

Clark, Wyoming Home With Creek Frontage



\$938,000



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.



Clark, Wyoming Creek Front Property Near Cody & Yellowstone

Rare opportunity to own a true Wyoming creek frontage property in the highly desirable Clark area, just north of Cody and within easy reach of Yellowstone National Park. Set on 10 acres with approximately 660 feet of Little Rock Creek flowing through the property, this custom home offers the perfect blend of privacy, functionality, and Western lifestyle.

The custom home welcomes you into a warm, open-concept great room featuring a wood stove, recessed lighting, and inviting natural finishes. The kitchen is thoughtfully designed for both everyday living and entertaining, complete with quartz countertops, custom knotty alder cabinetry, and premium Bosch appliances including a convection oven, gas cooktop, dishwasher and 4-door refrigerator. The dining area flows seamlessly into the great room, while a covered patio just off the kitchen provides the perfect space to enjoy the peaceful Creekside setting.

The primary suite offers a spacious and comfortable retreat with a sitting area and dual closets. The ensuite bath features a tiled walk-in shower, soaking tub, dual custom vanities, heated towel rack and a private water closet.

The main level is further complemented by a guest bedroom and well-appointed guest bath, a large pantry, and a functional laundry room with ample storage and a large utility sink. In-floor radiant heat and stained concrete flooring add both comfort and character on the main level, while the upper level provides a generous 668 square foot flex space ideal for a home office, recreation area, or potential additional bedroom. The home is constructed of Insulated Concrete Form (ICF) providing superior insulation and durability. In addition, there is sound deadening insulation in the interior walls.

Some of the interior amenities include in floor heat and stained cement flooring on the first floor with carpet and electric baseboard heat on the second floor. Other amenities include:

- Recessed lighting throughout
- Blinds – bottom up, top down
- Knotty alder woodwork and doors throughout
- Ceiling fans throughout
- In floor heat – stained cement flooring
- Recessed lighting throughout
- Blinds – bottom up, top down
- Knotty alder woodwork and doors throughout
- Ceiling fans throughout

In addition to the main home, the property includes a versatile bunkhouse designed with a full kitchen, bathroom, laundry, and open living space. Originally intended for conversion into a garage, this structure offers flexibility for guest accommodations, rental income, or workspace.

Two substantial shops enhance the property's functionality and appeal. One is a 32 by 40 insulated and heated shop with a garage bay and attached carport. The second is a 42 by 60 shop designed to accommodate larger equipment and RVs with oversized doors, a heated storage room, and loft space. There is also a 30-amp plug for an RV.

The backyard is a beautiful meadow along 660' of Little Rock Creek which naturally attracts wildlife. The outdoor setting is enhanced by established landscaping, a fenced garden, fire pit, horse shoe pit and two 50-amp plugs for RV hookups, creating an ideal environment for both relaxation and recreation.

Set in a highly desirable recreational area, this property offers the best of Wyoming's outdoor lifestyle. It's just minutes from the Clarks Fork of the Yellowstone River and Clarks Fork Canyon—known for spectacular fishing, hiking and wildlife. Located in Clark, Wyoming, the home is just 30 miles north of Cody, a hub of western heritage and the rodeo capital of the world. It is within an easy reach of Powell, Red Lodge, and Billings, Montana, offering easy access to amenities, ski resorts, and airports.

This is a rare opportunity to own creek frontage property in Wyoming, combining acreage, improvements, and proximity to Yellowstone Country in one exceptional offering.





Great Room



Wood Stove





Upper Level



Stairway to Upper Level

Great Room





Kitchen

Knotty Alder Cabinetry



Gas Cooktop



Quartz Countertops





Primary Suite



Sitting Room



Primary Ensuite



Dual Vanities



Walk-In Tile Shower



Soaking Tub



Guest Bedroom



Guest Bath







Bunk House





Bunk House





42 x 60 Shop





32 x 40 Shop





Mountain Views





Home and Shop



Beartooth Mountains



Little Rock Creek





Mountain Views

Mule Deer





View of the Beartooth Mounatins



Little Rock Creek



Estimated Property Boundary



View of
Heart Mountain



Little Rock Creek



Clark Wyoming Home
With Creek Frontage



Room Information

1

List Price \$938,000
List Date 4/23/2026
Original Price \$938,000
Days On Market 36
Bedrooms 3
Total # Baths 2
Full Baths 2
3/4 Baths 0
Half Baths 0
1/4 Bath 0
Apx Year Built 2016
Levels One and One Half

Apx Above Grade SqFt 2,460
Apx Below Grade SqFt 0
Apx Total SqFt 2460
Apx Deeded Acres 10.010
Apx # Irrigated Acres 0.00
Apx Lot SqFt 436,035.60
County Park
Area Clark - General Area
Subdivision Quarter Circle 4R
School District Ranch
Apx Miles from Town Park County District #1
Additional Living Units Yes

Inclusions Main House: 5 burner gas cook top, 4 door refrigerator, microwave, oven/convection range, washer/dryer. Guest House: refrigerator, electric range, microwave, washer/dryer
Exclusions Antique rake in island, all woodworking equipment in the shop.
Irrigation No
Irrigation Company

Legal Description QUARTER CIRCLE FOUR R RANCH, A RECREATIONAL SUB., LOTS 36 (5.01 AC.) & 37 (5.00 AC.)
Tax Year 2025
Tax Annual Amount \$3,140.89
Taxes TBD No
Taxed w/Other Land No
Property Rights Fee Simple
Covenants Yes

Features

Appliances Dishwasher, Dryer, Microwave, Other - See Remar...
Basement None
Construc... Insulated Concrete Form
Cooling None
Ext Feat... Creek, Fishing, Garden, Guest House, Landscaping, Shop, Sprinklers, RV/Boat/Trailer Parking
Ext Siding Combination
Fireplace None
Flooring Combination, Concrete (Flooring)
Primary Heat Radiant
Int Features Ceiling Fan(s), Garage Door Opener, Mud Room, P...
Lot Features Level

PatioDeckPorch Covered, Patio
Road Maint
Road Respons Private Maintained Road
Road Surface Gravel
Roof Metal
Primary Water Source Well
Primary Water Supp... None
Sewer Type Septic Tank
Sewer Provider None
Views Mountain(s)

Comments Situated on 10 acres with approximately 660 feet along Little Rock Creek, this custom home offers privacy, functionality & scenic Wyoming living. The open-concept great room features a wood stove and flows into a well-appointed kitchen with quartz countertops, custom knotty alder cabinetry, and Bosch appliances. The dining area flows seamlessly into the great room, while a covered patio just off the kitchen provides the perfect space to enjoy the peaceful creekside setting. The spacious primary suite includes a sitting area, soaking tub, tiled walk-in shower, and dual vanities. Main level also includes guest bedroom, bath, pantry & laundry. In-floor radiant heat and stained concrete flooring is on main level. The upper-level consists of 668± sq ft flex space for office or an additional bedroom. Built with ICF construction; includes Generac 22KW whole-house generator. Property includes a bunkhouse with kitchen, bath, living/sleeping area and laundry, offering guest or rental potential. Two large shops provide ample storage and workspace, including one suitable for RVs and larger equipment. The land features a creekside meadow, landscaping, and room for outdoor enjoyment. Located minutes from the Clarks Fork of the Yellowstone River and Clarks Fork Canyon, this property offers world-class fishing, hiking & access to public lands minutes away. It is also within easy driving distance of Red Lodge, Powell, and Billings for additional amenities, airports, and year-round recreation.

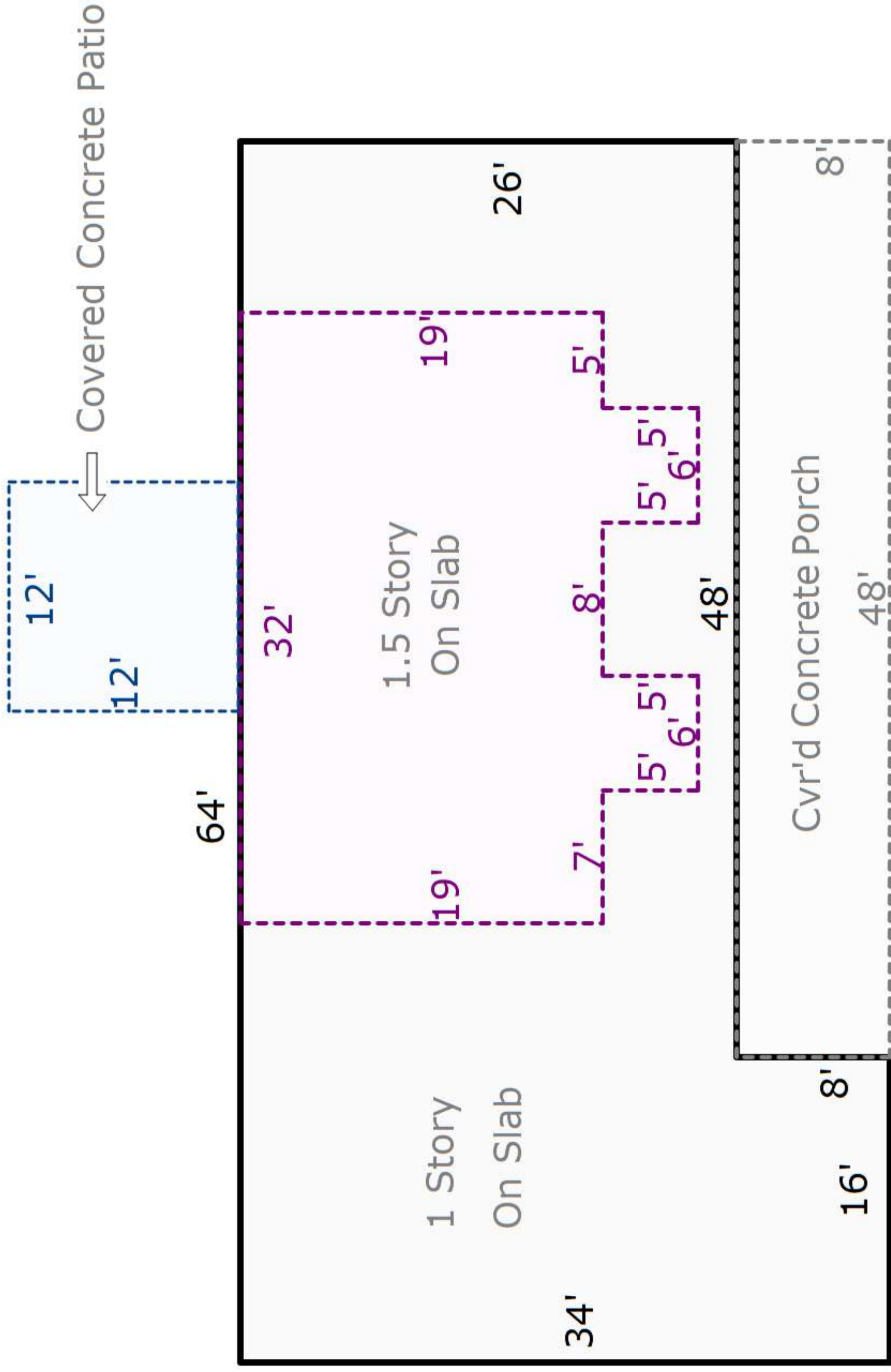
Property listed by:

Canyon Real Estate, LLC - 307-527-7092
 Rita A Lovell - 307-899-7092

Contact me for more informati...

Canyon Real Estate, LLC - 307-527-7092
 Rita A Lovell - 307-899-7092
 rita@canyonrealestate.net

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. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

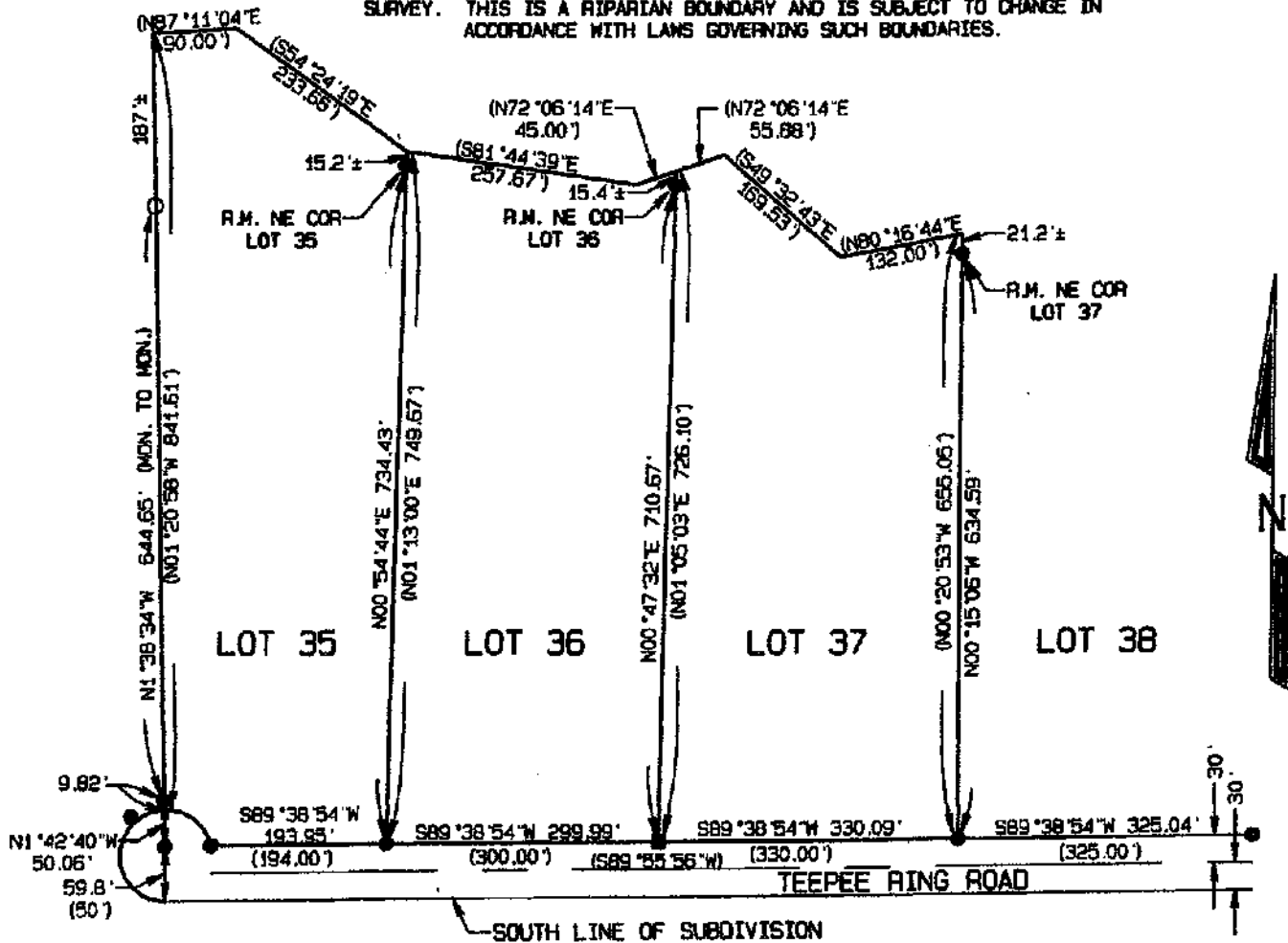


T.57 N., R.102 W.

#2006-7635
2 NF 2

09/27/2006
04:35:00PM

NORTH LOT LINES AS PLATTED FALL IN LITTLE ROCK CREEK ON DATE OF THIS SURVEY. THIS IS A RIPARIAN BOUNDARY AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH LAWS GOVERNING SUCH BOUNDARIES.



SCALE: 1" = 200'

NOTE:

THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

BEARINGS ARE BASED ON TRUE NORTH OBSERVED BY G.P.S.

LEGEND

REBAR WITH PLASTIC CAP FOUND _____ ●

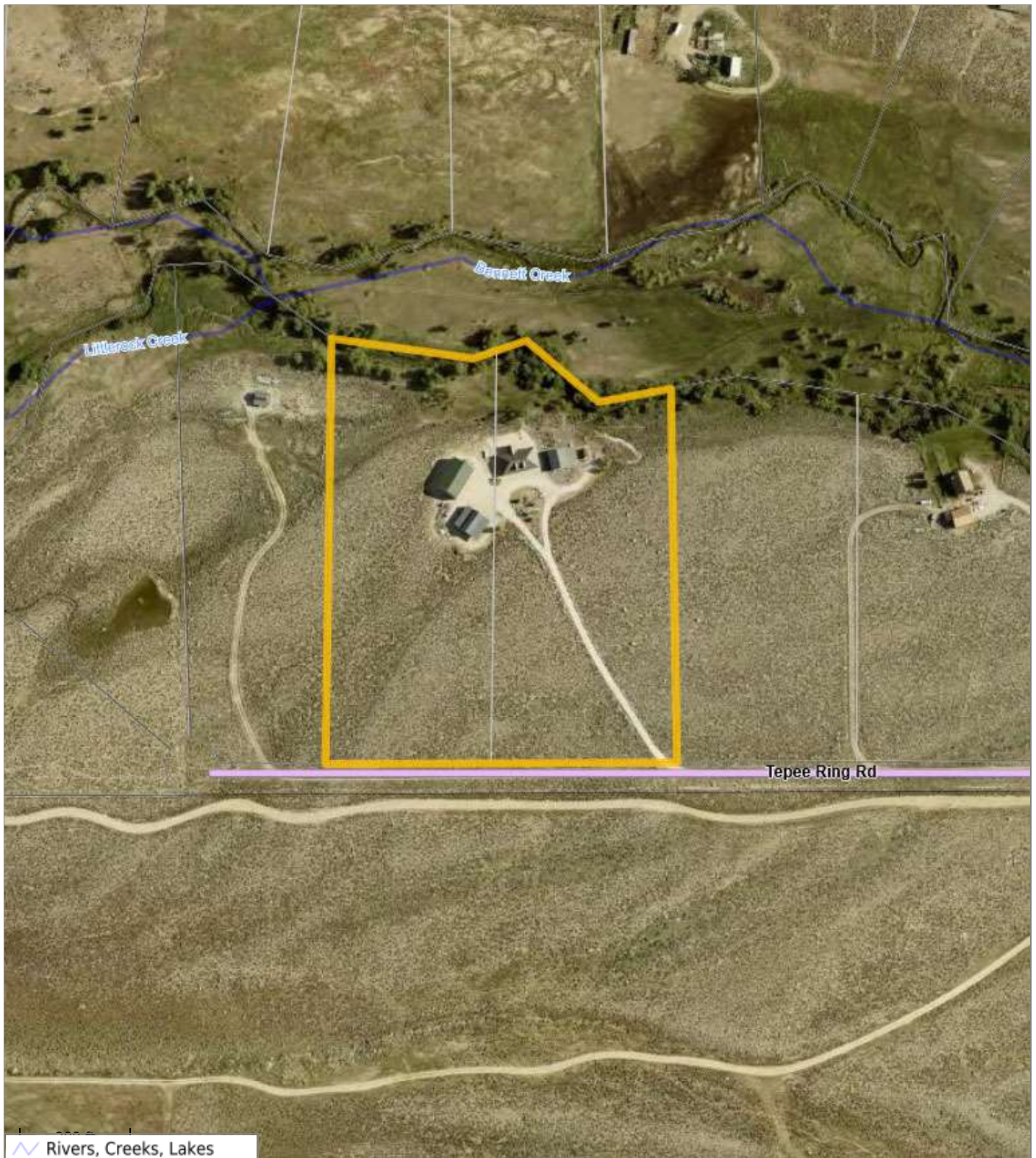
REBAR FOUND _____ ■

RECORD DIMENSIONS SHOWN THIS ()

CERTIFICATE OF SURVEYOR

REC \$11.00

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK



- ~ Rivers, Creeks, Lakes
- ~ Highways
- ~ County Roads
- ~ Incorporated Towns
- ~ Yellowstone National Park
- ~ US Forest Service
- ~ BLM
- ~ Bureau of Reclamation
- ~ State of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 4/20/2026



Park County
Wyoming MapServer

IMPORTANT NOTICE

Canyon Real Estate, LLC

(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

Any reference to "Broker" throughout this Disclosure and any associated real estate form shall mean "Responsible Broker, Associate Broker or Salesperson" as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate 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.

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 Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. 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 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 the 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. 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 asterisk. W.S. 33-28-310(a).

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

If a Buyer signs a written Buyer's Agent 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 and 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 counter offers 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 averse to the interest of either party;
- 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. §33-283-301(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 the 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 FIDUCIARY 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 ACKNOWLEDGEMENT, 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 ACKNOWLEDGEMENT, 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.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

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 with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm _____
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.

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____

Seller's Name _____