

52 ROAD 8UC Property Notes/Improvements 2/26/2026

Presented as?

- ✓ On bubbling freshwater year round creek that you can stand next to, not just look down upon.
- ✓ Personal, private and unique functional spaces with easy access via well-maintained roads.
- ✓ Professionally designed for the way people live and work; “function first” design that is comfortable and cozy, yet has flexible spaces with the things needed for modern lifestyles.
- ✓ A part of history yet modernized for today’s living.
- ✓ Surrounded by 3 mountain ranges (Beartooth, Big Horns, Absaroka) with amazing views of snow covered peaks
- ✓ On world renowned scenic routes to and around Yellowstone National Park (40 miles to Silver Gate NE Entrance)
- ✓ One doesn’t have to create liveable spaces using furniture and partitions like in some homes. These are “open concept” but on a comfortable scale for humans.
- ✓ Use each home for different functions; craft room for one, podcast in another, hold lessons or run your business out of another while living downstairs or in another house, or rent or share with others.
- ✓ It’s not a matter of whether you’ll live here, but which house you will choose.

General History of Property

- Historic, original homestead portion Thiel, Bennett Butte (battles), found arrowheads, etc.
- Local history for dominant families like the Bunns who played here, etc.
- First there was just the barn (c mid 1930’s) and cattle grazing. Then the cabin (c mid 1940’s of Cody sawmill located where Beck Lake now stands hewn square logs) which was unfinished and housed kayaks, etc. for outfitters. Cabin was then upgraded somewhat until original owner built the 1950-60 house. Cabin and barn remained until current owners took them down to repurpose. Cabin foundation remains. Septic field is over where the old barn stood.

Notes regarding land

- Entirely fenced (barbed wire/metal post) with gate (metal cattle); neighbor Lloyd Thiel maintains east side fence. There is a stile to that field between the properties
- South end ownership is to center line of creek as it changes
- No mineral nor water rights (new owner can buy water rights through irrigation district). Water wheel is by west bridge and next one downstream is about 400' further east from the east bridge
- There is a verbally implied irrigation easement maintained by Thiel's since 1917 which serves the east field though Thiels rarely run it. Thiels would probably be open to putting in culverts or diverting. The only utility easement follows the driveway as shown on the plat map
- Brown trout and others are in the creek. New owner must abide by local laws for licensing, etc. same as if they weren't on private land because the laws protect the wildlife in the creek. (Probably no one would complain if they took a trout out now and then though)
- Same neighbor owns pasture east and south. He rotates stock and crops seasonally in both. Typically there are bulls in one or the other in winter, and horses in the summer.
- Have master plan which is the only place that shows underground utility locations. Some things have changed from that drawing though. Suggest locating utilities before any dig!

Status at 2012 Purchase

- Original barn and cabin still stood as original, but in deteriorating condition.
- Current owner is the 2nd ever as the 1st was a Thiel family member. They had subdivided their homestead to give him his own place.
- Sometime around 1971, original owners removed and added walls to change the original rectangular floor plan to open concept between kitchen, dining, and living room spaces. At that time the original owners added a mudroom, garage, and fireplace (built from rocks found on the property).
- Just prior to the 2012 sale original owners replaced all the windows on the west side plus one window on the NE corner, put in new appliances and flooring. Original closet doors and wood paneling remained. There was just a window air conditioner and an outdated HVAC system and water heater at that time.
- Note the original owner also imported planting soil and was successful at growing bluegrass around the house, so remnants of that remain.

Improvements made by current owner starting at 2012 Purchase (see also individual houses)

- 2013 grounded the electric at the last pole and put in new whole house Lennox heating and AC units into 1960's house
- New electric older house and lines underground to new ones including circuits, etc.
- Added a separate electric box designed to go alongside a new garage to hook up the electrical and to feed construction of the eventual 2025 building. This stand alone connection can be metered off so the small 2 story can be metered separately or run on

its own generator. This stub out has a base and switch for a back up generator connection

- New septic is 1000 gal tank which serves the 2 new houses
- Original house on own septic built when the house was built. It is “unpermitted” only because Park County did not issue permits until 1971. It is only a concern if one wants to add to that house beyond the 3 bedrooms it is designed for.
- New septic field is a “cell field” along the eastern fence line. You can drive on it along the fence north to south but not the other way east to west over it because of the way the cells are laid out. It is advised NOT to drive over it at all. This is clearly permitted dated to 2016 completion. It is designed for 6 bedrooms.
- 1000 gal LP gas tank that serves the 1960’s house is rented from Blakeman. The 500 gallon LP gas tank that serves the other two houses is owned. The big one you can see sitting on blocks north of the 1 story house. The small one is underground between the new buildings. Blakeman with the completion of construction this July 2025, inspected inside and outside of both the new houses, all connections, and they passed.
- Wood from both original cabin and barn was repurposed and is the exterior siding for the two new houses; trim on the 2016 house, and full log siding on the 2025 2 story. These were sorted, nails pulled, hewn locally, and installed by hand by professionals using the latest technology in chinking that will adjust as the siding shrinks with aging. The logs will weather to gray as per the 2016 house, although originally orange.
- The siding on the 2016 house is a sustainable, man-made pressed product designed for the Clark climate.
- The roof of the 2025 new construction is repurposed from the old cabin because it was a new roof just put on the old cabin in about 2010.
- The condenser unit for the little house really should be put in a box to keep the coils out of the sun. Plan is to use that extra wood to build such a box, and extra repurposed wood is stored behind the shed for this purpose. It’s “ok” as is, but really should be better protected from the elements.
- 2025 graded and installed new gravel on the driveway 10/2025 and professionally removed the weeds (2 treatments June and Oct 2025); weeks and weeks of hand removal and mowing so it won’t come back. Kochia is the plant that went crazy spring and summer 2025.
- Professionally cleaned all windows 8/2025
- Water pump and pipes are new April 2025. Replace pressure valve every 2-3 years

(the rest is below by specific house)

Plants, Animals, & the Creek (so realtors can answer questions about what they see)

- By the creek are wild roses (*rosa rugosa*), 4 types of Lupines, New England Asters (the only forb that reaches from the Atlantic ocean to the furthest west of the high plains desert prairies here)
- One will find prairie dock, echinacea, witches broom, pussy toes, moss phlox, prickly pear, and many other plants that define the environmental region in addition to the 4-8’ tall Wyoming Sage which predominates the site.

- Of note are the cottonwoods (poplar family) and the water birch (*Betula occidentalis*) that is unique to Clark and the Clark's Fork watershed. Water birch turn orange in fall. There are some gray birch along the creek in one place where the little water fall is. The cottonwoods provide great firewood for your 3 wood burning stoves.
- Also abundant here are the raptors: osprey, eagles, great horned owls, and lots of hawks. They come and go with the seasons, as do the migrating birds the Western Meadowlark, Western bluebirds, hummingbirds (been feeding them) and many others. We are on our 4th generation of whitetail deer born on the property. You can see along the creek where they bed down in the grass
- There was a family of red fox, but have only seen signs of the male in the winter. There are jackrabbits, but not so many as in years past since owners didn't plant the garden.
- The original owners had a garden next to the creek, but since one can't take water out of the creek, it was easier to build up the soil in the fenced area north of the 1960's house and use the hose. All of the garden has been removed except the pear trees along the north fence and the raspberry bushes near there
- With watering, this soil and climate produce excellent root crops (onions, beets, turnips), greens (lettuce, cilantro – watch out cilantro and asparagus can take over if you let them go to seed, brussel sprouts, broccoli, etc.), and especially melons and gourds of many types.
- The large mass of plants are "Walking Onions" given by a local friend (they will hopefully have been pulled out, but just in case). There may be volunteers of these next to the pear trees
- The larger shrubs are lilacs (*syringa vulgaris*), and the middle sized ones several types of viburnum. The garden also boasts of a bridalwreath spirea, wild rose shrub, irises in season, and many hollyhocks. The red-stemmed plant by the new construction is a red-twigged dogwood. The delicate flowering shrubs are pink or yellow potentilla.
- There is a path marked by stacked stones that goes along the periphery of the property as well as through the middle for walking. The animals share these worn paths, as one can see by tracks in the winter (especially deer and fox).
- THE CREEK DOES NOT FLOOD AND THIS IS DEFINITELY NOT ON A FLOOD PLAIN! It is a yearround creek with constant flow despite all weather conditions or irrigation upstream. The creek level and speed changes constantly depending on though. It comes from a springfed lake in the mountains, so is not dependent on rainfall. The level may drop when neighbors irrigate, though not much.
- The creek freezes from the bottom up (rocks are the coldest) and floods just to the base of the rock "walls", making a 3-4" thick smooth coating of ice you could skate on. By August, it will be at "normal" or "average" level and speed. The level rarely drops below that, but it does go higher and faster after a snow on the mountains

Site

- The prevailing wind is from the SW out of the canyon, and the winter wind usually comes in the opposite direction. All the buildings are carefully sited and designed to accommodate the infamous Clark winds but be careful parking between the 1960's house and the 2016 house because it funnels there.
- Each house has at least one designated parking spot safely out of the wind (1960's garage or behind garage, 2016 south side of building, new construct next to rock wall

- Road 8UC is well maintained by both the County who surfaces it, and a trucking company. It is good to walk or run on year round, and many neighbors drive their horses and wagons and like to meet to chat on the road.
- The BLM is straight south down the road, as is access to the river. You can also get to the river and canyon from Canyon Road by turning left at the mailboxes as you're heading north. Parking for trailheads and fishing are about 6 miles west of that intersection.
- The school is 1 mile straight north, and the bus turns around in the driveway and does both pick up and drop off. All levels ride the bus, including those who go to upper levels in Powell. Families can choose to go to Powell or Cody middle and high schools, but most kids here have attended Powell.
- There is a family with lots of young kids across the street who moved here last year from California. They are WONDERFUL people! North is a single older man from New Jersey who comes for a few weeks every 3 years or so and is very kind. He says he's going to list his property for sale at the same time we do.
- South is a house owned by Lloyd Thiel and rented to his sister at this time although he's had other renters before. On Battlefield across the road are several nice families and older couples.
- Current owners are leaving the full hand well pump assembly kit in the garage. All the parts including pipe are there so it just needs to be installed. The well pump runs on electricity so it will be handy to have if there are power outages to get water from the well.
- Delivery people love this property because of easy access and turnaround. Current owner uses Two Tough Guys biweekly pickup garbage service, and you can also go to the dump only a couple of miles north if you take proof you live in Clark. Check for hours and closures as sometimes they'll close due to wind.
- Stars are amazing here and you can see both sides of a rainbow!

2016 House (2 story green doors)

- Finished in 2016; only 14 people have stayed in it, although owner ran an online business out of the upstairs
- CAT 6 data lines
- Internet comes through the phone line (fiber optic installed on road to house about 2016 by Nemont), into a modem provided by Nemont.
- This building has Nemont's physical phone lines run from main house to this one so if phone landline is desired with a hardwire internet connection, a line will need to be run through the provided sleeve from house to house (same with this house to the new build)
- This is a stick built custom design (by Suzi) all by hand built by a bonded carpenter and all bonded trades working with the Sellers
- Sited for views out every window "framed like a picture", yet positioned so can leave windows open without things blowing over (wind doesn't blow "through" it).
- Oriented like a ship prow into prevailing wind which comes out of the canyon to the SW
- Altitude and high wind rated Pella windows
- Hurricane roof ties for 225 mph

- 4' crawlspace on concrete poured foundation same as 2025 house with clean aggregate fines on the floor
- New metal roof 2017
- Truguard Deeptone collection (tamarack color) made of sustainable materials and specifically chosen to last and protect with Clark weather w/Douglas Fir vertical trim (painted)
- Trim repurposed wood from old barn
- Oriented to accommodate tent campers (by the creek) and RV campers (water and electric hook up SW corner) to use just bath and laundry; rest of house can be locked off to reduce cleaning if there are just camping guests
- Also designed for sound privacy up and down with insulated ceilings and crawlspace
- physical privacy with barn door to upstairs
- Steps begin near back door so person staying upstairs can have a semi-private access
- Back porch is warm all winter; front cool in summer. All decks custom designed and professionally installed with solid concrete footers below frostline and load bearing weights for up to 11 sober pirates (9 drunken pirates). Space is allowed beneath decks so wind blows through and won't lift it up or harm the building nor deck. (Note a lot of buildings in Wyoming put their decks on bare dirt. Is a minimum of 36" footers (as deep as one can go until hitting rock and then they're laid on rock)
- Buried screens are under the steps to prevent rodent access under decks
- Special NEW 2024 lights inside steps
- Window treatments and shelving are included
- Soft close drawers in kitchen
- Furnishings and décor optional and at additional cost
- White cabinets in entry are included
- All appliances barely used though they were installed in 2017 because so few have stayed in the house: dishwasher, refrigerator, LP Gas stove/range with hood, washer, dryer, big capacity water heater
- Great water pressure for Clark (well 82' deep) from well starts at older house goes to this and ends at 2025 house
- Whole house electric AC and LP gas heat
- 500 Gal LP gas tank feeds both new houses; owned not rented and is under ground
- Upstairs tile travertine marble on the floor with granite counter. Downstairs are quartz counters
- Wood burning stove only used once top quality includes electric starter
- Nice utility sink for washing kids, dogs, and special projects
- Clean and easy access 4' crawlspace through bedroom utility closet
- Negatives:
 - a) upstairs light of the Hunter fan/light doesn't work. Paid electricians try to fix and they couldn't. Fan still works;
 - b) is the duct for the clothing dryer goes down and then straight out the vent. Sometimes if the fuzz is not removed from the dryer, it will get stuck in that corner/curve and you have to go into the crawlspace to clean it out. New owners will note the dryer stops pulling heat when that happens and it is easily preventable;
 - c) Linen closet does not have shelves installed but drawing with all materials are contained;

d) upstairs bath sink needs filter cleaned; after new well pump installed, it hasn't been run to clear sediment

2025 House (2 story blue door)

- Just finished. Never used. This was designed to give seminars upstairs while housing a guest downstairs, but it would fit a lot of bunkbeds, thus sellers call it the "bunkhouse". It has closets up and down, so upstairs could be considered a bedroom.
- As with 2016 green doors house, this is sited to take advantage of views out of every window. This too features the sounds of the creek and the indoor temperature is modulated somewhat by the creek.
- Note how when you look out the window of one house, you don't look into the window of any other house – except – guest house bathroom. We suggest installing a stained glass window as shown (existing one not included) there for that reason.
- Shares LP gas tank with the 2016 house, although gas is only used for this one for the stove and water heater. This house is mostly electric and VERY efficient
- Running full out heater all last winter during construction or AC all summer, it only increased electric bill \$10-\$20/month. (Electric is Beartooth Cooperative)
- This has top rated (residential) insulation including roof and crawlspace, so it maintains even temperature as does the 2016 house.
- If you add a meter at the standing electric post, this house can be measured independently of the other houses
- AC and heat are MrCool units upstairs and down. In addition, there is a huge large speed fan upstairs, and baseboard heaters upstairs and downstairs to augment the wall units. Everything is run by remotes with thermostats. (NOTE TO BUYER: both upstairs and downstairs units must be running for AC to work. It has to do with minimum capacity. Remotes work with a "pointer", so technically they run each other, but must be pointed at the unit to make it work)
- The interior design is based on Cody region 1902-1910 interiors and materials; thus the ceramic tile in the bathroom and ceiling "tin" tile (which is actually thin-pressed and stamped steel from Florida – American made) and colors.
- This would be Edwardian, not Victorian interior, closer to the Craftsman style of that era. It is meant to be a little wild and crazy for fun. The wallpaper is stick and peel if buyer wants to cool down the design. Papered wall next to table has internal wood blocking for putting up heavy shelves
- Ceiling tiles are mounted by furring strips and handlaid.
- Floor tiles are all ceramic.
- Bedroom color is "Sedona clay" by Benjamin Moore
- Curtains and rods stay, but all other furnishings, which are 19th century antiques can be purchased separately or will go
- Wood burning stove is a high efficiency that will heat the whole house; never used
- Stove chimney is custom built and harnessed for Clark weather and wind
- Metal roof is repurposed from the old cabin's 2010 roof that was replaced
- Exterior is the repurposed barn and cabin wood chinked w/Permachink state of the art chinking and done by hand.

- There are many outlets and switches to handle technology, though a networking system would need to be set up to reach the modem which is in the 1 story house. Upstairs are extra outlets anticipating a desk on the one end for someone who works from their computer
- Railings, posts, and stairs are red oak with wool tread carpet
- Upstairs railings are of red oak with cypress ballusters from a Victorian porch supplier and hand laser cut custom made for the project. Post brackets are powder coated
- Shelving is included in all houses
- Kitchen cabinets were designed and built by current owner and feature magnetic curtains.
- Stove is LP Gas and must use while fan is on. Retro refrigerator needs space around it. All appliances are brand new and never used.
- Electric set up is for a microwave to go on counter or mount above refrigerator (not included).
- Stacked washer/dryer are electric and there is a large water heater
- Disposer
- On shared new septic system
- Water from well at good pressure
- Front deck like the 2016 house also has concrete footers and is designed for a 6-9 person load bearing (6 drunken pirates). All the decks are made of Timbertech Tigerwood composite decking.
- There is space designed on the deck for a bench that holds firewood.
- Windows are also Pella for altitude and wind with hurricane roof ties
- Countertops are quartz and cabinet curtains match the wallpaper having a William Morris (pre-Raphaelite and craftsman era) print fabric
- Sink is a “bar” sink with special faucet
- Upstairs ceiling is tongue and groove pine
- Upstairs lights are antique telephone glass
- Bathroom has a marble top on a reproduction Victorian cabinet base. A freestanding modern linen cupboard is included in the bath
- This house also has an excellent 4’ lighted crawlspace which is accessed in the utility room
- Parking for this house is intended next to the rock wall (all rocks, BTW came out of the ground digging the footers for the deck)
- Space under the stairs would make a great pet house though it was created for storage
- Negatives:
 - a) Condenser pipes need to be covered eventually

Main House

- 30 cf freezer in garage 2019 is included. Barely used
- New exterior and interior paint
- New flooring throughout
- Dishwasher late 2024
- Washer/Dryer 2025 (new)
- Stove/Oven 2025 (new barely used)

- Microwave 2025 new
- Refrigerator 2023
- Wood burning stove barely used. Fireplace chimney and surround built by previous owner using rock from the property with a special “pudding rock” in the center
- AC/Heater Lenox installed 2013 for whole house
- 2019 large capacity water heater
- New electric 2013 including addition exterior yard lights
- Ceilings in living room and mudroom hand finished (living room using a glove)
- Metal roof
- 2012 new windows on west side of house; 2025 new windows east side
- New exterior doors 2025
- Bathroom was remodeled in 2012; painted 2025
- New faucets in kitchen and bath 2025
- Just outside the door are hollyhocks and irises. Will leave planter pots
- Fenced area in front of stockade fencing with wire original owner installed, but added gates and repaired 2025-26
- Concrete porch recoated and surfaced and painted
- Decorative stone properly installed with subgrade and weed fabric
- Negatives:
 - a) Water leak south side through foundation blocks only about 18” garage. Stays on concrete and has no impact

Shed/Storage Pod:

- Shed came with the property and is on a new concrete pad. Hopefully painted to match brown exteriors by closing (not guaranteed though)
- Storage unit is rented, but SayWhere would be glad to sell it. Not included!

See Master Plan for utility locations and call to locate before digging!

52 Road 8UC SUMMARY 2/11/2026

20+ acres (19.54 without easement) (see records for this and square footage)

Unlike properties that claim to have water frontage, here you can stand next to it, touch it, and own it to the center line, not just look at it from the top of a cliff. The entire south property line is the creek itself.

It's like a park where you can have a picnic or relax in a hammock; quiet and peaceful and under the big sky full of stars, or explore and study wildlife.

All 3 houses sit on the creek; open windows and you can hear it; look out and you can see it (no, it doesn't flood, I'm a civil engineer and know how to site out of flood plains. Water goes to base of rock walls and that's all. Foundations are well above that)

There are trees! Lots of them with seasonal interest and wildlife; they give privacy and firewood for the 3 wood burning high efficiency stoves

Views of all 3 mountain ranges and Heart Mountain out windows

Land to run stock with room to expand adding a garage or workshop with electrical connection to do so

1960 House (1 story actually 1955 but County has it a "Ranch" from 1960):

3 Bed; 1 bath

1 story

Septic

Well

LP Gas heat

Whole house heat/AC Lennox

Washer/Dryer (dryer new) white

Electric stove/range new stainless

Microwave new stainless

Disposer (new 2025)

Refrigerator 2 years old stainless

LVP flooring new

Paint interior and exterior new

Water pump and pipes new

Hand pump assembly included for new owner install

Lights some original some new

Hand laid stone fireplace with wood burning insert

Garage 1 car w/workbench

Roof metal

Open concept kitchen dining living

Windows west new in 2012; east new 2025

3 new exterior doors w/new knobs
New interior doorknobs; rebalanced doors (new bathroom door)
Crawlspace
Hand built with additions
Fenced and gated yard

2016 House (green doors 2 story):

2 story
2 bed; 1 ¾ bath
1 bed up and 1 down
1 large flex space up
LP gas central heat and electric ac
Septic
Well
Washer/dryer barely used "as new"
LP Gas stove/range barely used as new
LP gas washer/dryer barely used as new
Microwave barely used as new
Refrigerator barely used as new
Woodburning top quality free standing stove on tile used only once
Quartz countertops; travertine tile up; ceramic tile down
Full house wired CAT 6
Open concept
Barn door on stairs for privacy up
Claw foot tub
Sustainable siding
Timbertech decks with Fortress rails and proper footings
Exterior lighting for creek area w/in step landscape lights in front

2025 House (blue door 2 story):

2 story
1 bed; 1 bath
1 large flex space up
Open concept
Galley kitchen
Separate metering
Septic shared with 2016 house
Well water
All appliances new (unique retro)
Top quality wood burning free standing stove on tile never used
Tin ceilings
Ceramic tile floors
Insulated all including ceilings and crawlspaces
Repurposed hand chinked historical log siding
Timbertech decks with Fortress posts and rails
All electric except stove/range and water heater which are LP Gas
Unique based on historical examples both inside and out

Disclaimer

The information contained in this document was prepared and provided by the current property owner, who also served as the designer and architect for certain improvements on the property. The material is intended as an informational reference and owner's guide describing the history, design considerations, improvements, and operational details associated with the property.

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