

WYOMING HORSE PROPERTY

Clark



\$250,000



Canyon Real Estate, LLC

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This meticulously maintained 1809 square foot home is situated on 40 acres and next to a section (640 acres) of BLM. The home features a large country kitchen with an island, walk in pantry and breakfast area. A laundry/mud room is off the kitchen. The living room and dining room are open and have vaulted ceilings. An office/den is off the living room. The master suite is large with a large master bath with separate shower, large round tub, double sinks and tile floor. In a separate wing of the house are two guest bedroom and guest bathroom with linen closet and tile floor. There is a 2 car detached garage. All appliances, antique wagon and antique seed driller are included.

The property is fenced and cross fenced and is set up for horses with a round corral and stock water tanks. There is a tack/storage shed, horse shelter and hay/storage barn.

There is an excellent high producing well on the property. According to the well log in 1997, it produced 100 gpm. Access is off County paved road. Enjoy the spectacular mountain views and the relaxed country living. Fishing on the Clarks Fork of the Yellowstone River is approximately ½ mile. There are 3 public accesses to the Shoshone National Forest in the area offering great trails, fishing and hunting.





Living Room





Dining Area



Kitchen





Kitchen



Pantry





Office



Laundry





Master Bedroom



Master Bathroom





Second Bedroom



Third Bedroom



Guest Bathroom



Deck w/Mountains Views



Back Yard



Mountain Views





Mountain Views



Heart Mountain

2 Car Oversized Garage



*Horse Shelter
&
Tack/Storage
Shed*



Hay/Storage Barn





HOUSE DESIGN: 1 Story
BEDROOMS: 3
TOTAL # BATHS: 2
APX YEAR BUILT: 1998
APX TOTAL SQFT: 1809
ADDITIONAL LIVING UNITS: No
BASEMENT: No

AREA: Clark
SUBDIVISION: None
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 0

APX ABOVE GRADE SQFT: 1809 APX BELOW GRADE SQFT: 0 # FULL BATHS: 2 # 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: Central Air
PRIMARY HEAT: Forced Air SECONDARY HEAT: Stove PRIMARY FUEL TYPE: Propane SECONDARY FUEL TYPE: Pellets
ASSESSMENT \$: 0 HOA: No IRRIGATION FEES \$: 0 OTHER \$: 0

BLDGTYPE: Horse Shelter BLDGTYPE2: Hay storage BLDGTYPE3: Storage Shed
BLDGSIZE: 336 SF BLDGSZ2: 960 SF BLDGSZ3: 160 SF
BLDGCNST: Frame BLDGCNST2: Frame BLDGCNST3: Frame
BLDGYRB: 2000 BLDGYRB2: 2000 BLDGYRB3: 2002
BLDGDSC3: Tack Room

Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:	Room Type:	Level:	Sz/Desc:
Living Rm	M	vaulted ceiling	Dining Rm	M	open to LR	Kitchen	M	island & pantry
BrkfstArea	M	in kitchen	Office	M	off living room	Mstr Bdrm	M	walk in closet
Bedroom 2	M	walk in closet	Bedroom 3	M	walk in closet	Full Bath	M	Master
Full Bath	M	guest						

ADDITIONAL ROOM INFO: 30 amp RV hook up

INCLUSIONS: side by side refrigerator, gas range, dishwasher, washer, dryer, pellet stove, antique wagon & seed driller in yard, round corral

EXCLUSIONS: none

APX IRRIGATED ACRES: 0 APX DEEDED ACRES: 40 APX LOT SQFT: 0
TAX YEAR: 2013 TOTAL TAX \$: 1120.93 TAXED W/OTHER LAND: No
PROPERTY RIGHTS: Fee Simple PARCELABLE: No ADJ TO PUBLIC LAND: Yes RIVER/STREAM FRONT: No
DETAILED ZONING: Park Co - 20 Acres (GR-20)

SELLER FIN: No DISCLOSURES: No
LEGAL DESCRIPTION: SW/4SW/4, Section 11, T57N, R102W, Park County, Wyoming

CONSTRUCTION: Modular, On Permanent Foundation HEATING STOVE TYPE: Pellet
EXTERIOR SIDING: Hardboard, Wood FIREPLACE TYPE: None
ROOF: Metal INTERIOR FEATURES: Breakfast Nook, Ceiling Fan(s), Mud Room, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s)
GARAGE/TYPE STALLS: Detached-2 Stalls
EXTERIOR FEATURES: Acreage Fenced, Adj to BLM, Barn, Corrals, Deck, Horse Property, Landscaping, Loafing Shed, Mountain View, RV Parking, Storage Building
PROPERTY ACCESS: County Paved

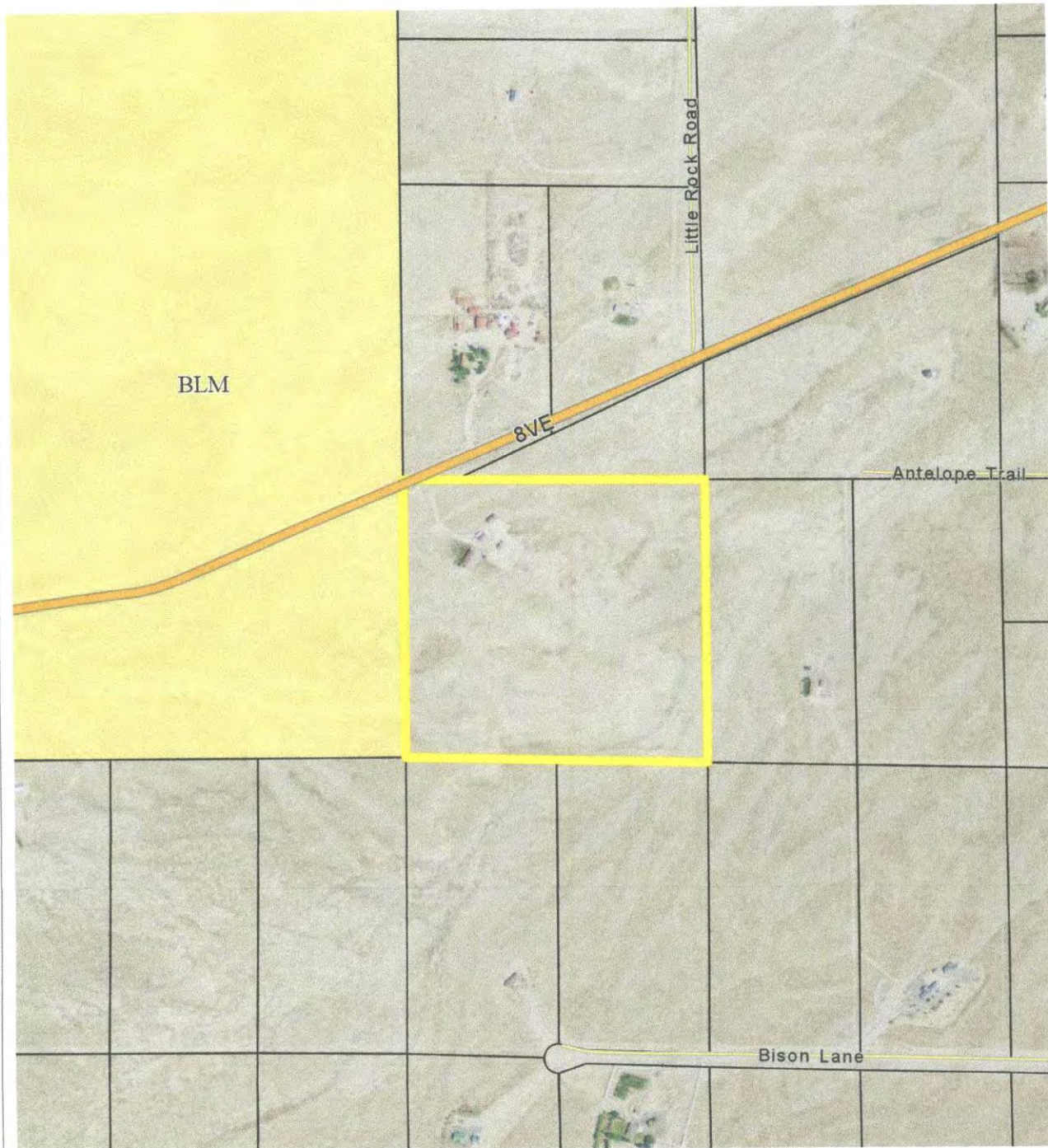
COMMENTS: 40 acres next to a section of BLM with a meticulously maintained home. This home offers 3 bedrooms, 2 baths, office, large country kitchen with a walk in pantry and an open floor plan. The property is fenced and set up for horses with a horse shelter, tack/storage shed and hay/storage barn. There is a detached 2 car garage. High producing well (100+ gpm). Minutes from river fishing and NF access.

DIRECTIONS TO PROPERTY: Road 1AB past school, turn right on Road 8VE, approximately 1 mile on right

SUBJECT TO 1031: No

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

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.

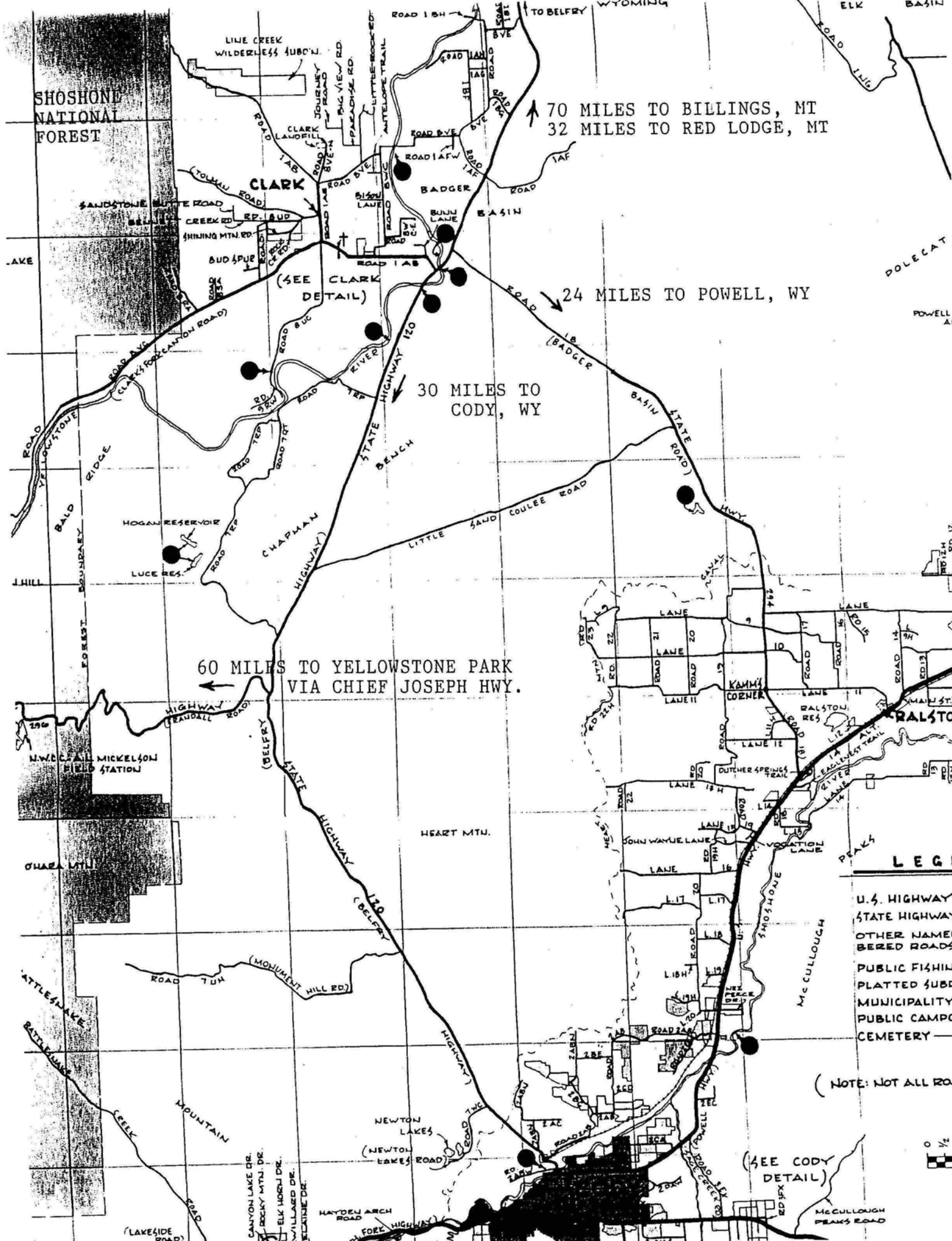
Clark's legal boundaries encompasses approximately 193 square miles. The boundary begins just north of County Road 7RP on Chapman Bench (Hwy.120) and goes north to the Montana state line, west to the Shoshone National Forest and east to include some of the arid lands in Badger Basin. The first Clark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

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.

DOLECAT

POWELL

HOGAN RESERVOIR
LUCE RES.

CHAPMAN HIGHWAY

LITTLE SAND COULEE ROAD



HEART MTN.

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)



(LAKESIDE ROAD)

CANYON LAKE DR.
ROCKY MOUNTAIN DR.
ELK HORN DR.
WILLIARD DR.
SEASIDE DR.

HAYDEN ARCH ROAD

NEWTON LAKES (NEWTON LAKES ROAD)

McCULLOUGH PEAKS ROAD

