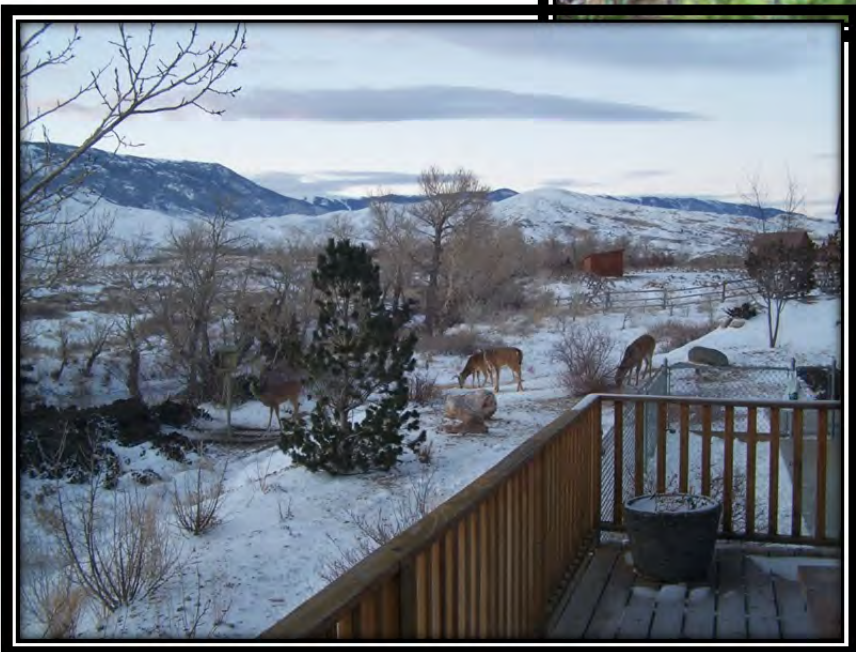




Wildflowers



Wildlife



Wildlife



Winter



MLS #: R10008104A (Active) List Price: \$695,000

37 Sandstone Butte Clark, WY 82435



House Design: 2 Story
Bedrooms: 4
Total # Baths: 3
Apx Year Built: 1998
Apx Total SqFt: 4390
Additional Living Units: Yes
Basement: No

Area: Clark
Subdivision: None
School District: Park County District
#1
Apx Miles from Town: 0
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 4390 Apx Below Grade SqFt: 0 # Full Baths: 2 # Half Baths: 0 # 3/4 Baths: 1

Avg Water/Mo \$: 0

Natural Gas Company: None

Sewer: Septic

Primary Heat: Forced Air

Assessment \$: 0

Irrigation Fees \$: 0

BldgType: Shop

BldgType2: Guest House

BldgYrB3: 0

Primary Water Type: Well

Secondary Heat: Stove

HOA: No

BldgSize: 1920 sf

BldgSz2: 1000 sf

Electric Company: Beartooth Electric Co

Cooling Type: Central Air

Primary Fuel Type: Propane

Secondary Fuel Type: Wood

Annual HOA Cost: 0.00

Other \$: 0

BldgCnst: Frame

BldgCnst2: Frame

BldgYrB: 1998

BldgYrB2: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Living Rm	M	Fireplace	Dining area	M	wood stove	Kitchen	M	Lg Work Area
Breakfast Room	M	bar	Bedroom	M	Roomy	Full Bath	M	Tiled Bath
Laundry	M	Lg Work Counter	3/4 Bath	M	Tiled Shower	Extra Room	M	Hobby/Exercise
Mstr Bedroom	2	Walk-in Closet	Full Bath	2	Marble Slab	Office/bedroom	2	Built in Desks
Bonus Room	2	Sitting area	Bedroom	2	Loft			

Additional Room Info: Loft over garage is an additional bedroom and is included in square footage. Makes an excellent retreat for guests.

Inclusions: side by side refrigerator, electric cook-top, built-in microwave, double ovens, washer/dryer, built in desks in main house and guest house

Exclusions: none

Apx Irrigated Acres: 0

Taxes TBD: No

Property Rights: Fee Simple

Covenants: Yes

Seller Fin: No

Legal Description: see in documents

RdAcqs: Private

Apx Deeded Acres: 20

Tax Year: 2016

Total Tax \$: 3068.94

Parcelable: Yes

Detailed Zoning: Park Co - 20 Acres (GR-20)

Disclosures: No

Apx Lot SqFt: 0

Taxed w/Other Land: No

River/Stream Front: Yes

RdSrvc: Unpaved (Dirt/Gravel)

Construction: Frame

Exterior Siding: Wood

Roof: Composition, Shingle

Garage/Type Stalls: Attached-2 Stalls

Exterior Features: Acreage Fenced, Adj to BLM, Creek, Deck, Fishing, Garden, Guest House, Horse Property, Landscaping, Mountain View, RV Parking, Shop, Wooded Acreage

Heating Stove Type: Wood

Fireplace Type: Wood

Interior Features: Breakfast Nook, Garage Door Opener, Loft, Mud Room, Pantry, Tile Floor, Walk-in Closet(s), Wood Floor

Comments: Enjoy tranquil living on 20 acres w/Bennett Creek flowing through it. Exquisite Craftsman style home offers unsurpassed quality & character. With 4390 sf of gracious living, windows have been carefully placed to capture the views of the rugged Beartooth Mtns. & the creek. A deck has been built in a bend in the creek so that the creek flows around it. BLM on east & west. With 40 acres, \$795,000.

Directions to Property: Call listing office. Very private.

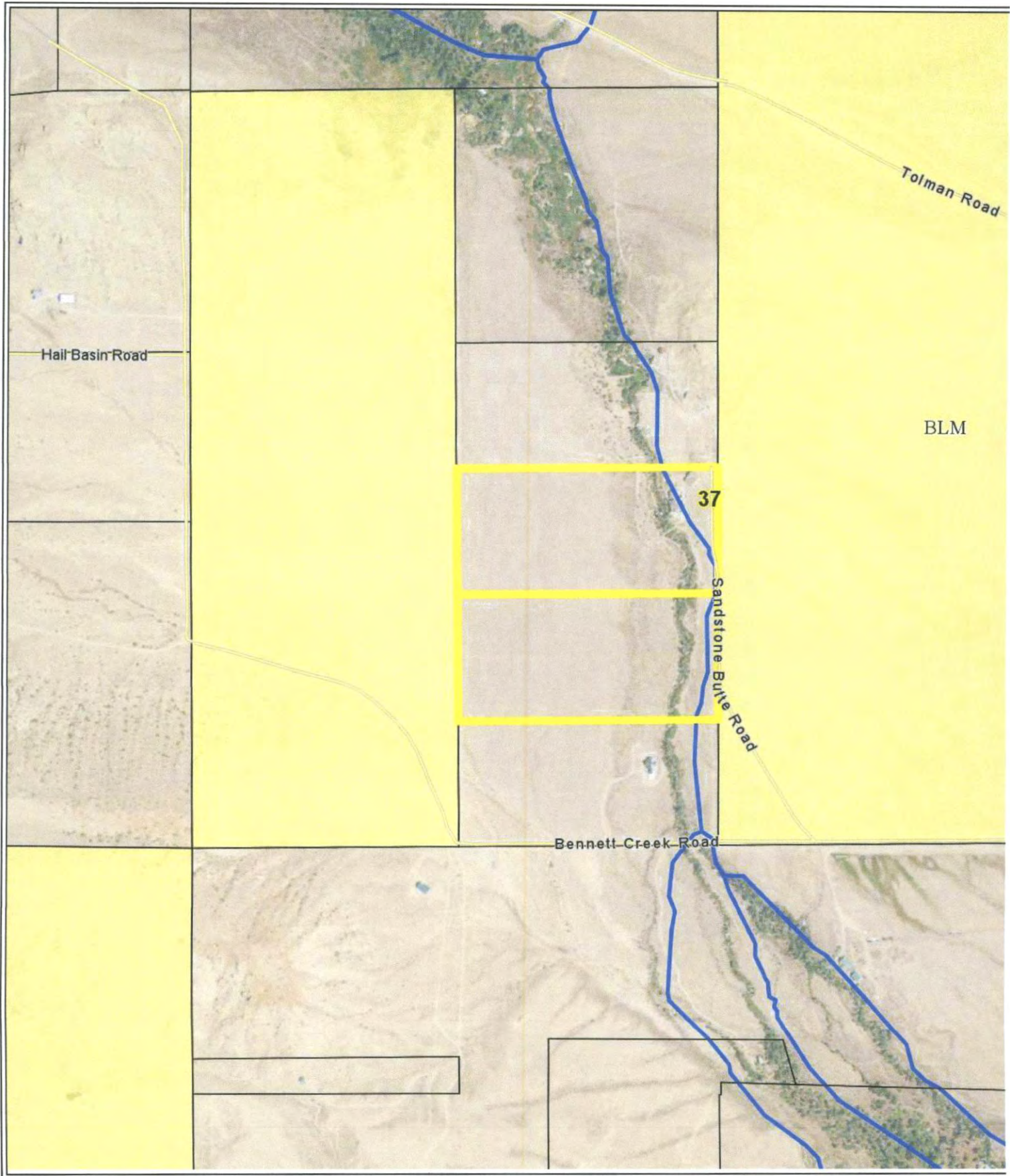
Subject to 1031: No

Office Name: Canyon Real Estate, LLC (#:46)

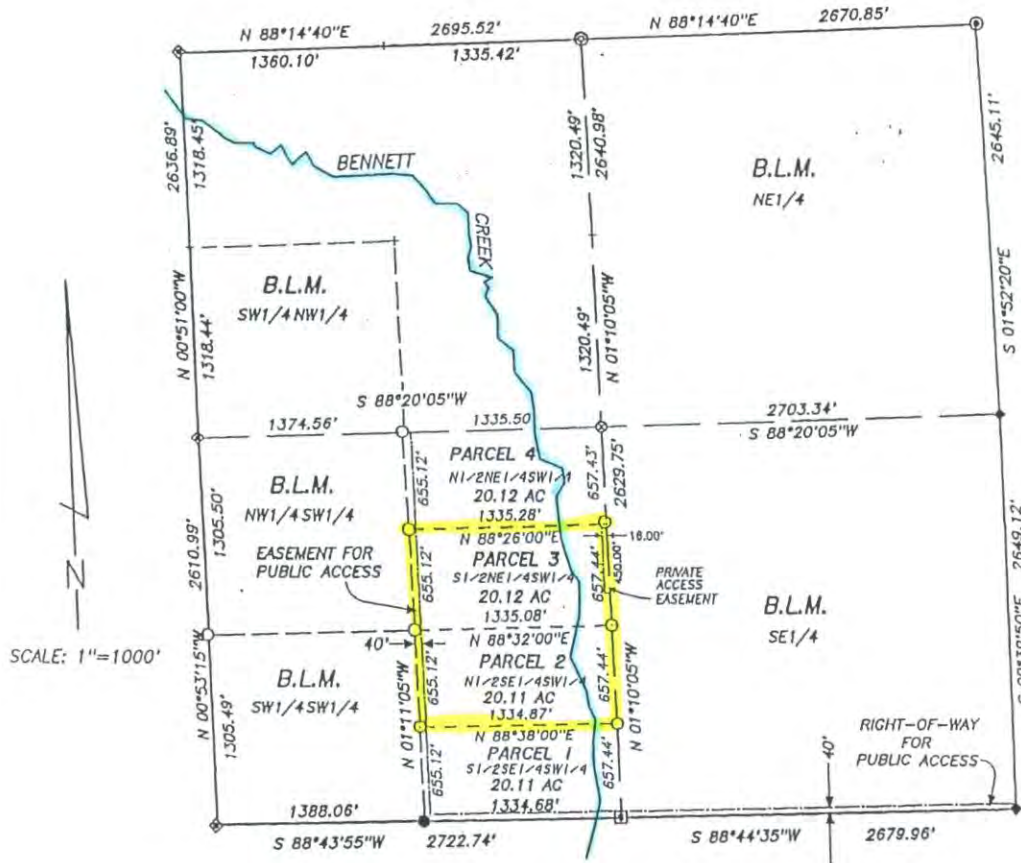
Listing Office: Canyon Real Estate, LLC (#:46)

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 #: R10008104A



SECTION 18
T. 57 N., R. 102 W.



LEGEND

- ⊙ - 2-1/2" X 30" ALUMINUM PIPE W/CAP FOUND - L.S. 2451
- - 5/8" REBAR W/ALUMINUM CAP FOUND - L.S. 2451
- - 5/8" X 30" REBAR W/ALUMINUM CAP SET
- ◆ - STONE MONUMENT FOUND
- ⊖ - 2-1/2" X 30" ALUMINUM PIPE W/CAP SET
- ⊗ - 3/4" X 30" SUCCOR ROD W/ALUMINUM CAP SET
- ⊕ - GOVERNMENT BRASS CAP MONUMENT FOUND
- ⊠ - 2-1/2" IRON PIPE W/BRASS CAP FOUND - P.E./L.S. 647

State of Wyoming } SS
 County of Park }
 This instrument was filed for record
 on this 13 day of FEBRUARY
 19 97 at 2:00 o'clock P m. and
 duly recorded in Microfilm book D
 records on page 189
 MARIE FONTAINE, Register of Deeds
 By MARY LOU LIVERAY, Deputy
 No. 1997-788

NOTE:
 THIS SECOND AMENDED RECORD OF SURVEY MAP WAS PREPARED TO
 SHOW THE ADDITION OF A 16-FOOT WIDE PRIVATE EASEMENT ON THE
 NORTH 450.00 FEET OF PARCEL 3 (S1/2NE1/4SW1/4) AND THE ADDITION
 OF PARCEL NUMBERS. (SEE BOOK "D", PAGE 189 OF THE PARK COUNTY
 CLERK'S RECORDS FOR THE "AMENDED RECORD OF SURVEY MAP".)

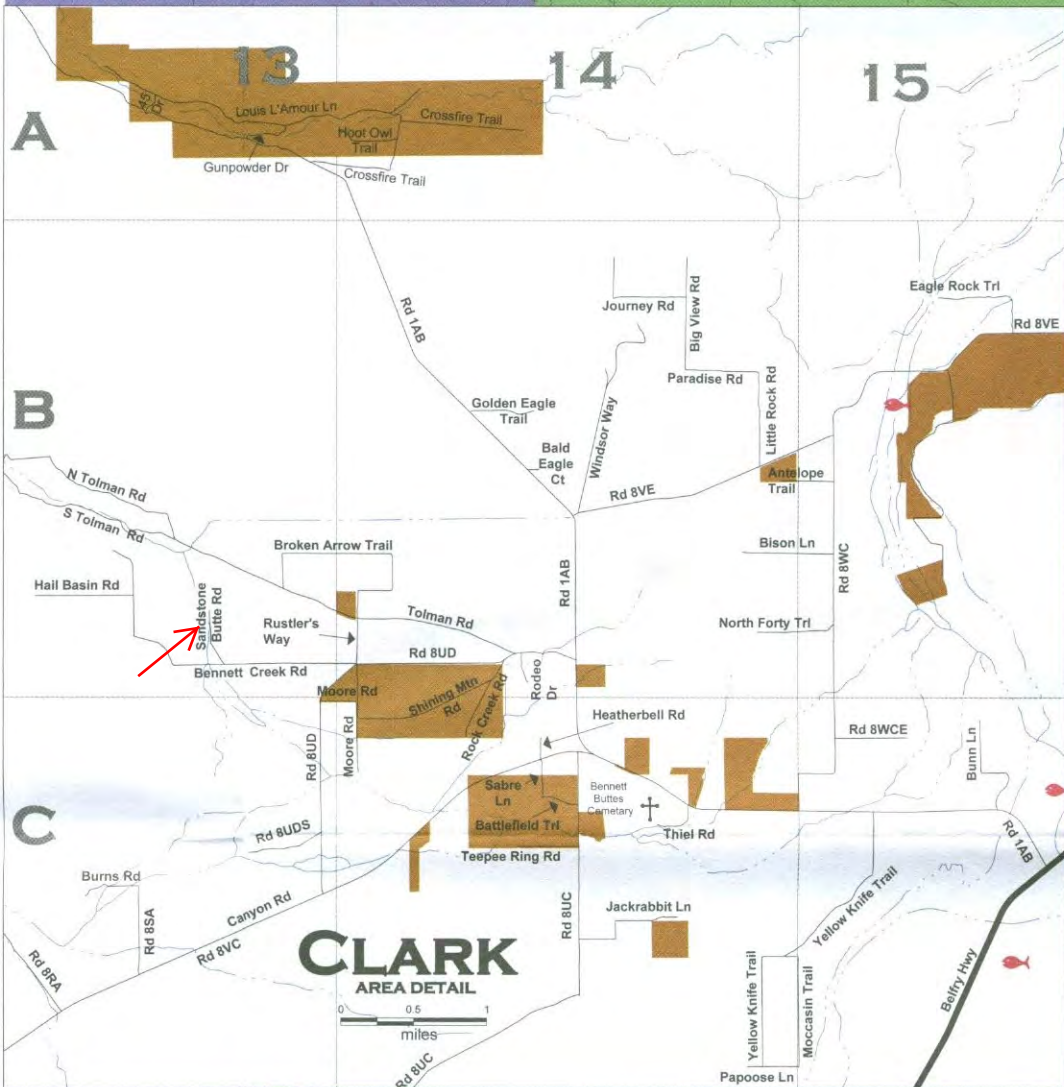
CERTIFICATE OF SURVEYOR

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 PLAT, AND ALL MONUMENTS
 FOUND AND SET ARE AS INDICATED. SAID SURVEY
 WAS PERFORMED 26 OCTOBER THROUGH
 19 DECEMBER 1994



SECOND AMENDED RECORD OF SURVEY MAP
 SUBMISSION OF
 SECTION 18
 T 57 N, R 102 W, 6TH P.M.
 PARK COUNTY, WYOMING

PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 94-01-040
 13 FEBRUARY 1997



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.

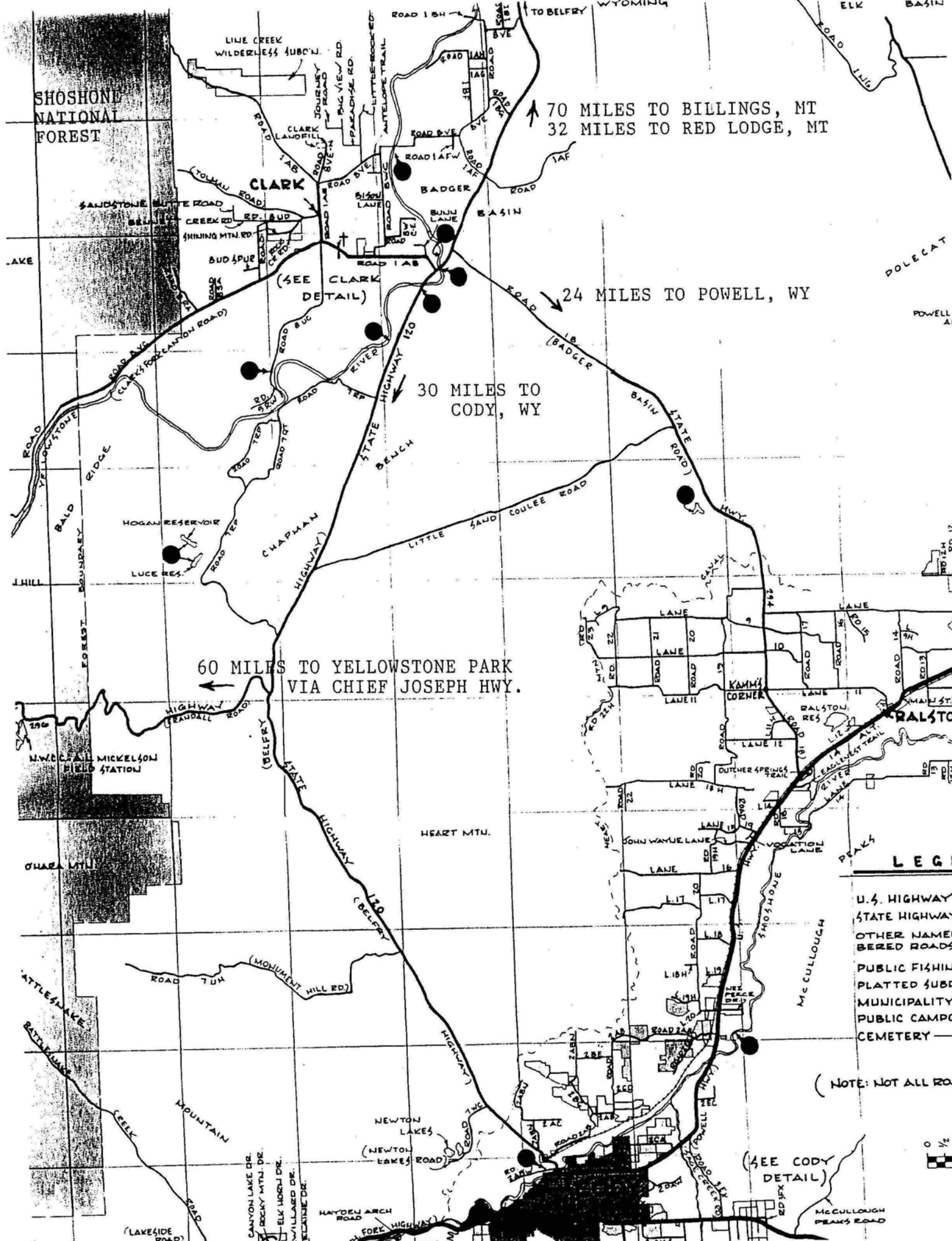
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

24 MILES TO POWELL, WY

(SEE CLARK DETAIL)

30 MILES TO CODY, WY

60 MILES TO YELLOWSTONE PARK VIA CHIEF JOSEPH HWY.

DOLECAT

POWELL

HEART MTN.

LEGEND

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

(NOTE: NOT ALL ROAD)

(SEE CODY DETAIL)



McCULLOUGH PEAKS ROAD



IMPORTANT NOTICE
Canyon Real Estate, LLC

(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent/ (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; *

WAR Form 410-0709, Real Estate Brokerage Disclosure.
2009© Wyoming Association of REALTORS®

Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414
Phone: 307-527-7092

Fax: 307-527-7093

Rita Lovell

Produced with zipForm® by zipLogix. 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary — In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Rita Lovell

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____