



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



CK IRRIGATED FARM & RANCH

Glendo, Platte County, Wyoming

Located just two miles south of Glendo, Wyoming is one of the most outstanding farm/ranch properties in today's market, offering a total of 5,571± acres.

INTRODUCTION

CK Irrigated Farm & Ranch is one of the most amazing properties offered on the market today. There are 4,190± deeded acres, 800± State of Wyoming lease acres and 481± Bureau of Land Management (BLM) lease acres for a total of 5,430± acres. This is a rare and exceptional offering, presenting the opportunity to own and operate a self-sustaining cattle operation with Laramie Peak and the Laramie Range to the west and Glendo Reservoir to the northeast, all located in an area of Wyoming.

SIZE

4,290± deeded acres
800± State of Wyoming lease acres
481± BLM lease acres
5,571± Total Acres



Approximately 459 acres irrigated by four low-pressure center pivots without the end gun.

LOCATION & ACCESS

The CK Irrigated Farm & Ranch is located approximately two miles south of Glendo, Wyoming with Interstate 25 traversing through the eastern portion of the ranch for approximately 4-1/2 miles. To access the ranch from Glendo after exiting I-25 at the Glendo exit, travel south for approximately two miles on Wyoming Highway 319/South Glendo Highway. The CK Irrigated Farm & Ranch is located on both sides of the highway. Turn right prior to the Horseshoe Creek Bridge to access the ranch headquarters. To access the rest of the improvements, cross the bridge and turn left.

Distances from the ranch to surrounding cities are as follows:

Glendo, Wyoming (population 201)	2 miles north
Douglas, Wyoming (population 6,423)	30 miles north
Wheatland, Wyoming (population 3,659)	36 miles south
Torrington, Wyoming (population 6,736)	70 miles southeast
Casper, Wyoming (population 60,086)	78 miles northwest
Cheyenne, Wyoming (population 62,845)	104 miles south
Laramie, Wyoming (population 32,081)	111 miles southwest
Fort Collins, Colorado (population 164,196)	148 miles south
Denver, Colorado (population 701,621)	203 miles south



DESCRIPTION & OPERATION

The CK Irrigated Farm & Ranch is located in the heart of cattle country which is known for its high protein hard grasses. The ranch consists of approximately 5,571± total acres and stretches approximately three miles from east to west and 4-1/2 miles from north to south.

Pride of ownership is evident in every aspect of this unique ranch. Since purchasing the ranch, the current owners have invested extensive time and resources into new buildings, upgrading existing outbuildings, remodeling the ranch homes, water development, and building new fences and the improving exterior and interior fences. This has greatly increased the carrying capacity and efficiency of the ranch.

The ranch is cross-fenced into approximately 10 pastures for flexible management and efficient grazing rotation. All fences are in good to excellent condition with four to five strands of barb wire on wood and steel posts. While some fences are on the true boundary lines, others are in place for convenience, and one would not seem to benefit from changes these lines.

There is a new set of working corrals located on the east side of the interstate. Within the past year, the owners built an entire set of new working corrals constructed of pipe that connect to the cattle working facilities which are covered and set on concrete. The working facilities include a pipe working tub along with a Double Daniels manual alley way that leads to a Silencer hydraulic chute.



CARRYING CAPACITY

The CK Irrigated Farm & Ranch operates a traditional cow/calf operation. It is the opinion of the current owner that one could operate the ranch with a year-round carrying capacity of 180 cow/calf pairs (27 acres per acre which does not include the 560± acres of irrigated ground). Supplemental feeding is required during winter months.

NOTE: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.



Large, mature cottonwood trees line the creek bottom allowing for miles of shade and natural protection for livestock and wildlife.

WATER RESOURCES

The CK Irrigated Farm & Ranch has excellent water resources from 1-3/4 miles of live water provided by Horseshoe Creek, springs, and approximately seven wells along with one solar well.

There are irrigation rights for approximately 560 acres of the CK Irrigated Farm & Ranch. The ranch currently produces approximately 2,800 tons of grass/alfalfa hay from the 459± acres that are under four low-pressure center pivot systems: two new Zimmatic pivots and two Lockwood pivots. Water for the pivots is supplied by 700 to 800 GPM (gallons per minute) irrigation wells. The balance of the irrigation rights are for flood-irrigated ground.

- Pivot #1 will need a new seeding of alfalfa put in the spring of 2019. This pivot was planted in oats and turnips in 2018.
- Pivot #2 was fertilized in 2018 and has an older stand of grass/alfalfa that is approximately eight years old. This stand of hay ground is comprised of approximately 80% grass and 20% alfalfa. A new 6-tower Zimmatic low-pressure pivot was installed in 2017.
- Pivot #3 was fertilized in 2017. This is also an older stand of grass/alfalfa, approximately eight years old, with 80% grass and 20% alfalfa. The new Zimmatic 6-tower pivot was installed in 2018.
- Pivot #4 was also fertilized in 2017. This stand of grass/alfalfa is approximately eight years old as well and is comprised of 80% grass and 20% alfalfa.
- All the pivots are fenced so that livestock can be kept off or on them.

Within the past couple of years, the owner has continued to improve the water systems through the entire ranch by adding solar wells, tire tanks along with putting up several storage tanks.

Upon request, Clark & Associates Land Brokers, LLC will provide any prospective buyer with the results of a ground and surface water rights search that was completed by an independent consultant company.



LEASE INFORMATION

There is one State of Wyoming lease and one Bureau of Land Management (BLM) leases, which upon approval of the appropriate agency, will transfer to the buyers at closing.

State Leases No. 1-8212 consists of approximately 800 acres and is allotted a total of 253 AUMs. State of Wyoming leases are renewable every ten (10) years with an annual payment due each year. The annual payments are assessed per AUM of each lease with the cost per AUM varying year to year as determined by the Office of Lands and Investments for the State of Wyoming. For 2018, the cost per AUM is \$6.38 which equates to approximately \$1,614.14. For more information, contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

The Bureau of Land Management (BLM) allotment associated with the CK Irrigated Farm & Ranch consists of 480.93 total acres. The lease is allotted 96 AUMs per year which equates to an annual cost of \$135.36 based on the current rate of \$1.41 per AUM. BLM leases are renewable every ten (10) years with the annual AUM rate varies from year to year and is determined by the Bureau of Land Management. You may call Casper BLM office at (307) 261-7600 for further information.

An Animal Unit Month (AUM) is the amount of forage required by one animal unit (cow/calf pair) for one month.



IMPROVEMENTS

Improvements include two homes, several barns, equipment sheds, shops, and a set of working corrals along with a set of certifiable scales.

The main ranch home is a two-story house consisting of 5,040 sq. ft. The home has an open floor plan with a custom kitchen, six bedrooms, five and 1/2 baths, a hobby room, office, and mudroom. There are front and side porches and an attached oversized two-car garage. The home has in-floor heating and cooling and operates on either natural gas or propane. Exterior finishes consist of low-maintenance stucco, rock wainscot, and a metal roof. The current owner has resurfaced the floors as well as well as completing small remodeling touches in the home.

Across the road, is a 2003, three bedroom, two bathroom, manufactured home with 1,216 sq. ft.

There have been many other improvements made to all of the buildings, fencing and corrals at the ranch. They are all updated and very functional making the CK Irrigated Farm & Ranch ready to utilize.

Other ranch buildings or features include:

- 2,940 sq. ft. Morton shop
- 40'x60' metal shop, built in 2007
- 2,240 sq. ft. historic barn
- 864 sq. ft. shop
- 320 sq. ft. equipment shed
- Three steel granaries
- Four feed lot pens with concrete bunks
- Certifiable cattle scale with scale house







UTILITIES

- Electricity – Wheatland REA
- Gas/Propane – natural gas from Black Hills Energy
- Communications – Century Link landline, cell service from Verizon and AT&T with coverage being good on most of the ranch
- Internet – VistaBeam
- Television – satellite TV by DirecTV
- Water – private wells
- Sewer – private septic systems

REAL ESTATE TAXES

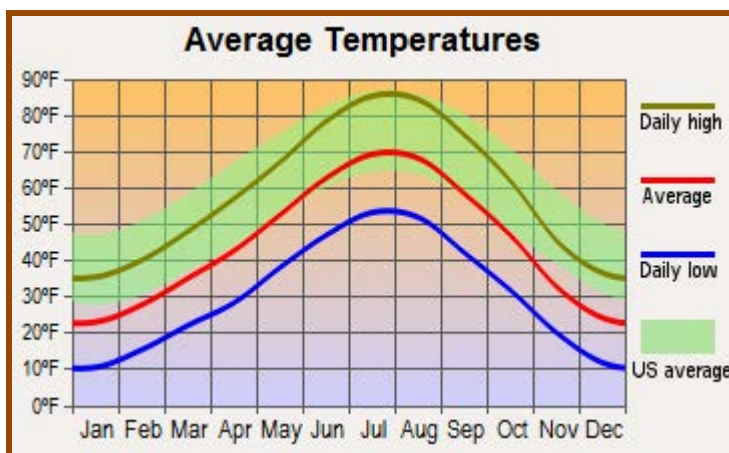
As the CK Irrigated Farm & Ranch is part of a larger holding owned by the seller, the Platte County Assessor's office will determine the actual amount of real estate taxes for this property.

MINERAL RIGHTS

Any and all mineral rights associated with this property owned by the seller, if any, will transfer to the buyer at closing.

CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Glendo area is approximately 15.8 inches including 62.8 inches of snow fall. The average high temperature in January is 34 degrees, while the low is 14 degrees. The average high temperature in July is 92 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.

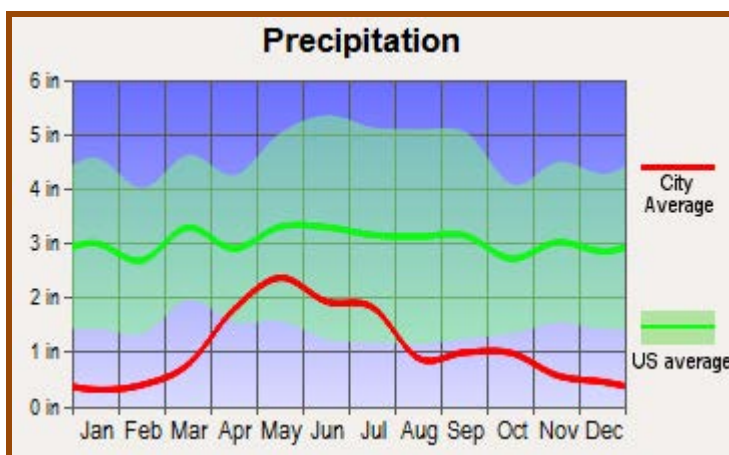


STATE OF WYOMING

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 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
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax
- Low retail sales tax
- No corporate income tax
- No gross receipts tax
- No inventory 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. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

COMMUNITY AMENITIES

Glendo, Wyoming:

Glendo is a classic small town in rural America with a population of approximately 250 people. Scenic, remote, and peaceful, Glendo has the amenities of a traditional rural Wyoming town including restaurants, a motel, and a kindergarten through 12th grade school system. This small community is supported by local industries such as ranching, recreation, tourism, and government.

On its website, www.plattechamber.com, the Platte County Chamber of Commerce says the following about Glendo, Wyoming:

Glendo, on the site of the old Horseshoe Stage Station, is a favorite spot for outdoor recreation in Platte County. The beautiful Glendo State Park, with Glendo reservoir and marina, is especially attractive to those enjoying water sports. An annual regatta and a fishing tournament draw many entrants and have become major events. Water skiing, windsurfing, sailing and non-competitive fishing are seasonal pleasures open to all who would be inclined to such satisfaction.

West of Glendo rises Laramie Peak, a Wyoming landmark. The surrounding area is a well-kept secret – rich in archaeological finds from Indian relics to fossils, as well as to more modern chronicles. This popular seasonal resort is home to thousands of visitors in the summer and is growing to accommodate the needs of tourist and citizens alike.

Although Glendo proper is a small town, it has not been isolated from life, and many have found it a sanctuary. A true western spirit, favored with simple hospitality, survives and the unpleasant conflicts caused by overcrowding and commercialization have been avoided.



The Town of Glendo and Glendo Reservoir are just two miles north of the ranch.

Wheatland, Wyoming:

Wheatland, Wyoming is the county seat of Platte County and offers all the desirable amenities of a traditional, rural Wyoming town with its small-town friendliness and atmosphere. Located along I-25, Wheatland is close to farms and ranches, mountains, plains, reservoirs and many historical and recreational sites. Wheatland has medical facilities at the Platte County Memorial Hospital and Nursing Home, an excellent K-12 school system, farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, a nine hole municipal golf course, and an airport. For additional information regarding Wheatland as well as the surrounding area, visit www.wheatlandwy.com.

The Platte County Energy Park near Wheatland, offers sites in a 200-acre industrial park for commercial and industrial facilities. This unique industrial park offers vast amounts of low-grade heat, a by-product of nearby electrical generation, ideal for facilities requiring close-temperature control or a continuous source of inexpensive, reliable heat. Two pipelines and the vault for warm-water delivery systems are in place, and the park is ready for occupation.

The Laramie River Station power plant is located six miles northeast of Wheatland. LRS was constructed for a cost of \$1.6 billion. It represents one of the largest consumer-owned regional joint power supply programs in the United States. Gray Rocks Dam and Reservoir, located six miles east of the plant, supplies water to the power plant for steam and cooling.

Major employers in the Wheatland area include Platte County School District #1, Laramie River Station, BNSF Railway, Platte County Memorial Hospital, JO Enterprises, Platte County School District #2, Wyoming Premium Farms, Britz-Heidbrink, and Camp Guernsey.

Douglas, Wyoming:

Douglas, Wyoming offers all the desirable amenities of a traditional rural Wyoming city with its small-town friendliness and atmosphere. Douglas has an excellent K-12 school system, with a low student to teacher ratio; several banks, churches and restaurants; county library; one of Wyoming's top 18-hole golf courses; weekly newspaper; veterinary clinics; airport; medical clinics; as well as an excellent medical facility, Memorial Hospital of Converse County. Douglas is also home to the Wyoming State Fair, Wyoming Pioneer Museum, Railroad Interpretive Center and Wyoming Law Enforcement Academy. The major industries include ranching, agriculture, coal mining, natural gas, and railroads.

On the website, www.conversecounty.org, is the following:

Converse County dates back to its founding in 1886 and is known for its many attractions. The location is superb for year-round recreation including a free Recreation Center, hunting, fishing, hiking, camping, and rafting as well as many other activities. We have it all for you to enjoy!

Through the middle of Douglas flows the North Platte River, which leads to the nearby Glendo Reservoir. After a dip in the river or a ski on the lake, you might want to take a hike in the Laramie Peak area. Esterbrook is a mere 28 miles from town.

But that is not all! We have three museums loaded with artifacts from the Oregon Trail era to when dinosaurs roamed the earth. Glenrock's Paleontological Museum offers you free admission to see Dr. Bakker's collection of Jurassic-age dinosaur bones, and even offers digs and classes!

Summer does not end your adventures; autumn and winter in Wyoming bring many opportunities to hunt and fish. Elk, antelope and mule deer run free in the grasslands of Converse County. Better hurry now and contact The Wyoming Game & Fish Department to meet the deadlines to get ahead of hunting seasons!

After a tiring day, there is always a need for good grub and a warm bed. Throughout the county, you will find we offer home cookin'! The Paisley Shawl and The Morton Mansion can provide you with a personal touch in their Bed & Breakfast Inns. There are also a wide variety of fast food chains. Places to stay include the historic LaBonte Hotel to modern motor inns.

Converse County has everything you desire, from exciting adventures to a pleasant stay!



AIRPORT INFORMATION

Glendo Airport is suitable for daylight use by small, private aircrafts. Phifer Airfield, located one mile east of Wheatland, has an asphalt runway which measures 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm.

Phifer Airfield is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm.

The Converse County Airport is located three miles north of Douglas and has two asphalt runways. Runway 11/29 is 6,532' x 100' and Runway 5/23 is 4,760' x 75'. Additional information is available at www.flyskyway.com.

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

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>.

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 RESOURCES & WILDLIFE

Elevations range from 4,800 feet to over 5,600 feet above sea level on the CK Irrigated Farm & Ranch with a variety of terrain from cottonwood-lined creek bottoms and hay meadows to rolling grass-covered pastures to pine and cedar tree-covered ridges, all allowing for endless recreational opportunities.

Excellent hunting opportunities abound for trophy elk in Area 7, trophy mule deer in Area 64 as well as for whitetail and antelope in Areas 30 and 103, respectively.

Wild turkeys are found throughout the ranch as well as other wildlife that include bobcats, mountain lions, ducks, geese along with coyotes and foxes.

Horseshoe Creek provides endless fishing opportunities as it is stocked with rainbow and brown trout. Several ponds found throughout the ranch could be improved to enhance fishing as well.

The close proximity of farm ground and Horseshoe Creek flowing through the ranch creates the excellent potential for duck and goose hunting. With both sides of Horseshoe Creek under the ownership of CK Irrigated Farm & Ranch, the waterfowl population can be protected and managed; however, the current owner does not hunt waterfowl or turkeys.

About three miles from the CK Irrigated Farm & Ranch is Glendo Reservoir which was designated a state park in 1958. Fourteen miles in length, the reservoir has a total capacity of 795,196 acre feet of water, making it a sought-after recreational area for all water sport activities. Stocked with fish by the Wyoming Game & Fish Commission, Glendo Reservoir offers superb fishing possibilities, providing species of walleye, trout, yellow perch, and channel catfish. With seven campgrounds, six boat ramps, and a marina concession within a few minutes from the property, one can take advantage of all that Glendo Reservoir offers. Glendo State Park is one of southeast Wyoming's most popular boating parks, offering visitors waterskiing, fishing, sailing, and other water-based activities.

Guernsey State Park has one of Wyoming's most attractive reservoirs. Bluffs east of the park block the wind from the park area and leave the waters warm and inviting for swimmers and water skiers. The park also offers boating, camping, fishing, hiking, bird-watching and picnicking.

The Oregon Trail Ruts State Historic Site, just north of Wheatland, is one of the most visible remnants of the Oregon Trail, with tracks cut into solid rock. At the Register Cliff State Historic Site, one can see where emigrants who camped along the banks of the North Platte River etched their names into the soft sandstone cliff. Hunting, hiking, camping, and four-wheeling trips can be found in the Laramie Mountains to the west. Laramie Peak, west of Wheatland, is the highest point in the Laramie Mountains with an elevation of 10,272 feet. The peak offers a steep 4.8-mile trail to the top that is open to ATVs, horses, and hikers.



CONCLUSION & COMMENTS

The CK Irrigated Farm & Ranch is a remarkable, irrigated and productive working cattle operation in an area with a rich history and ideal location with multiple recreational and lifestyle opportunities. The ranch has diverse terrain, natural protection, abundant wildlife, many scenic attributes, agricultural production, excellent and well-maintained improvements as well as year-round recreation.

In an area that is well suited to cattle ranching and hay production, the CK Irrigated Farm & Ranch is a great opportunity to own a one-of-a-kind ranch with breath-taking views in any direction one looks.



OFFERING PRICE

\$5,325,000

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 \$265,000 (Two Hundred Sixty-Five Thousand Dollars); and
 - c. be accompanied with the name, telephone number, and address of the Buyer's personal banker 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 & 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.

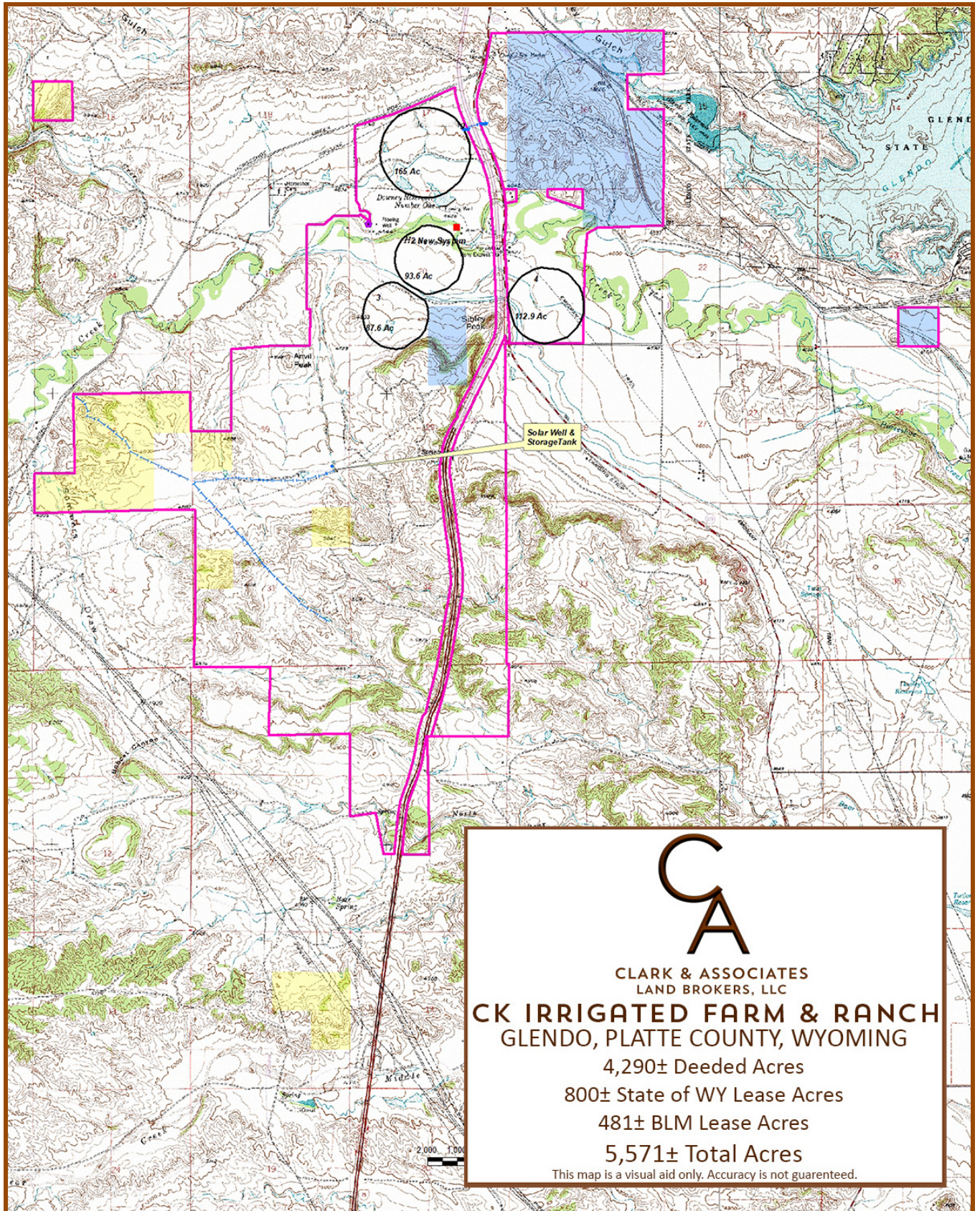
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

WYOMING LOCATION MAP

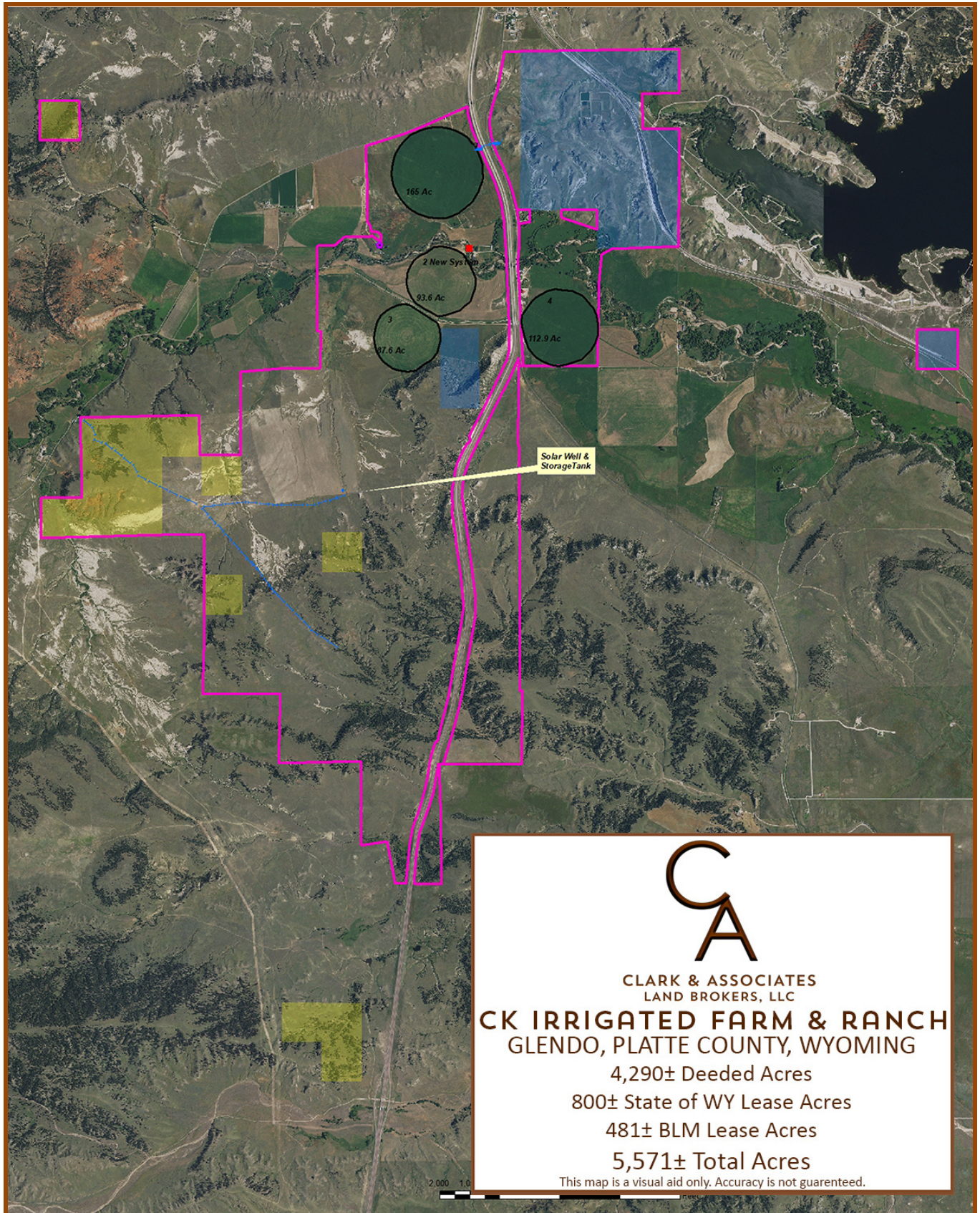


NOTES

CK IRRIGATED FARM & RANCH TOPO MAP



CK IRRIGATED FARM & RANCH ORTHO MAP



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



Cory Clark

Broker / Owner

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Denver Gilbert

Broker / Owner

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Broker/Owner

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Clark & Associates Land Brokers, LLC

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Licensed in WY & NE

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Billings & Miles City, MT Offices

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Licensed in WY, MT, SD & ND

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Buffalo, WY 82834

Jon Keil - Associate Broker

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Licensed in WY & CO

Belle Fourche, SD Office

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Belle Fourche, SD 57717

Ronald L. Enszt - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com

Licensed in SD, WY, MT & NE

Torrington, WY Office

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Torrington, WY 82240

Logan Schliinz - Associate Broker

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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 ~ kenweekes@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 FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH

THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND 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 _____