



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch & Recreational Properties.

Proudly Presents



COLLINS RANCH

Lusk, Niobrara County, Wyoming

With sweeping views of the Rawhide Buttes, the Collins Ranch offers breathtaking vistas, privacy, and endless recreational opportunities. With hundreds of trees planted and excellent water development for livestock and wildlife, this is a one-of-a-kind, must-see ranch.

RANCH SUMMARY

The Collins Ranch in southeastern Wyoming is offered on the market for the first time since the owners constructed all the improvements that include a beautiful, custom-built 3,328 sq. ft., three bedroom, 2-1/2 bath home and several outbuildings. The ranch must be viewed to truly appreciate the natural beauty of its setting as well as the pride of ownership that is evident throughout the ranch's 760.73 deeded acres.

This fully improved, low overhead grass ranch is located in the heart of cattle country and is home to 35 to 40 cow/calf pairs during the summer grazing season. Cattle are placed on the ranch in June, then gathered and shipped off the ranch the first part of October.

The Collins Ranch is located 10 miles south of Lusk, Wyoming on US Highway 85 to the ranch headquarters which include an elegant 3,328 sq. ft. home, working corrals, and numerous outbuildings. Hands-on management is evident as you travel throughout the entire ranch. The current owners have significantly improved the water supply, fencing, and cross fencing which have contributed to the consistent weight gains as the cattle seldom have to travel far to access water.





LOCATION & ACCESS

Located approximately 10 miles south of Lusk, Wyoming, the Collins Ranch offers year-round accessibility via paved highways and a private, gravel road. From Lusk, travel south on US Highway 85 approximately 10 miles; turn west on to County Road 146, travel approximately .5 miles; then north on to the private road that leads to the Collins Ranch.

Several towns and cities in the four-state area are in close proximity to and easily accessed from the ranch:

Lusk, Wyoming (population 1,567)	10 miles north
Torrington, Wyoming (population 6,501)	48 miles southeast
Scottsbluff, Nebraska (population 15,039)	80 miles southeast
Casper, Wyoming (population 55,316)	113 miles west
Cheyenne, Wyoming (population 59,466)	132 miles south
Deadwood, South Dakota (population 1,270)	144 miles northeast
Rapid City, South Dakota (population 67,956)	159 miles northeast
Denver, CO Metro Area (population 3,277,309)	232 miles south

SIZE & DESCRIPTION

The Collins Ranch consists of 760.73± contiguous, pristine deeded acres and is very scenic and private with phenomenal views of the Rawhide Buttes that line the western boundary of the ranch, offering many opportunities for the outdoor enthusiast. The topography offers gently sloping terrain with an elevation of 5,020 feet above sea level. This ranch is perfect for the hobby farmer that enjoys the farming and ranching lifestyle.

CARRYING CAPACITY / RANCH OPERATIONS

The ranch has historically been utilized as a small cow/calf operation with the owners running 33 mother cow and two bulls. In 2017, the owners have leased the ranch for summer grazing. Approximately 55 to 60 head of pairs were placed on the ranch June 1st and will be removed October 1st.

In addition to cattle operations, there is also farming present on the property. A fully fenced 70 acre crested wheat field yields from ½ to 1¾ ton to the acre each year.

All of the exterior fences are in good condition and consist of 4 to 5 line barbwire with steel and wood posts. Ample water is provided by three wells throughout the ranch.

Note - carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.



IMPROVEMENTS

The ranch headquarters includes a beautiful, 3,328 sq. ft. three bedroom, two bath custom built home with a wrap-around porch. The home features many high-end amenities all constructed with outstanding craftsmanship and attention to detail. The home offers plenty of western character and an open floor plan which is great for entertaining.

The pine tongue and groove vaulted ceiling and floor-to-ceiling stone fireplace greet you as you enter the living room which includes a St. Croix Greenfield corn/pellet stove as well as Wilson Art plank hand-scraped floor. In addition to the surround sound system, it has an abundance of lighting and outlets as well as two large ceiling fans with adjustable lighting. The home also has central heat and air conditioning.

The kitchen is an entertainers dream. It beams with all stainless steel appliances including a Kitchen Aid downdraft grill cooktop, a Professional Series convection oven, LG fridge with two separate freezer compartments. The large Blanco granite sink and Moen motion sensor faucet are surrounded by granite countertops and are accented with a granite island and Schrock hickory cabinets. The nine-foot ceilings provide for a large walk-in pantry to finish off the kitchen.

The master bathroom screams luxury when you see the Mansfield Health Touch air massage bath with the proprietary quick drain channel system. The cabinets are made of a beautiful hickory and the floors are heated for your comfort. The master bedroom finishes of the master suite with a large walk-in closet and spacious floor plan. There is also a half-bath in the hallway that leads to the laundry area and mud room.

The downstairs contains a plethora of comforts. There are two bedrooms, one bathroom, craft/gun room, as well as a family room with a bar sink, fridge, tile countertops and hickory cabinets. The home offers an abundance of storage spaces including a mechanical room with an additional pantry, a wine closet with additional storage under the stairs, and a large closet.

The outbuildings really add to the finished package. They include an oversized two car garage that is wired and plumbed for heat as well as an insulated, heated 40'x64' shop with 6" concrete floors and high intensity lighting. There is a 40'x50' B&W steel shop which has a six-inch concrete floor over ¾ of the floor and mezzanine storage built in the back. A full set of corrals finish off your cattle working needs. For the garden enthusiast there is a 60'x60' enclosed garden with greenhouse.

Hundreds of trees have been planted and most of them are on a drip system. The landscaping includes an automatic sprinkler system for your convenience.



UTILITIES

- Electricity – Niobrara Electric Association, Lusk, Wyoming
- Propane – local providers
- Water – private well
- Sewer – private septic system
- Communications – CenturyLink
- TV/Internet – satellite

REAL ESTATE TAXES

According to the Niobrara County Assessor's office, the real estate taxes on the Collins Ranch are estimated to be approximately \$2,492 per year.

WATER RESOURCES

Water is provided to the improvements and to livestock and wildlife, from three separate wells on the property.

- The new well is 180 feet deep and produces 12 GPM (gallons per minute). Water is pumped from the well into a 1,700 gallon tank that gravity-flows to house.
- Water from the second well is pumped by a windmill into a 7,000 gallon cistern that feeds into stock tanks located to the south and east. There is also a valve to direct water to the two stock tanks located at the windmill.
- The third well is located in a pump house in front of the home. Water from this well can also feed into the cistern as well as to above-ground tanks, the garden and to the house if necessary.
- There is an additional well that has been capped.

A complete description of the surface and ground water rights will be readily available to prospective buyers upon request. In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyer.



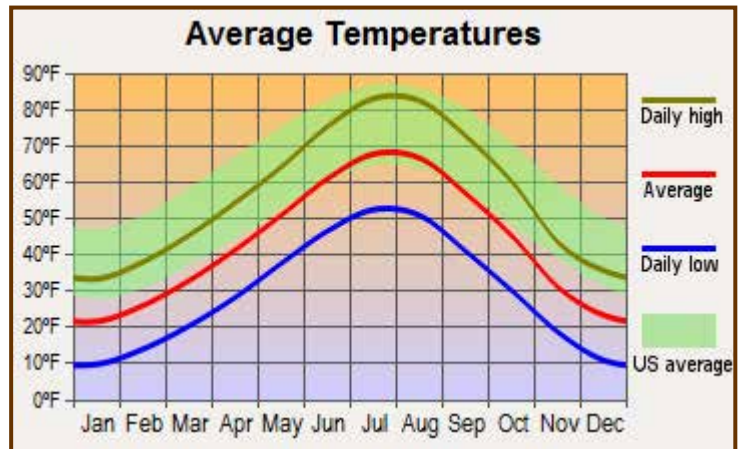
MINERAL RIGHTS

Buyers shall receive half of mineral rights that seller currently owns. The other half of the mineral rights will revert back to the land in 12 years if they are not held in production at that time.



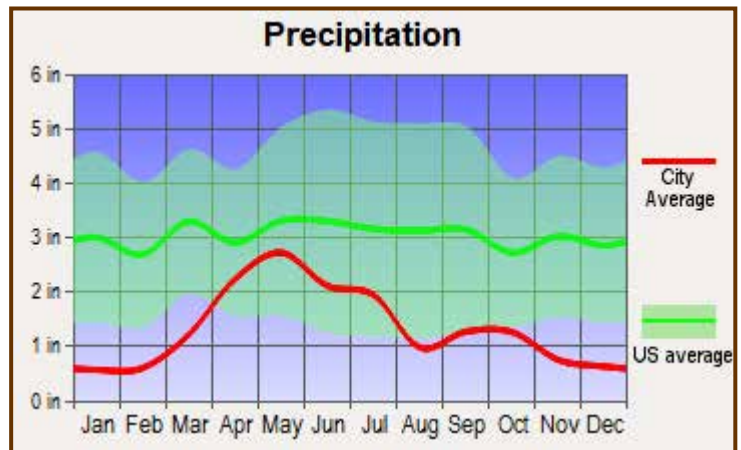
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lusk, Wyoming area is approximately 16.8 inches including 45.1 inches of snow fall. The average high temperature in January is 39 degrees, while the low is 12 degrees. The average high temperature in July is 90 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF WYOMING

Wyoming is a state that offers an incredible diversity of activities, geography, climate, and history. Just a territory in 1869, Wyoming became the 44th state in 1890. The state's population is 563,626, and provides a variety of opportunities and advantages for persons wishing to establish residency.



Wyoming's energy costs are the second lowest in the nation, and the cost of living index is below the national average. Wyoming ranks among the top 10 in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:

- No personal income tax
- No corporate income tax
- No gross receipts tax
- No inventory tax
- Low retail sales tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, Wyoming is a model of good management and a prospering population. The state is particularly efficient at managing its debt, owing the equivalent of just 20.4% of annual revenue in fiscal 2010. Wyoming also has a tax structure that, according to the Tax Foundation, is the nation's most-favorable for businesses - it does not have any corporate income taxes. The state has experienced an energy boom in recent years. The mining industry, which includes oil and gas extracting, accounted for 29.4% of the state's GDP; more than in any other state.

COMMUNITY AMENITIES

Lusk, Wyoming has all the desirable amenities of a traditional, rural Wyoming town. It has an excellent school system with a low student/teacher ratio (K-12), two banks, several churches, restaurants, a town library, fairgrounds, hospital, an incredible nine-hole golf course, a weekly newspaper, retail stores, and veterinary clinic. Lusk also has a 5,058 foot paved, lighted airstrip suitable for small jets and all private planes, at an elevation of 4,964 feet above sea level. Additional information about Lusk and Niobrara County can be found at www.luskwyoming.com.

Commercial airline service is available at Casper, Wyoming; Cheyenne, Wyoming; Rapid City, South Dakota; and Denver, Colorado. The following is information on each of these airports:

Scottsbluff, Nebraska: Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair, and flight training. For more information, please visit <http://www.flyscottsbluff.com>. Complete aeronautical information for the Western Nebraska Regional Airport can be found at: <http://www.airnav.com/airport/KBFF>.

Casper, Wyoming: Delta and United provide daily air service with connections to Denver, and Salt Lake City, Utah, while Allegiant provides service to select locations from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit <http://iflycasper.com>. Complete aeronautical information can be found at <http://www.airnav.com/airport/CPR>.

Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com>.

Rapid City, South Dakota: The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, American, Delta, and United. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit: <http://www.rcgov.org/Airport>.

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 170 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.



RECREATION & WILDLIFE

The ranch offers privacy and seclusion which, along with the topography and vegetation found on the property and in the surrounding area, provide excellent habitat for the wildlife. The Collins Ranch and the surrounding area is well-known for its abundance of trophy mule deer, antelope, and an occasional elk. A resident flock of Miriam wild turkeys frequent the property. The abundance of wildlife that frequent the ranch provides excellent opportunities for viewing and hunting.

With the water system on the ranch, the varied terrain, and 70 acre crested wheat field there is ideal habitat for numerous wildlife species throughout the ranch, including but not limited to fox, coyotes, bobcats, porcupines, raccoons, rabbits, and antelope. Other recreational activities are also available such as hiking, rock climbing, cross country skiing, and snowmobiling.

OFFERING PRICE

\$890,000

The Seller shall require an all cash sale. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).

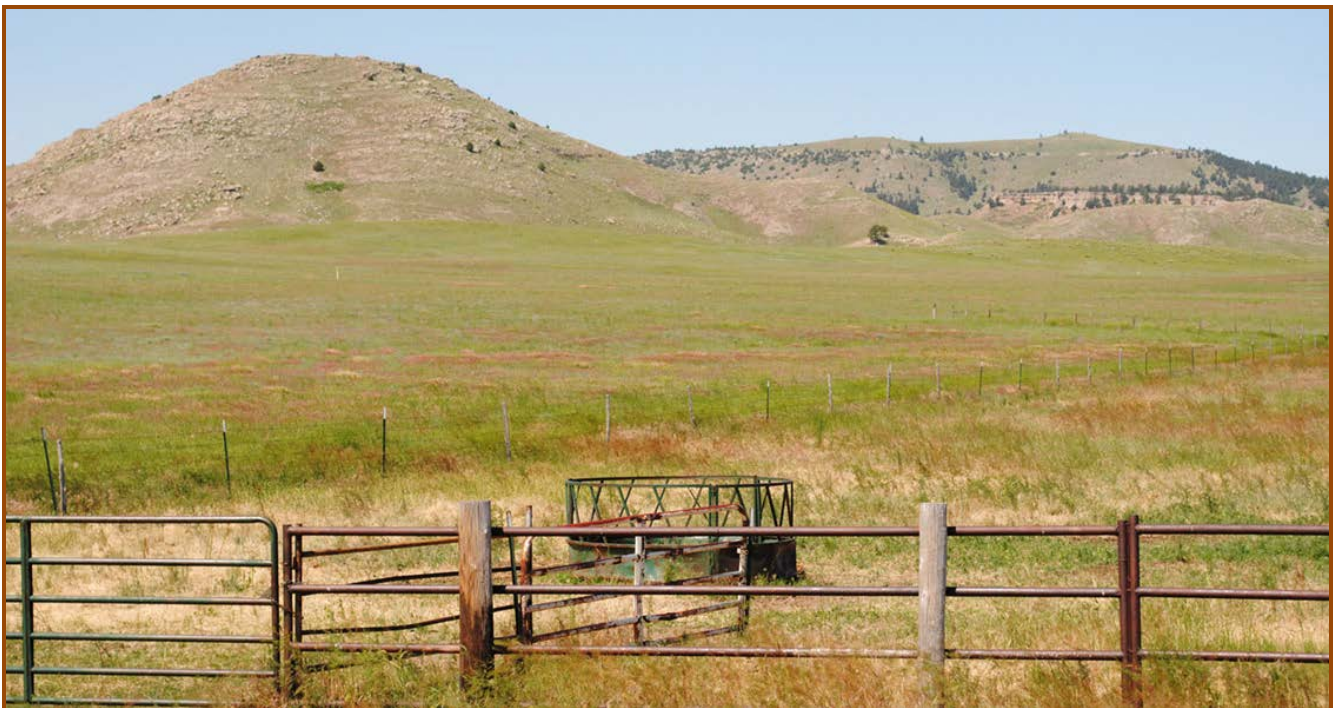
CONDITIONS OF SALE

- I. All offers shall be:
 - a. in writing;
 - b. accompanied by an earnest money deposit check in the minimum amount of \$47,500 (Forty-Seven Thousand Five Hundred Dollars); and
 - c. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



WYOMING LOCATION MAP

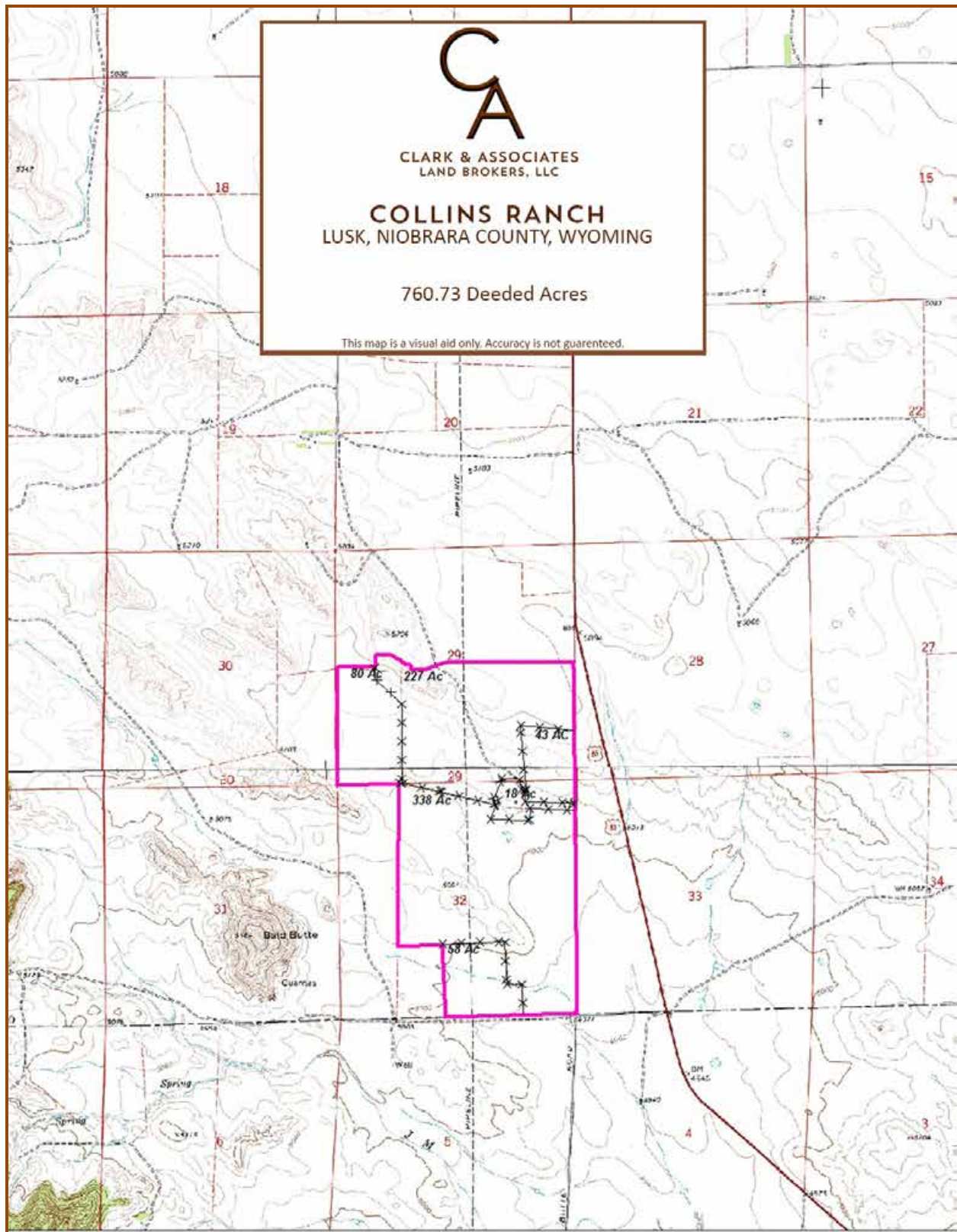


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

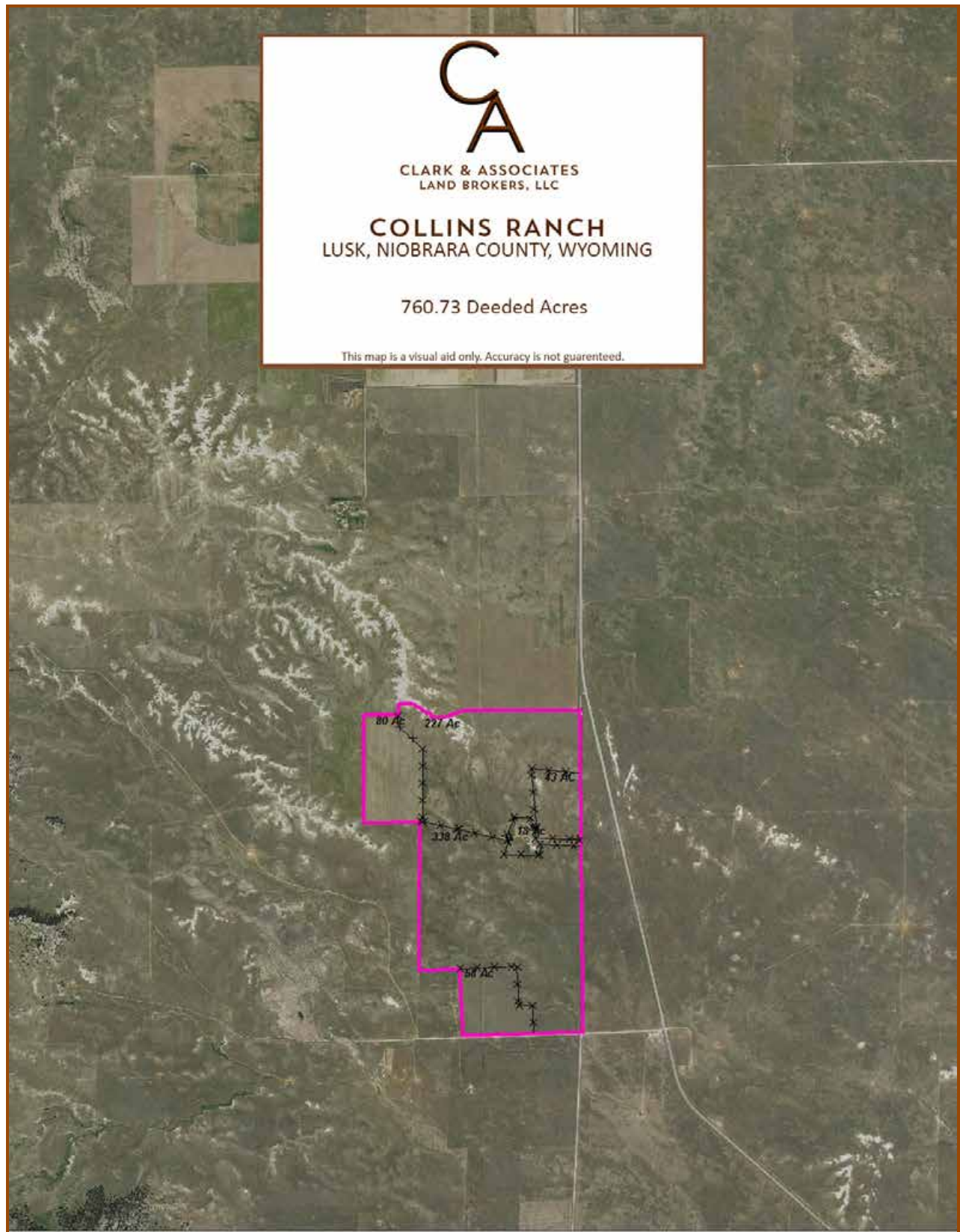
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

NOTES

COLLINS RANCH TOPO MAP



COLLINS RANCH ORTHO MAP



For additional information or to schedule a showing, please contact:



Cory Clark
Broker /Owner
REALTOR®

Mobile: (307) 351-9556
Office: (307) 334-2025

clark@clarklandbrokers.com

Licensed in WY, SD, MT, CO,
NE and ND



Tandy Dockery
Associate
Broker

Mobile: (307) 340-1138
Office: (307) 334-2025

tandy@clarklandbrokers.com

Licensed in WY

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Hulett, WY Office

16 Strawberry Hill Road • PO Box 159
Hulett, WY 82720

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings & Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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Licensed in WY, MT, SD & ND

Buffalo, WY Office

9 Twin Lakes Lane
Buffalo, WY 82834

Jon Keil - Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ emsz@rushmore.com
Licensed in SD, WY, MT & NE

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE & WY

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, SD & NE

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

(307) 272-1098 ~ farmview@tct.west
Licensed in WY

IMPORTANT NOTICE

Clark & Associates Land Brokers, LLC
(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Broker Firm, Broker or sales person (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)

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 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 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 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, the Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell the 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 the 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;
- 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.

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

- 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 the 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 FIELITY 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 OF 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 ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABILSHED, 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 relationships 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 _____, I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company

Clark & Associates Land Brokers, LLC
PO Box 47
Lusk, WY 82225
Phone: 307-334-2025 Fax: 307-334-0901

By _____

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 _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____