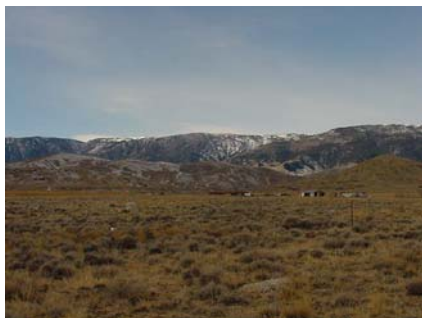


MLS #: L10004469A List Price: \$45,000

0 Line Creek Clark, WY 82435



APX # ACRES: 7.71
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: Yes
TOPOGRAPHY: Rolling

UNIT # OR LOT #: Lot 7
AREA: Clark
NEIGHBORHOOD: North of Cody
SUBDIVISION: Line Creek Wilderness
COUNTY: Park
SCHOOL DISTRICT: Park County District #1
APX MILES FROM TOWN: 30

NATURAL GAS COMPANY: None
SEWER: None
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: Beartooth Electric Co
PRIMARY WATER TYPE: Well
IRRIGATION FEES \$: 0
HOA: No

INCLUSIONS: None

EXCLUSIONS: None

IRRIG CO: Line Creek
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

IRGCO\$: 0
IRGCOYR: 2009

SOIL TYPE: sandy

COUNTY TAX ID: 03580290185007
PROPERTY RIGHTS: Fee Simple
MOBILES ALLOWED: Yes

TAX YEAR: 2009
ADJ TO PUBLIC LAND: No
MODULARS ALLOWED: Yes

TOTAL TAX \$: 170
PARCELABLE: No
DETAILED ZONING: Unknown

TAXED W/OTHER LAND: No

SELLER FIN: No
DISCLOSURES: Yes

LEGAL DESCRIPTION: Line Creek Wilderness Sub. Lot 7(7.71 AC)& Undivided 1/90 Interest in Tracts 25-1,31-1,32-1 & 33-1 (2.00 AC).

PROPERTY FEATURES: Creek, Fishing, Horse Property, Hunting, Mountain View, Recreational, Rolling Terrain, RV Parking
TYPE LEASED LAND: None
PROPERTY ACCESS: County Gravel

COMMENTS: Lot with fishing, you can fish the entire creek to the west. Forest access up the creek to good hunting. Frontage property on Line Creek, the well is 130' deep-cased. Power to the property. You have mountain views with a creek running through your backyard. Call us today to have a look at this property!

DIRECTIONS TO PROPERTY: Take Hwy. 120 to Clark, turn at Edelweiss onto road 1AB-follow to the Community Center take curve to the right. Continue on 1AB to Crossfire Trail go right onto Crossfire Trail and continue to the right to the Lot. Brown pickup parked on lot. Sign on lot

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)