



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

*Specializing in Farm, Ranch, Recreational & Auction Properties
Proudly Presents*



NINETY-SIX BEAR CREEK RANCH

LaGrange, Goshen County, Wyoming

The Ninety-Six Bear Creek Ranch offers a combination of rolling hills, heavily-sodded grass pastures, and beautiful creek bottoms. You truly have to see it to appreciate it!

BROKER'S COMMENTS

The Ninety-Six Bear Creek Ranch is a must view in order to truly appreciate the natural beauty of its setting as well as the pride of ownership that is evident throughout the ranch's 2,018± deeded acres. A well-maintained county road travels through the property providing excellent year-round access. This ranch has a nice set of improvements including two homes, numerous outbuildings, and two sets of working corrals constructed of pipe. The multitude of wildlife that frequents the ranch provides excellent opportunities for viewing and hunting.

LOCATION & ACCESS

The Ninety-Six Bear Creek Ranch is located approximately 40 miles southwest of Torrington, Wyoming and is easily accessible year-round. To reach the ranch, you depart Torrington going south on US Highway 85 for approximately 30 miles; turn right onto Bear Creek Road and proceed west for approximately 5.7 miles; turn left onto Four Corners Road; then south approximately 1-1/2 miles. The main house is then a half mile west and the address is 1094A Four Corners Road, LaGrange, WY 82221.

Distances to surrounding towns and cities from Ninety-Six Bear Creek Ranch are as follows:

Torrington, WY	40 miles	Hawk Springs, WY	18 miles
LaGrange, WY	12 miles	Cheyenne, WY	62 miles
Wheatland, WY	50 miles	Ft. Collins, Colorado	104 miles
Scottsbluff, NE	54 miles	Denver, Colorado	176 miles



The Ninety-Six Bear Creek Ranch is being offered for sale on the open market for the first time since it was established in 1904.

SIZE & DESCRIPTION

The Ninety-Six Bear Creek Ranch is a 2,018± deeded acre property which consists of rolling hills of native grasses, open meadows of sagebrush and an adequate amount of flood-irrigated fields to maximize production. At one time, 282 acres were enrolled in the CRP program which allows it to be hayed on certain years and grazed on the other years. These acres are considered part of the grazing lands. There are a total of 1,898± acres of grazing land. The remaining 120 acres consist of flood-irrigated fields which primarily produce grass hay. This beautiful and scenic ranch offers natural beauty and peaceful atmosphere as well as privacy and seclusion.



MINERAL RIGHTS

Seller will retain any and all mineral rights associated with the ranch owned by Seller, if any.

REAL ESTATE TAXES

According to the Goshen County Treasurer's office, the real estate taxes for the Ninety-Six Bear Creek Ranch are approximately \$3,863 annually.

UTILITIES

Power – Wyrulec, Lingle, Wyoming
Gas – Propane
Sewer – Septic Tanks
Water – Private Wells
Phone – Qwest
Television – Satellite
Internet – Satellite

RANCHING/IRRIGATING OPERATIONS

Historically, the owners have utilized the Ninety-Six Bear Creek Ranch as a working buffalo ranch, but currently only run beef cattle. It is owner-rated to have a carrying capacity of 150 head of cattle year-round. It is currently sustaining 85 yearlings and 140 pairs during the summer months.

The 120 acres of irrigated land is used to produce grass hay. The irrigation water is provided by the Bear Creek Ditch Company. Ninety-Six Bear Creek Ranch owns 14 shares of water from the ditch company. One (1) share of water is equivalent to four (4) hours of water. The only cost for the water is paid for in maintenance which varies from year to year. The entire irrigation program is built on flood irrigation using 880 feet of underground pipe and 5,400 feet of 10-inch gated pipe. This portion of the operation yields approximately 2.5 tons/acre.

Pride of ownership is evident throughout the ranch from the excellent set of improvements to the great condition of perimeter and cross fences and corrals (both cattle and buffalo) and management of the grass pastures. The pasture fences consist of four, five and six strands of barbed wire.



Pride of ownership is evident throughout the ranch.



Located along the north end of the ranch are 120± acres flood-irrigated with underground and gated pipe.



Along the northern end of the ranch, ¾ of a mile of Bear Creek provides year-round live water.

WATER RIGHTS

The Ninety-Six Bear Creek Ranch is very well watered with three windmills and two wells with submersible electric pumps. The well located by the main house is approximately 400 feet deep and produces 25 GPM (gallons per minute). This well provides waters to the improvements as well as to tire tanks in the two sets of corrals. The second well is located by the county road. It is 380 feet deep, producing 25 GPM, and supplies water through approximately one mile of underground pipeline providing ample water throughout the ranch for livestock and wildlife.

A complete search of the water rights associated with the ranch will be conducted by an independent consultant. A summary of the search will be provided to prospective buyers as requested.

WILDLIFE AND RECREATION

With the excellent development of the water system on the ranch along with the deciduous tree-covered creek bottoms and irrigated hay fields, the Ninety-Six Bear Creek Ranch provides an ideal habitat for several wildlife species. The ranch is a breeding ground for the thriving Miriam Turkey population while a number of elk, trophy mule deer and antelope feed daily on the fields and grasslands. In addition, several sharp-tail grouse, fox, coyotes, bobcats, porcupines, raccoons, and rabbits can be found on the ranch.

Outdoor activities such as hiking, rock climbing, biking, cross-country skiing and snowmobiling are all possible on the ranch. Hawk Springs State Recreation Area is only 10 minutes away from the ranch. For the outdoor enthusiast, the Ninety-Six Bear Creek Ranch has it all.

Close proximity to the Rocky Mountains and the front range of Colorado, as well as the cities of Scottsbluff NE, Cheyenne WY, and Denver CO, affords one the opportunity to experience all that cities have to offer while maintaining the western way of life.

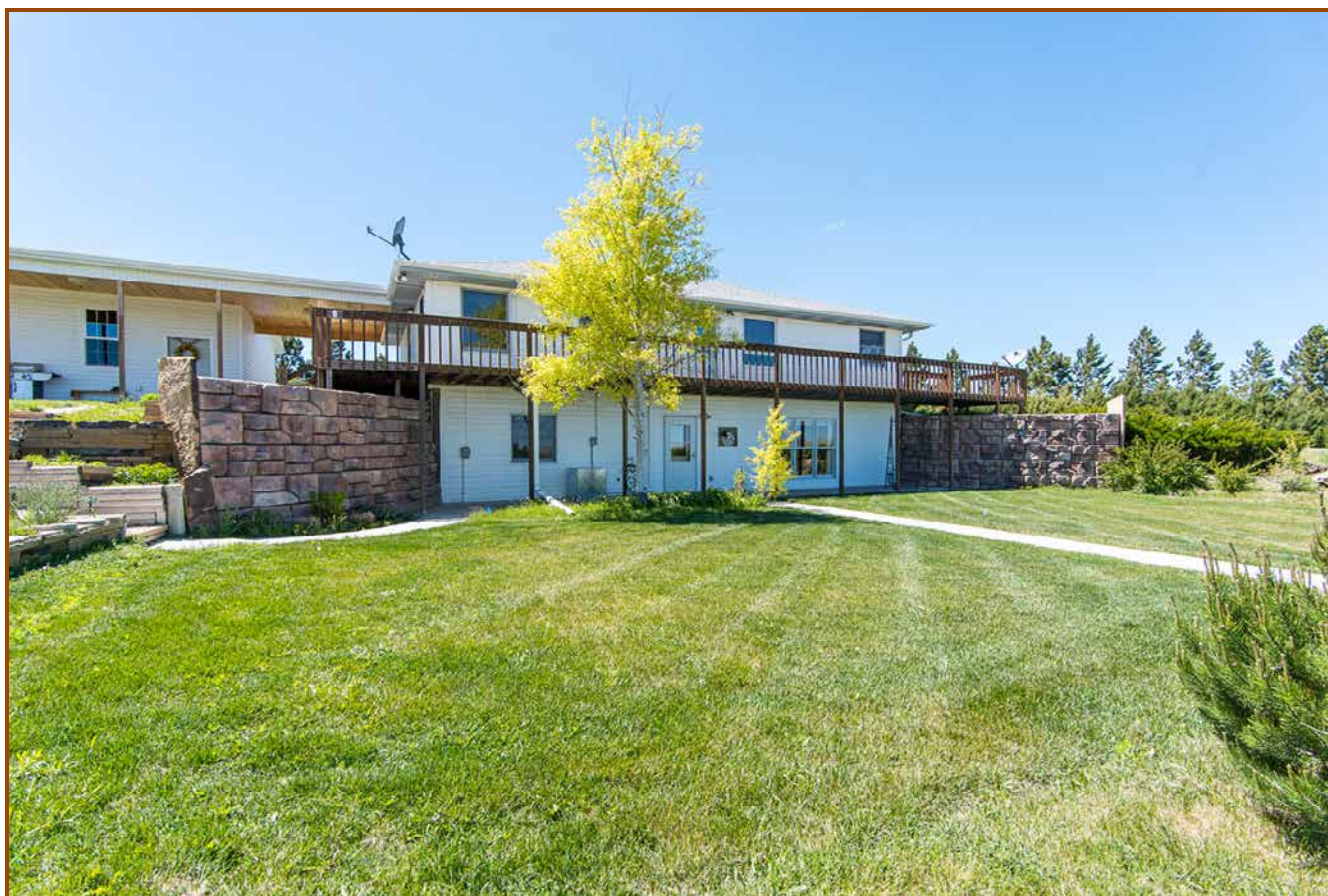


Pipe fence with top rail and overhead gates at the entrance to the ranch.

IMPROVEMENTS

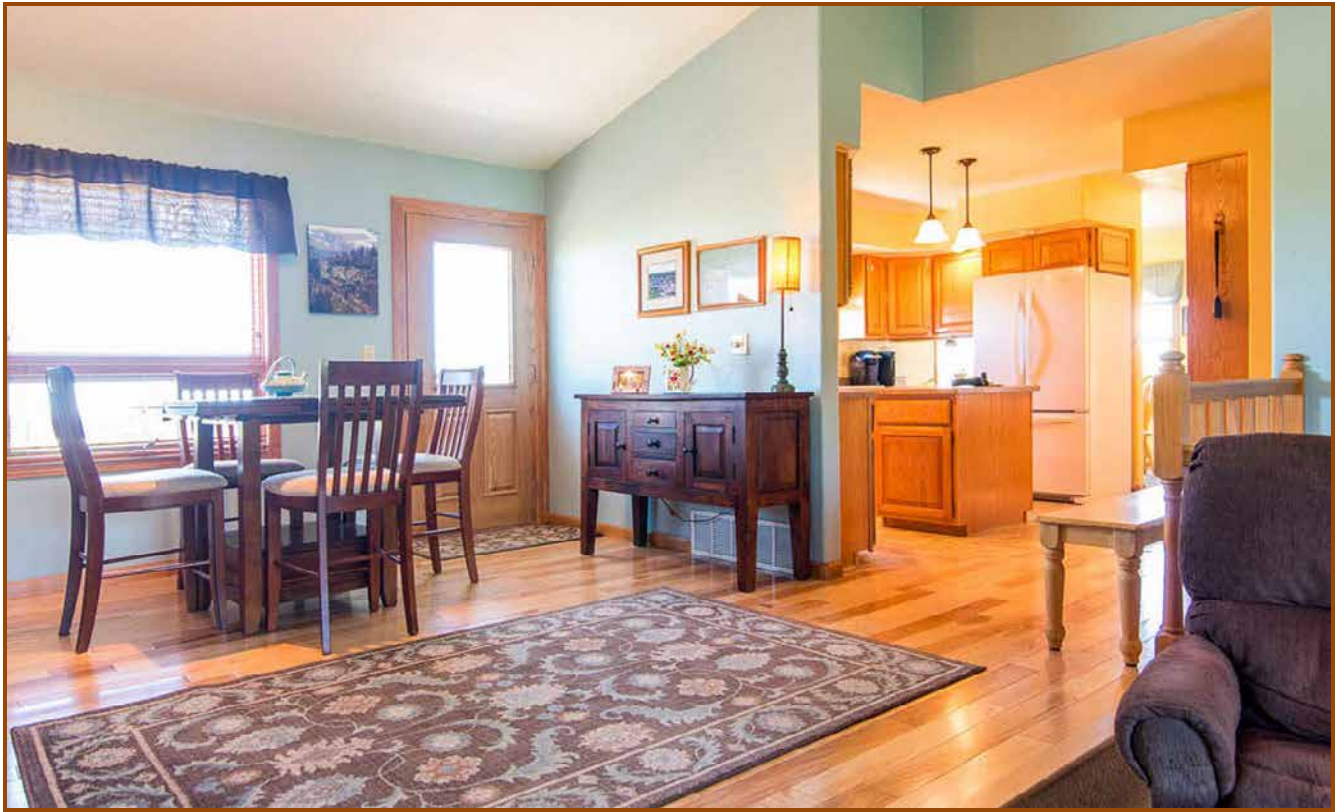
This property contains many improvements for all your country living needs.

- 1996 stick built home with 1,344 sq. ft. of living space on the main floor and 1,344 sq. ft. in the finished walkout basement. This home includes four bedrooms and three baths; however, one of the bedrooms is set up as an office. Many updates have been made to the home over the last few years. These improvements include central air throughout, new wood floors in the office, new carpet, doors, trim, new washer and dryer and new appliances in the kitchen along with a new furnace in September 2016. A new sprinkler system was recently installed in the yard and garden area. It is nicely protected by a large evergreen tree windbreak.



The main residence has a total of 1,344 sq. ft. on the main level with a 1,344 sq. ft. walkout basement. There are four bedrooms and three baths.

- Detached 1,120 sq. ft. garage built in 2013. This garage is of wood frame construction with vinyl siding and asphalt shingles.
- 1944 stick built home consisting of 876 sq. ft. on the main level and an unfinished basement of equal sq. ft. It has two bedrooms and one bathroom. It also has steel siding and asphalt shingles.





The second residence has 876 sq. ft. with two bedrooms and one bath.

- A shop built of block construction with stucco siding, a metal roof and concrete floor. It is approximately 1,040 sq. ft.
- A storage building made of wood frame construction with stucco siding and a metal roof. It is approximately 792 sq. ft.
- A 420 sq. ft. equipment shed. This structure is a pole frame building with wood siding, a metal roof and is open on the front.
- A barn with a loft. This barn is made of wood frame construction with wood siding and a metal roof. It contains 1,008 sq. ft. on the main floor and a full loft.
- A round metal granary with a concrete floor with a capacity of 3,000 bushel.
- A 240 sq. ft. storage building with a concrete floor, metal roof and wood siding.
- A second 240 sq. ft. detached garage with vinyl siding, concrete floor and asphalt shingles.



The 5,000 sq. ft. shop has metal siding and roof as well as a 6-inch concrete floor.

- A 5,000 sq. ft. metal frame construction shop. It has metal siding and roof, 16' walls and 2-16' overhead doors as well as a 6-inch concrete floor.
- A 640 sq. ft. loafing shed made with pole frame construction, metal siding and roof.
- A set of pipe corrals made of 1,538 linear feet of pipe. These corrals will hold approximately 200 head of cattle.
- Buffalo corrals made of pipe construction and are eight feet in height. These corrals have approximately 2,000 linear feet of pipe and will hold 300 head of buffalo.



The main set of working corrals are second-to-none and constructed of pipe and guardrail.



COMMUNITY AMENITIES

Torrington, Wyoming

Torrington, Wyoming, population 5,631, is the county seat of Goshen County and offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, a nationally-ranked livestock sale barn, and farm and implement dealerships.

Cheyenne, Wyoming

On July 4th, 1867 the first settlers pitched their tents in what is now known as Cheyenne. The first residents moved to the area to work on the Union Pacific Railroad. By 1869, soldiers from Fort D.A. Russell (which is now F.E. Warren Air Force Base) and Camp Carlin combined with the railroad gangs to make up the majority of Cheyenne's population. Today, Cheyenne is not only the state capitol of Wyoming, but is also the seat of Laramie County, the home of F.E. Warren Air Force Base, and of Laramie County Community College, most recently named as the #1 digital savvy midsize community college in the nation.

Cheyenne is strategically located at the intersection of I-80 and I-25 as well as at the crossroads of the Union Pacific and Burlington Northern Railroads. This has made Cheyenne a major transportation hub and an important center of commerce both in the Rocky Mountain Region and nationally. Many consider Cheyenne to be the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is also home to the world's largest outdoor rodeo and western celebration, Cheyenne Frontier Days. Held annually in the last full week in July, Frontier Days is a ten-day celebration of the western heritage that consists of professional rodeos, concerts, art shows, carnival, parades, and air show featuring the US Air Force Thunderbirds.

Cheyenne accounts for approximately 53,000 of the 82,400 Laramie County residents. In addition to the jobs created by the State Of Wyoming, Laramie County, local government, and F.E. Warren Air Force Base, Cheyenne has also used its close proximity to the Colorado Front Range to create a thriving business environment. Now known as the Magic City of the Plains, Cheyenne still continues its strong ties to agriculture and its western roots. For more information on Cheyenne please visit: <http://www.cheyenne.org>.

AIRPORT INFORMATION

Commercial airline service is available at Scottsbluff, Nebraska; Cheyenne, Wyoming; 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>.

Cheyenne, Wyoming: [Great Lakes Airlines](#) operates flights daily from Cheyenne to [Denver International Airport](#). From there they fly to many cities throughout the west and the airline also has code shares with [United Airlines](#) and [Frontier Airlines](#) to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>.

Denver, Colorado: Denver International Airport is located approximately two and half hours from the Ninety-Six Bear Creek Ranch. DIA 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 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com/>.



One of several tire tanks with float systems located throughout the ranch.

CLIMATE

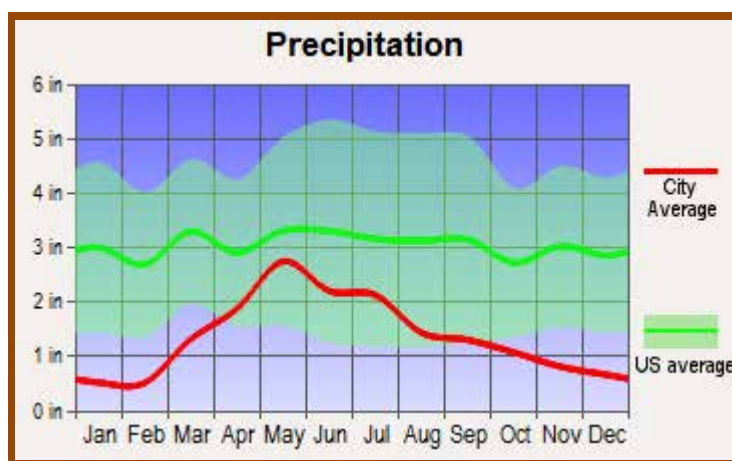
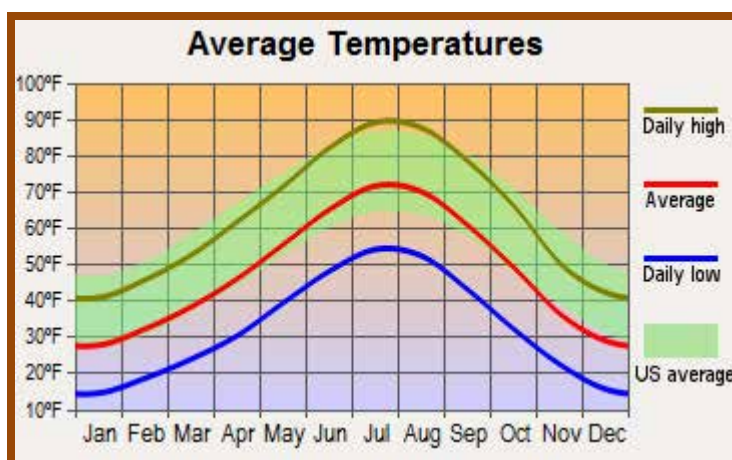
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the La Grange area is approximately 15.8 inches including 57 inches of snow fall. The average high temperature in January is 44 degrees, while the low is 17 degrees. The average high temperature in July is 90 degrees, while the low is 53 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. The Wyoming Territory was established in 1868 and Wyoming became the 44th state in 1890. The state is the tenth largest by area, but it is one of the least densely populated. The topography consists of the High Plains in the east and mountain ranges of the Rocky Mountains in the western two thirds. Wyoming's economy is primarily driven by the energy industry, agriculture, and tourism.

Wyoming provides a variety of opportunities and advantages for persons wishing to establish residency. There is no state income tax, and Wyoming offers an extremely favorable tax climate including:

- 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



RANCH SUMMARY

The Ninety-Six Bear Creek Ranch is located near LaGrange, Wyoming and has been in the same family since 1904.

Pride of ownership is obvious throughout the ranch which encompasses 2,018± deeded acres.

Located in the heart of cattle country, the Ninety-Six Bear Creek Ranch is home to 140 cow/calf pairs year-round with an additional 85 head of yearlings on the ranch for approximately six months.

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 ease of rotational grazing and better pasture utilization.

This fully improved, low-overhead grass ranch, with its headquarters, working corrals, all easily accessible off Four Corners Road, is located 12 miles west of LaGrange, Wyoming.



OFFERING PRICE
\$2,700,000
(At Appraised Value)

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). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as it does not risk incurring any additional liability or expense.

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of five percent (5%) of the offering price; 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 listing broker'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.

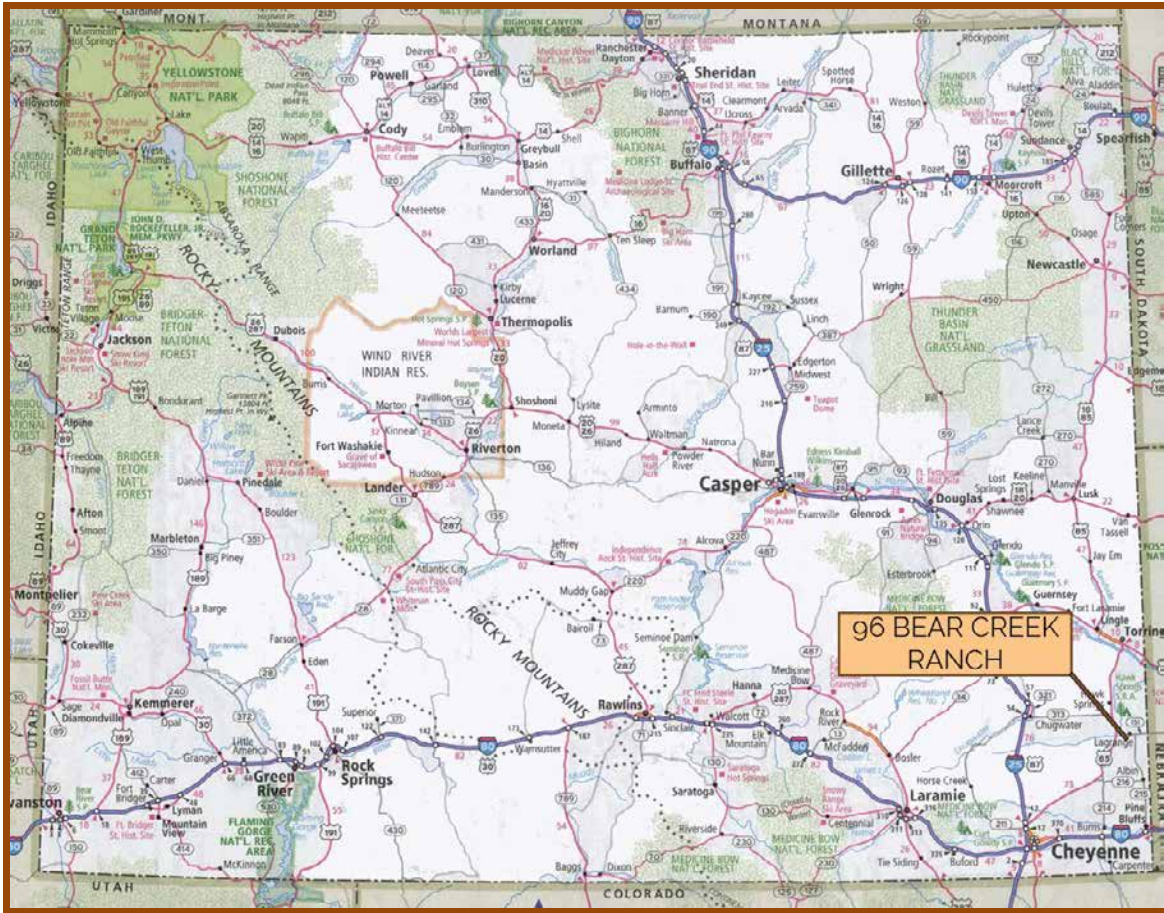
FENCES AND BOUNDARY LINES

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.

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.

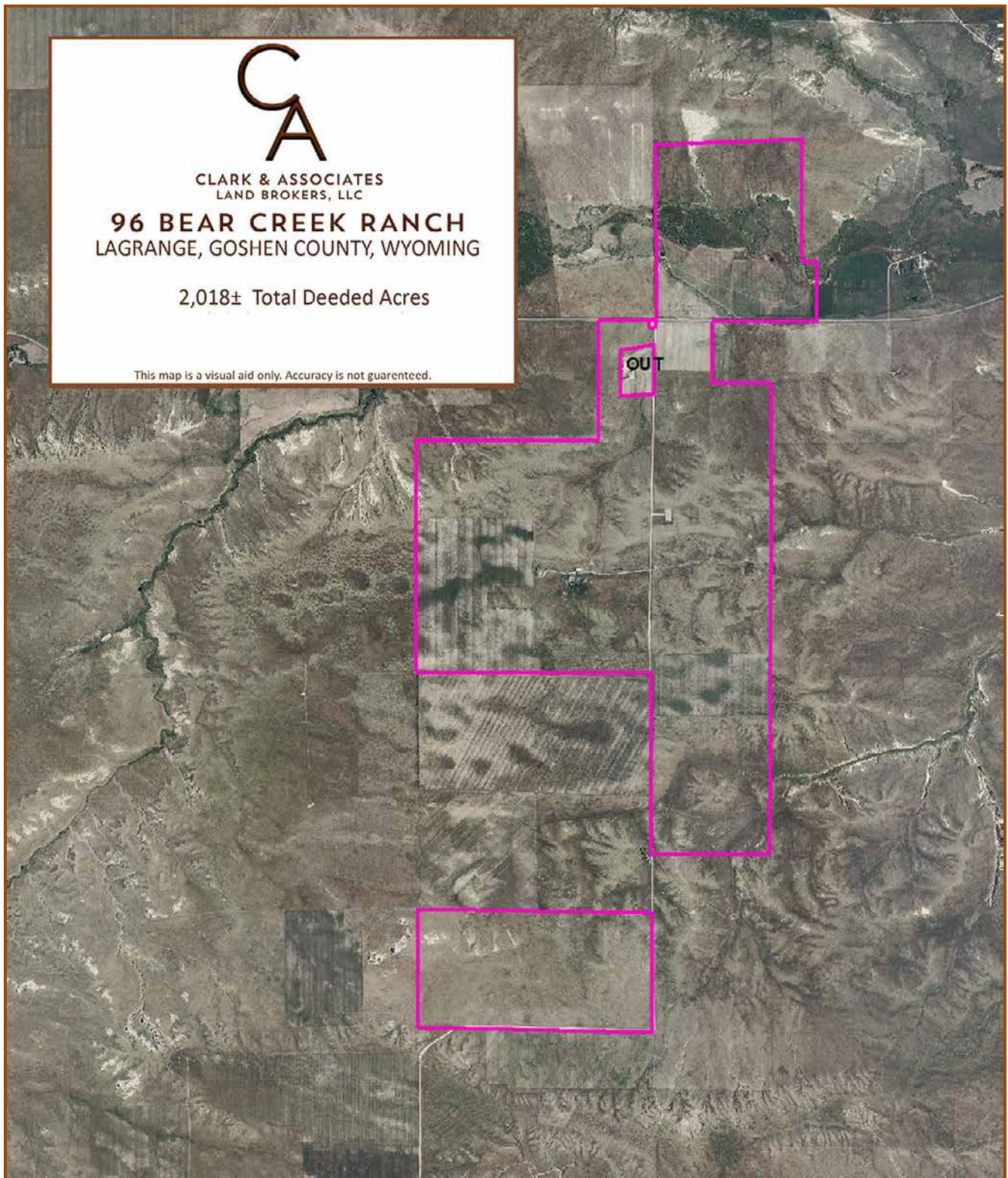
WYOMING LOCATION MAP



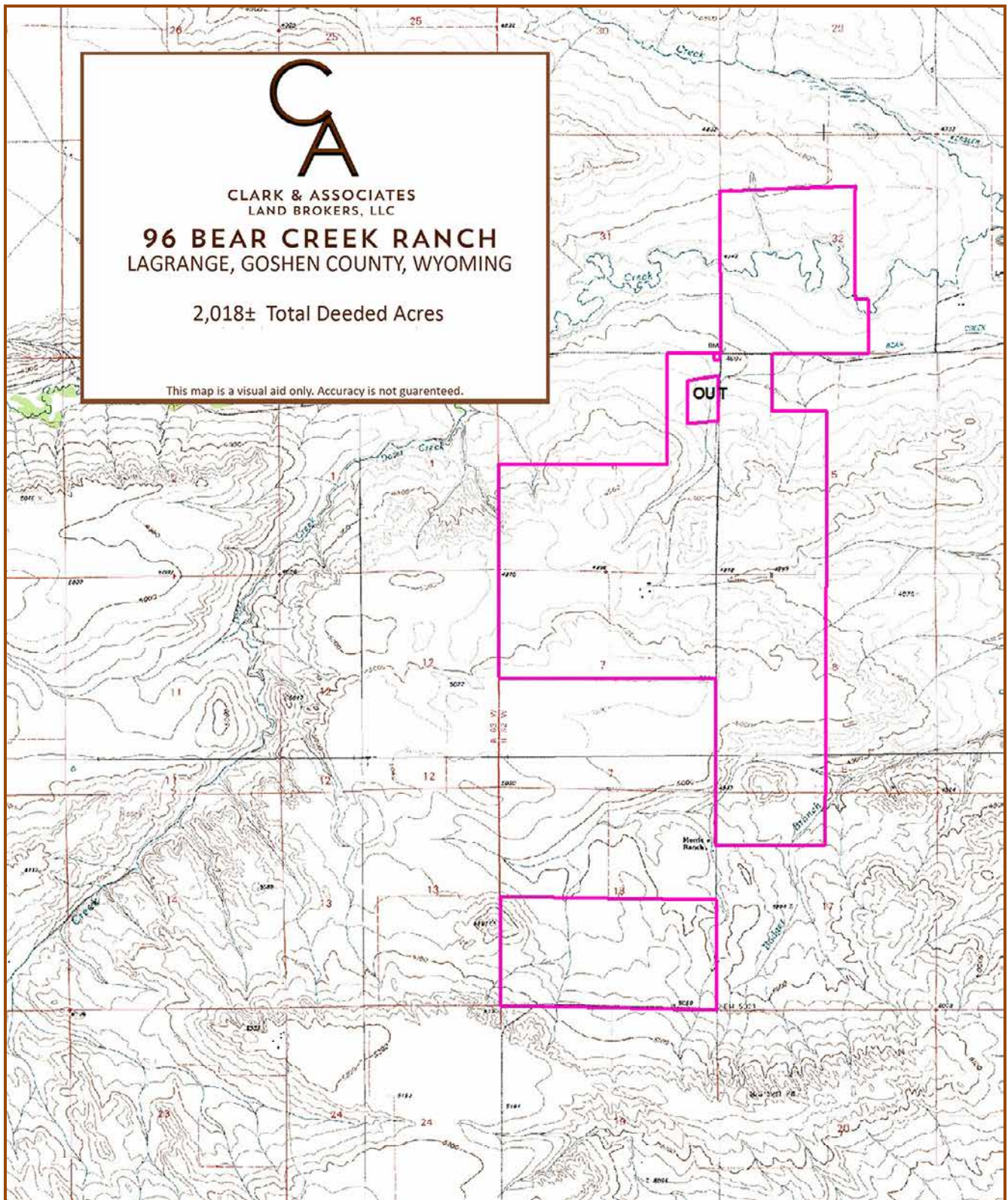
NOTES

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NINETY-SIX BEAR CREEK RANCH AERIAL MAP



NINETY-SIX BEAR CREEK RANCH TOPOGRAPHY MAP



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



Cory Clark
Broker / Owner

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

clark@clarklandbrokers.com

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



Mike McNamee
Sales Associate

Mobile: (307) 534-5156

mcmameeauction@gmail.com

Licensed in WY

Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch & Recreational 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 ~ mcmamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings & Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
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 & CO

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 Street
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 ~ kenrweekes@gmail.com
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 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.

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 _____