



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



LANPHIER 360

Lingle, Wyoming

The Lanphier 360 is an exceptionally well maintained property and features premium irrigated farm ground.

LOCATION & ACCESS

The Lanphier 360 is located approximately 1 ½ miles east of Lingle, Wyoming. There is year-round access from paved Wyoming Highway 85/26 and County Road 37H/CR 83. To access the farm from Torrington, Wyoming, head west toward Lingle, Wyoming on US Highway 85/26 for approximately 6.8 miles and turn left on County Road 37H/Road 83 and then take an immediate right on the gravel service road for approximately 1 miles which will take you to the north east property line. Please exercise caution as you travel on the service road as you will be going by private property.

Several towns and cities in proximity to the property include:

- | | |
|--|---------------------|
| • Torrington, Wyoming (population 6,501) | 9.8 miles east |
| • Scottsbluff, Nebraska (population 15,039) | 41 miles east |
| • Wheatland, Wyoming (population 3,627) | 48 miles southwest |
| • Cheyenne, Wyoming (population 59,466) | 93 miles south |
| • Laramie, Wyoming (population 30,816) | 127 miles southwest |
| • Casper, Wyoming (population 59,628) | 134 miles northwest |
| • Fort Collins, Colorado (population 143,986) | 137 miles southwest |
| • Denver, CO Metro Area (population 3,277,309) | 193 southwest |



SIZE & DESCRIPTION

360± Deeded Acres

Lanphier 360 farm is an exceptional, productive 360± deeded acre property with a Reinke, 14 tower, low-pressure pivot that irrigate approximately 330± acres of fine sandy loam soils. The pivot was installed new in year 2014 with a 150 HP motor with a serial #0813-58089. The full circle pivot is irrigated from Rawhide Creek as well as its own permitted irrigation well.

Although the full circle pivot has historically been planted in corn harvested to silage, it was recently planted in low-lignin alfalfa in the fall of 2017. This farm is known to be one of the most productive farms in the area. Owners are projecting to receive 6 ton/acre annually for the 2018 growing season.

According to Progressive Forage Publishing, low-lignin alfalfa offers many benefits to farmers. This variety of alfalfa can increase digestibility as well as offer a wider range of harvesting flexibility. The low-lignin alfalfa also produces outstanding yields with a premium return.

Irrigation water is supplied from Rawhide Creek in which owners obtain territorial water rights. Water is piped from Rawhide Creek underground to an irrigation pit which is then utilized for the pivot. The farm also has its own permitted irrigation well that has a system flow rate of 2500 GPM with a 30 HP motor.

The farm is fenced with four stands of barb wire on the north and west perimeter.

The elevation of the farm averages 4,100 feet above sea level. The terrain on the farm is mostly level with a gentle slope.



SOILS

- Dunday and Dwyer loamy fine sands, 0 to 3 percent slopes- 26.3%
- Dunday and Dwyer loamy fine sands, 3 to 10 percent slopes- 0.7%
- Valentine and Dwyer fine sands, hilly-15.2%
- Valentine and Dwyer fine sands, rolling- 57.8%

UTILITIES

Electricity – WYRULEC

REAL ESTATE TAXES

According to the Goshen County Assessor's records, the real estate taxes for the Lanphier 360 will be approximately \$4977.87 annually. Real estate taxes will be determined by the Goshen County Assessor based on a pending survey.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be retained by the sellers.



COMMUNITY AMENITIES

Torrington, Wyoming is the county seat of Goshen County and was founded and named by W.G. Curtis after his hometown of Torrington, Connecticut. It was originally a water and coal station for the Chicago, Burlington & Quincy Railroad before being officially incorporated in 1908. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, two sale barns, and farm and implement dealerships. Torrington Livestock Market is Wyoming's largest livestock market. They offer cattle for sale daily by several marketing options: live cattle auctions, video cattle auctions, and private treaty. The auction calendar can be accessed at www.torringtonlivestock.com.

Public education in the city of Torrington is provided by Goshen County School District #1. Zoned campuses include Lincoln Elementary School (grades K-2), Trail Elementary School (grades 3-5), Torrington Middle School (grades 6-8), and Torrington High School (grades 9-12). Higher education is available at Eastern Wyoming College in Torrington, or at Western Nebraska College in Scottsbluff, Nebraska which is approximately 30 miles east of Torrington. Two four-year universities are within 150 miles: Chadron State College in Chadron, Nebraska and the University of Wyoming located in Laramie, Wyoming.

Major employers in the Torrington area include Goshen County School District #1, Torrington Livestock Market, BNSF Railway, Torrington Community Hospital, and the Army National Guard.

Scottsbluff, Nebraska offers medical facilities at the Regional West Medical Center, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping, a golf course, and the Western Nebraska Regional Airport, a commercial airport. For additional information regarding Scottsbluff as well as the surrounding area, visit www.visitscottsbluff.com.



AIRPORT INFORMATION

Torrington Municipal Airport is located east of Torrington and has an asphalt/porous friction runway which measures 5,700' x 75'. Additional information is available at www.airnav.com/airport/KTOR.

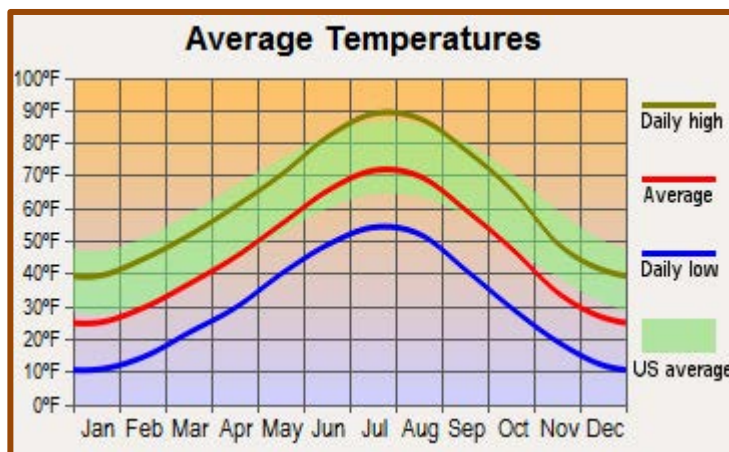
Commercial airline service is available at Laramie and Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

- Scottsbluff, Nebraska: Great Lakes Airlines operates flights daily from Scottsbluff to Denver International Airport. For more information, visit <http://www.flyscottsbluff.com>.
- 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.cheyennearport.com/>.
- 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 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com.



CLIMATE

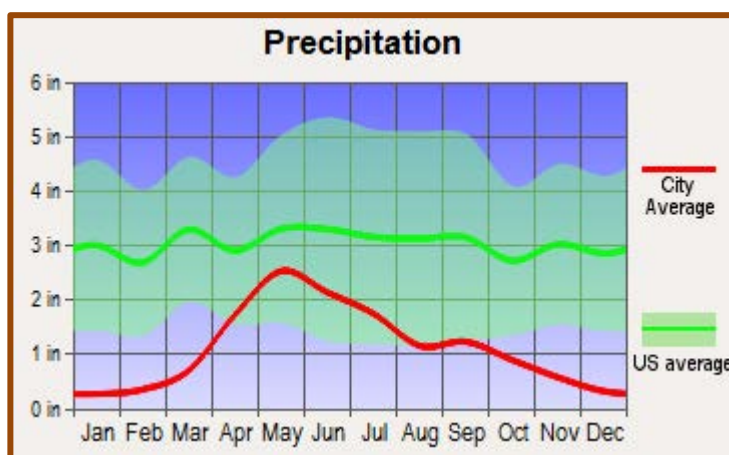
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lingle, Wyoming area is approximately 13.1 inches including 38.4 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 13 degrees. The average high temperature in July is 90 degrees, while the low is 55 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, the State of 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. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

OFFERING PRICE

\$1,980,000

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 \$95,000 (ninety-five thousand 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.



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 either 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.**

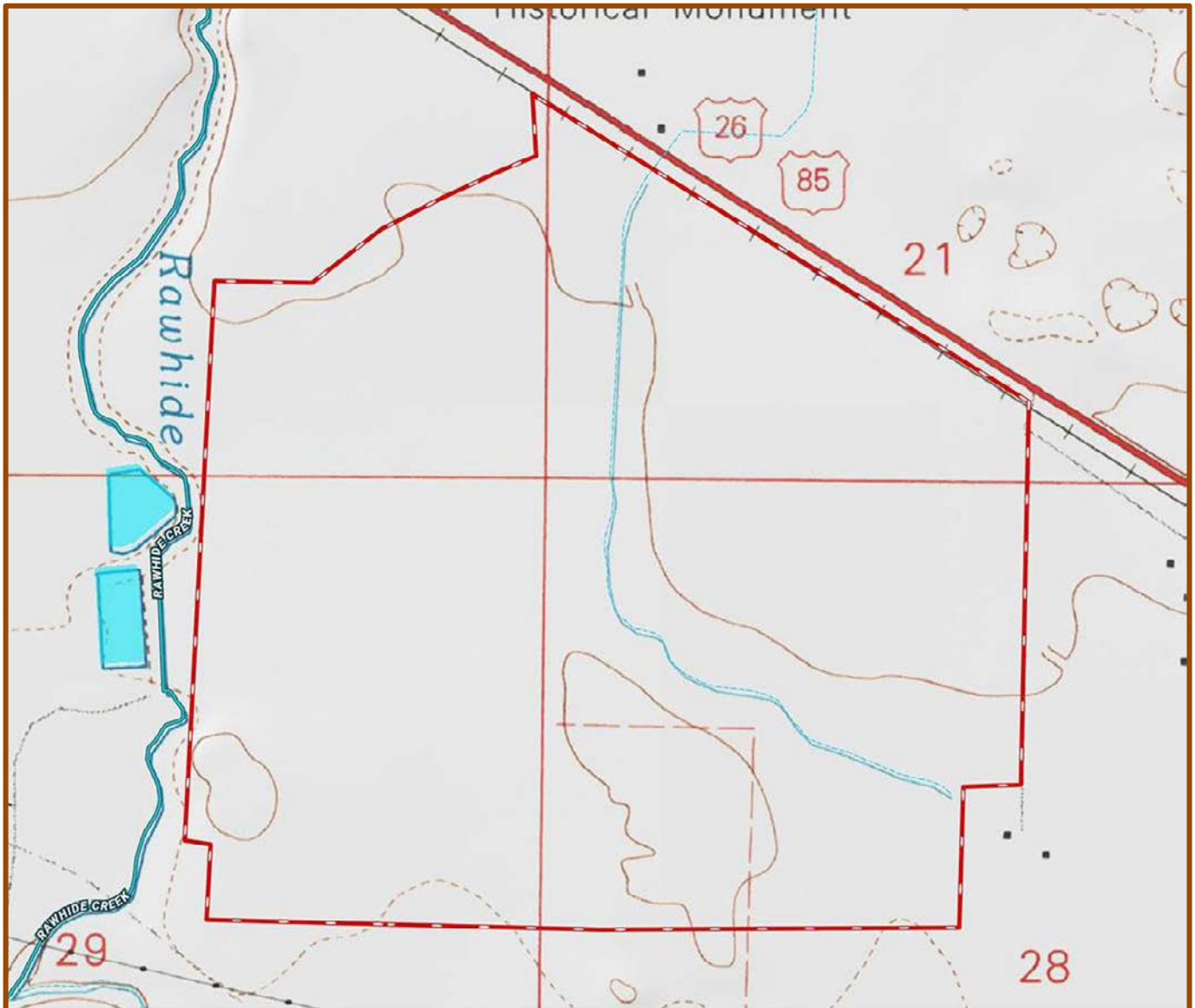
STATE LOCATION MAP



NOTES

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LANPHIER 360 TOPO MAP



CLARK & ASSOCIATES
LAND BROKERS, LLC

LANPHIER 360 LINGLE, GOSHEN COUNTY, WYOMING

330± Irrigated Acres

30± Grazing Acres

360± Total Deeded Acres

This map is a visual aid only. Accuracy is not guaranteed.

LANPHIER 360 ORTHO MAP



CLARK & ASSOCIATES
LAND BROKERS, LLC

LANPHIER 360 LINGLE, GOSHEN COUNTY, WYOMING

330± Irrigated Acres

30± Grazing Acres

360± Total Deeded Acres

This map is a visual aid only. Accuracy is not guaranteed.

Mr. Cory Clark
Clark & Associates Land Brokers
PO Box 47
Lusk, WY 82225

Re: Water Rights Search: T32N, R108W, Sec 20: SE¼, Sec 21: SW¼, Sec 28: NW¼, Sec 29:
NE¼

Dear Mr. Clark,

A search of the State Engineer's Office e-permit system was conducted and the records were checked against the original records in the State Engineer's Office for the reference land description. The following are the water rights were found in the records for the reference land description:

SURFACE WATER

Permit No. 424D

Lucerne Canal, Priority Date: February 21, 1893. Source: North Platte River. Certificate Record No. 29, Page 67, Order Record No. 4, Page 254, Proof No. 9373. This permit is for original supply irrigation for the following lands:

T25N, R62W

Section 20	NESE	28.00 acres
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Permit No. 2439D (see map with P424D)

Powers Ditch as changed to the Powers Ditch Company Pipeline, Priority Date: January 12, 1900. Source: North Platte River. Certificate Record No. 95, Page 21, Order Record No. 90, Page 459, Proof No. 6801. This permit is for original supply irrigation and stock use for the following lands:

T25N, R62W

Section 20	NESE	4.50 acres & Stock Use
	SWSE	6.20 acres & Stock Use
	SESE	38.50 acres & Stock Use
Section 21	NWSW	5.50 acres & Stock Use
	SWSW	38.50 acres & Stock Use
	SESW	18.00 acres & Stock Use
Section 28	NENW	7.00 acres & Stock Use
	NWNW	30.00 acres & Stock Use
	SWNW	39.50 acres & Stock Use
	SENW	22.80 acres & Stock Use
Section 29	NENE	40.00 acres & Stock Use
	NWNE	14.30 acres & Stock Use
	SWNE	6.00 acres & Stock Use
	<u>SENE</u>	<u>36.50 acres & Stock Use</u>
	TOTAL	307.30 acres

Permit No. 2877E (see map with P424D)

Enlarged Powers Ditch as changed to the Powers Ditch Company Pipeline, Priority Date: November 26, 1913. Source: North Platte River. Certificate Record No. 95, Page 22, Order Record No. 90, Page 459, Proof No. 14758. This permit is for original supply irrigation, domestic, and stock use for the following lands:

T25N, R62W

Section 28	NENW	27.50 acres & Stock Use
	NWNW	10.00 acres & Stock Use
	<u>SENW</u>	<u>0.50 acres & Stock Use</u>
	TOTAL	38.00 acres

GROUNDWATER

Permit No. UW19517

Tapster No. 5 Well, Priority Date: March 21, 1890. Source: Groundwater. This permit is for stock use at the following location:

T25N, R62W

Section 28	SENW
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Permit No. UW51113 (see map with P424D)

Tapster No. 1 Well, Priority Date: August 2, 1979. Certificate Record No. UW21, page 147, Order Record No. 90, Page 459, Proof No. UW4212. Source: Groundwater. This permit is for additional supply irrigation for the following lands:

T25N, R62W

Section 20	NESE	4.50 acres
	SWSE	0.20 acres
	SESE	29.50 acres
Section 21	NWSW	5.5 acres
	SWSW	38.5 acres
	SESW	18.00 acres
Section 28	NENW	4.00 acres
	NWNW	14.00 acres
Section 29	<u>NENE</u>	<u>1.20 acres</u>
	TOTAL	115.40 acres

These lands all have original supply under Permit No. 2439, Powers Ditch Company Pipeline.

Permit No. UW56072

Rutar No. 4 Well, Priority Date: February 16, 1981. Certificate Record No. UW21, page 145, Order Record No. 90, Page 459, Proof No. UW4822. Source: Groundwater. This permit is for stock use and additional supply irrigation for the following lands:

T25N, R62W

Section 28	SWNW	3.50 acres
	SENE	2.50 acres
Section 29	SWNE	1.00 acres
	<u>SENE</u>	<u>3.50 acres & Stock Use</u>
	TOTAL	10.50 acres

These lands all have original supply under Permit No. 2439, Powers Ditch Company Pipeline.

Permit No. UW62450 (see map with P424D)

Enlarged Tapster No. 1 Well, Priority Date: September 16, 1982. Certificate Record No. UW21, page 142, Order Record No. 90, Page 459, Proof No. UW4213. Source: Groundwater. This permit is for additional supply irrigation for the following lands:

T25N, R62W

Section 20	SWSE	6.00 acres
	SESE	9.00 acres
Section 28	NWNW	9.00 acre
	SWNW	35.00 acres
	SENE	5.80 acres
Section 29	NENE	38.8 acres
	NWNE	14.30 acres
	SWNE	5.0 acres
	<u>SENE</u>	<u>33.00 acres</u>
	TOTAL	155.90 acres

These lands all have original supply under Permit No. 2439, Powers Ditch Company Pipeline.

Permit No. UW154232 (see map with P424D)

Enlarged Tapster No. 1 Well, Priority Date: October 15, 1998. Certificate Record No. UW21, page 144, Order Record No. 90, Page 459, Proof No. UW4682. Source: Groundwater. This permit is for additional supply irrigation for the following lands:

T25N, R62W

Section 28	SWNW	3.50 acres
	SENW	2.50 acres

These lands all have original supply under Permit No. 2439, Powers Ditch Company Pipeline and additional supply from the UW56072 Rutar No. 4 Well.

NENW	27.50 acres
NWNW	10.00 acres
SENW	0.50 acres

These lands all have original supply under Permit No. 2877E, Enlarged Powers Ditch Company Pipeline.

SENENW	3.00 acres
NWNW	7.00 acres
SWNW	1.00 acres
<u>SENW</u>	<u>14.50 acres</u>
TOTAL	69.50 acres

These lands all have original supply under Permit No. 2439, Powers Ditch Company Pipeline.

Permit No. UW174865

Wright #1 Well, Priority Date: May 22, 2006. Source: Groundwater. This permit is for stock use at the following location:

T25N, R62W

Section 20	SWNE
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Permit No. UW205379

Lanphier No. 11 Well, Priority Date: March 15, 2016. Source: Groundwater. This permit is for miscellaneous use (Feedlot) at the following location:

T25N, R62W

Section 28 SWNE

 SENW

 NESW

 NWSE

Permit No. UW205380

Lanphier No. 10 Well, Priority Date: March 15, 2016. Source: Groundwater. This permit is for miscellaneous use (Feedlot) at the following location:

T25N, R62W

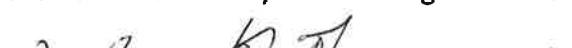
Section 28 SWNE

 SENW

 NESW

 NWSE

These are records found in the State Engineer's Office and Board of Control records as of September 10, 2018, and may or may not reflect the actual situation on the ground. Failure to use water for five (5) consecutive years when water is available may constitute grounds for forfeiture of the water right.



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



Logan Schliinz
Associate Broker

Mobile (307) 575-5236

logan@clarklandbrokers.com

Licensed in CO, NE & WY



Cory Clark
Broker / Owner

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Billings, MT 59105

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Buffalo, WY 82834

Belle Fourche, SD Office

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Belle Fourche, SD 57717

Torrington, WY Office

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Torrington, WY 82240

Douglas, WY Office

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1878 N Glendo Hwy, Glendo, WY 82213

Greybull, WY Office

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Greybull, WY 82426

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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 _____