



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



Heart Mountain Pivot Farm
Ralston, Park County, Wyoming

The Heart Mountain Pivot Farm is a vastly improved operation of 429 acres, renovated home, modern shop and equipment shed, with potable wells and frost-free livestock hydrants for year-round grazing.

LOCATION & ACCESS

The Heart Mountain Pivot Farm is located approximately 23 miles north of Cody, Wyoming and approximately 10 miles west of Ralston, Wyoming. There is year-round access from paved Wyoming Highway 294 and Lane 11 leading to the private driveway. To access the farm from Cody, travel north on US-14 for 11 miles going northeast; then turn left on WY Highway 294, traveling north for 2.7 miles; turn left onto Lane 11, traveling west for 4.4 miles.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Ralston, Wyoming (population 280) | 10 miles east |
| • Powell, Wyoming (population 6,314) | 17 miles east |
| • Cody, Wyoming (population 9,836) | 23 miles south |
| • Red Lodge, Montana (population 2,125) | 54 miles north |
| • Billings, Montana (population 110,323) | 95 miles north |
| • Salt Lake City, Utah (population 1,107,000) | 466 miles southwest |
| • Denver, Colorado (population 701,621) | 511 miles south |



SIZE & DESCRIPTION

429.44± deeded acres

The pristine and idyllic farm country of the area around Ralston, Wyoming lies at approximately 5,200 feet above sea level, above the Clark's Fork and Shoshoni River drainages and overlooking the surrounding basin. The Heart Mountain Pivot Farm is located eight miles from Heart Mountain, 15 miles east of the Beartooth Mountains, and 55 miles west of the Big Horn Mountains, creating stunning panoramic views.

The farm is located on the northwest base of iconic Heart Mountain and may be considered one of the area's most-improved irrigated livestock operations. Current management has rotationally grazed sheep and Wagyu cattle year-round with no-till cover-crop rotations to provide healthy soils and diverse, well-balanced habitat. It is not uncommon to have alfalfa/grass hay yields of five ton per acre.

There are approximately 234 grass-mix acres under three pivots. Pumps, gravity assist pipe, and Lyndsey Zimatic pivots are all 2014 new installation and deliver approximately 1.6 cubic foot per second. The production has historically been high-density/short-duration livestock grazing with incorporated cover-crop mixes as current owner is progressive in building soil health and ecology. The potential for 25 more acres of irrigation is being considered for development, while the remaining 191 acres are native-grass/sagebrush range that has been rotationally grazed.

Modern high-tensile electric fence encloses most of the irrigated pasture allowing for ease of paddock rotations while the rangeland perimeter is comprised of five strands of barb wire for sheep and permanence.

The potential for an unobstructed 1,500 foot private runway compliments the gravel-royalty-rich views on the hilltop.



Heart Mountain Pivot Farm

WATER RESOURCES

- Five domestic wells provide potable quality water, each approximately 60 feet deep and producing an estimated 50 GPM with solar power.
- Water for approximately 260 irrigated acres is provided by the Heart Mountain Irrigation District. For more information, Heart Mountain Irrigation District can be reached at <https://heartmtnirrigation.com/> or as follows
1206 Road 18
Powell WY 82435
Office: 307.754.4685
Fax: 307.754.7013
- Livestock water is plumbed to all paddocks for frost-free winter water

CARRYING CAPACITY / FARM OPERATIONS

With yields of approximately five ton per acre from the grass/alfalfa fields that are under pivot along with the additional rangeland on the farm, the Heart Mountain Pivot Farm is owner-rated at 200 head year-round.

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



SOILS

See attached Soil Survey for full report and map. The majority of the farm and rangeland is comprised of the following soils

- Ralstonflats-Kamms Complex and Zigweid Loam
- Ralstonflats-Kamms Complex is a well-drained, nonsaline, 40% calcium carbonate that is rated at 3e.
- Zigweid Loam is a well-drained, nonsaline, 14% calcium carbonate that is rated at 4e.

IMPROVEMENTS

Proudly perched above the irrigated pastures and overlooking the abundant farmland of Ralston Flats sits a newly renovated 2,250 sq. ft. home with attached 960 sq. ft. garage.

An eye for detail is evident with the home's full renovation in 2015 which included ambiance lighting; the kitchen's modern, yet rustic, and open concept floor plan that features an island, new stainless-steel appliances, hardwood cabinets, and tile backsplash that matches the exterior. This design and color scheme flows very well creating and "new-country" feel that is benefited by the large bay-window vistas.

With a vast protective shelter-belt of old-growth pine trees and large, well maintained yard with automatic sprinkler system, you feel incredibly relaxed and peaceful while enjoying the views from a 1,150 sq. ft. deck and hot tub.

To complement the improvements, ease of operation, and serene lifestyle, there is a 5,000 sq. ft. equipment shed built in 2014 that has concrete floors and four large overhead doors. For the projects that require a little winter attention, this property is benefited by having an insulated 2,400 sq. ft. garage that is plumbed for inboard heating.







UTILITIES

Electricity – Garland Light and Power

Gas/Propane – Quality Propane delivers and rents tanks

Communications – Verizon, AT&T, Satellite

Water – Private Wells

Sewer – Drain Field, county approved and licensed

Television – Local, Satellite, TCT Wireless Broadband Internet

REAL ESTATE TAXES

According to the Park County Assessor's records, the real estate taxes for the Heart Mountain Pivot Farm are approximately \$5,126.75 annually.



MINERAL RIGHTS

Any and all mineral rights associated with the farm will be transferred by the sellers, including the abundance of gravel.

RECREATION & WILDLIFE

The Heart Mountain Pivot Farm is located in Area 54 for elk hunting and boasts some of the largest herds in Western Wyoming. This farm is private and scenic, and qualifies for two land-owner elk licenses. According to www.monstermuleys.com, Area 54 is known for regularly producing bulls in excess of 350 and is a general area which makes tags more readily available for hunters and their guests. In the 2016 elk hunting season, there were approximately 71 resident either-sex elk tags issued. According to the Wyoming Game and Fish, elk Area 54 opens on September 1st for archery hunting; rifle season for bulls opens October 1st; any elk opens November 1st. Please see the Wyoming Game and Fish web-site at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.

Because of current owner's success in creating a balanced and robust ecosystem, exceptional whitetail and mule deer are found on the farm. The wildlife habitat draws and holds elk and deer with adjacent migration range provided by the nearby Bureau of Reclamation, Nature Conservancy, and Bureau of Land Management.

Other wildlife found on the Heart Mountain Pivot Farm includes an abundance of pheasant, migratory, and upland game birds. The local crops and on-site habitat host a vast Pheasant population. Pheasant and bird licenses and regulations can be acquired at the Wyoming Game and Fish website.



COMMUNITY AMENITIES

CODY, WYOMING:

The Chamber of Commerce's website at <http://www.codychamber.org/visitcody.html> provides the following information about Cody, Wyoming:

Cody is what America was, a place where the cowboy culture thrives and where the new west begins. The vistas are spectacular, the land is wild, the people are genuinely friendly and the opportunities for outdoor adventure, recreation, education and entertainment are as large and varied as the Wyoming skies.

Cody Country has varied lodging opportunities, fine dining, world class museums and western activities. We are the only gateway community with two entrances to Yellowstone National Park and Cody is the hub for several loop tour drives that access five different Scenic Byways.

POWELL, WYOMING:

The City of Powell's website, <http://cityofpowell.com/assets/pages/community/aboutpowell.aspx> states:

Powell is a community located in the northwest corner of Wyoming, 75 miles east of Yellowstone National Park and 98 miles south of Billings, Montana. Lying between the Big Horn Mountains on the east and the Absaroka Range on the west, clear blue skies, clean air, a temperate climate, and loads of sunshine makes the Powell Valley a wonderfully refreshing place to live.

Powell is recognized as a progressive community and was designated an All America City in 1994. A small town atmosphere, quality of life, old-fashioned values, a can-do spirit, and friendly people are a way of life in the Powell community.

Powell has a diverse commercial, industrial, educational, historical museum and agricultural/ranching based economy with dedicated, hard-working people with strong work ethics. Superior educational opportunities abound with excellent schools and an outstanding two-year college. Excellent health care facilities, recreational opportunities, retirement living, cultural events, shopping, fine dining, and modern community and public services all provide for a high quality of life for our residents.

AIRPORT INFORMATION

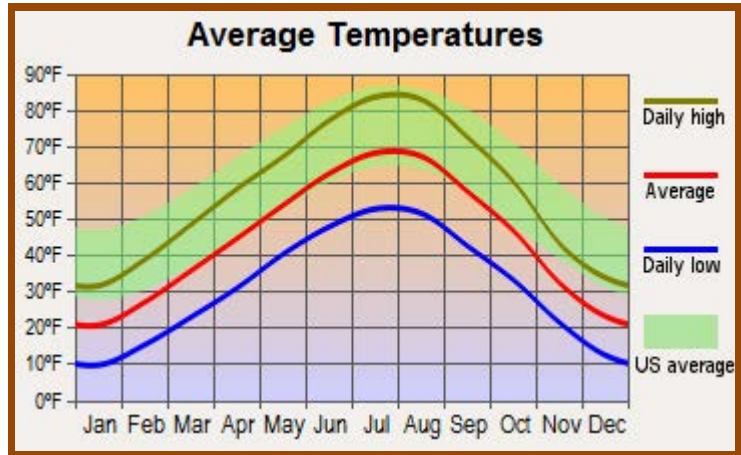
Commercial airline service is available at Billings Montana, and Powell and Cody Wyoming. The following is information on each of these airports:

- **Billings, Montana (pop. 110,323):** Billings Logan International Airport has scheduled nonstop flights to several airline hubs such as Dallas/Fort Worth, Denver, Minneapolis/St. Paul, Portland, OR, Salt Lake City and Seattle. Billings also serves as a small hub for Cape Air,[2] a commuter airline which operates nonstop flights with Cessna 402 prop aircraft to Glasgow, Glendive, Havre, Sidney and Wolf Point in Montana. <http://www.flybillings.com/>
- **Cody, Wyoming (pop. 9,836):** Yellowstone Regional Airport (IATA: COD, ICAO: KCOD, FAA LID: COD) is a public-use airport located two nautical miles (3.7 km) southeast of the central business district of Cody, a city in Park County, Wyoming, United States.[1] It is the only commercial airport in Park County. It is in northwestern Wyoming, about 53 miles from the east entrance of Yellowstone National Park. <https://flyyra.com/>
- **Powell, Wyoming (pop. 6,314):** This general aviation airport has three runways. R/W 13/31 has an ARC of B-II, an asphalt paved surface and dimensions of 100 feet by 6,205 feet. R/W 3/21 has an ARC of A-I (small aircraft exclusively), a grass surface and dimensions of 60 feet by 2,900 feet. R/W 16/34 is a grass crosswind runway and has dimensions of 60 feet by 3,100 feet. <http://cityofpowell.com/assets/pages/city/airport.aspx>



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Ralston, Wyoming area is approximately 13.4 inches including 24.1 inches of snowfall. The average high temperature in January is 35 degrees, while the low is 12 degrees. The average high temperature in July is 85 degrees, while the low is 54 degrees. The charts to the right are courtesy of www.city-data.com.

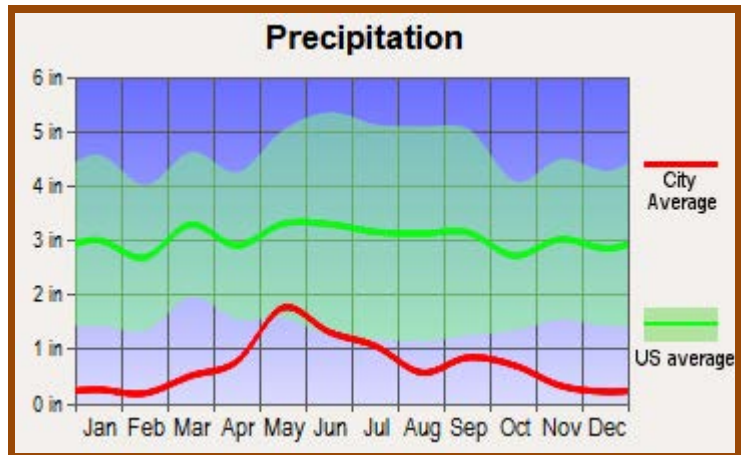


STATE OF WYOMING

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
- 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.

OFFERING PRICE

\$2,400,000

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 \$48,000 and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker or investment manager 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.

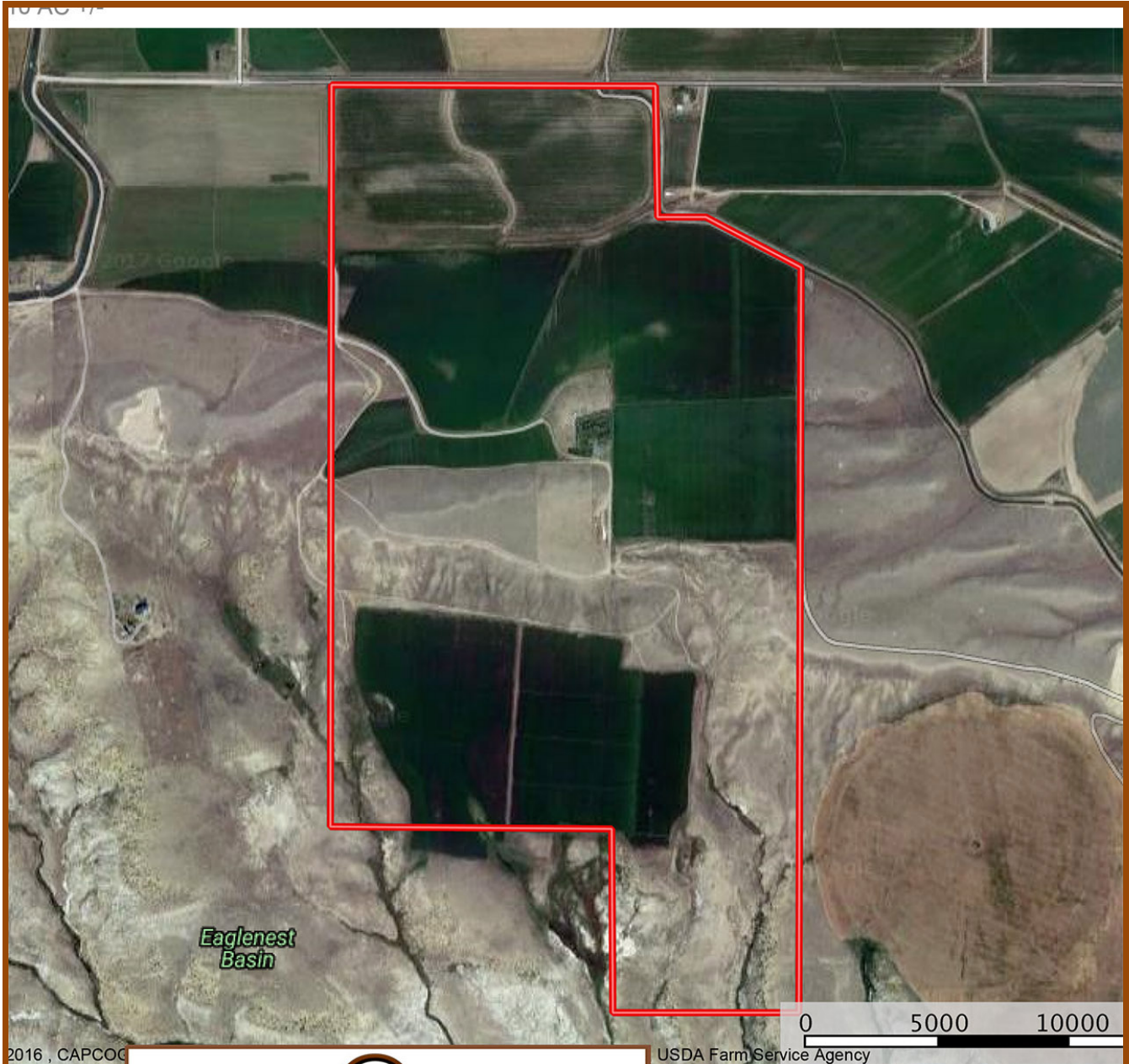
FENCES AND BOUNDARY LINES

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.



HEART MOUNTAIN PIVOT FARM ORTHO MAP



CLARK & ASSOCIATES
LAND BROKERS, LLC

HEART MOUNTAIN PIVOT FARM

RALSTON, PARK COUNTY, WYOMING
213.44± Under Pivot Acres

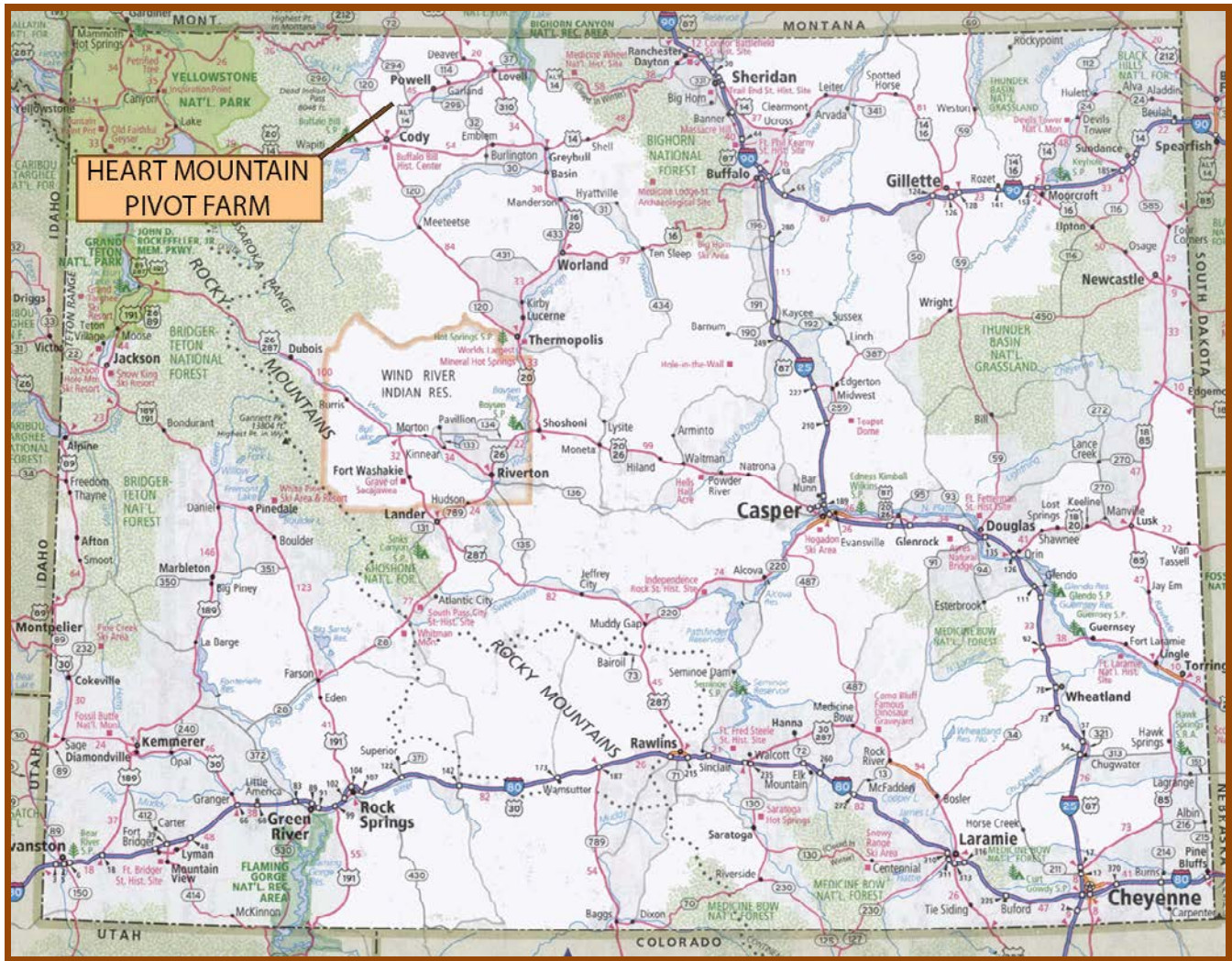
25± Irrigation Acres

191± Grazing Acres

429.44± Total Deeded Acres

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

STATE LOCATION MAP



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

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

NOTES

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



Denver Gilbert
Broker / Owner

Mobile: (406) 697-3961
Fax: (406) 252-0044

denver@clarklandbrokers.com

Licensed in WY, MT,
SD, & ND



Colter DeVries
Sales Associate

Mobile: (406) 425-1027

colter@clarklandbrokers.com

Licensed in MT & WY

Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

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

Hulett, WY Office

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

Billings & Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Buffalo, WY Office

9 Twin Lakes Lane
Buffalo, WY 82834

Belle Fourche, SD Office

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

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Douglas, WY Office

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

Greybull, WY Office

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

Cory G. Clark - Broker / Owner

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

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Jon Keil - Associate Broker

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

Ronald L. Ensz - Associate Broker

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

Logan Schliinz - Associate Broker

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

Scott Leach - Associate Broker

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

Ken Weekes – Sales Associate

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

IMPORTANT NOTICE

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

REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Broker Firm, Broker or sales person (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's agent, the Broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. § 33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the Broker any information which the customer does not want shared with the other party to the transaction. The customer should not tell the Broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the customer the **obligations** enumerated below for Intermediaries which are marked with asterisks. W.S. § 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, the Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell the Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe

the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care;*
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary;*
- present all offers and counteroffers in a timely manner;*
- account promptly for all money and property the Broker received;*
- keep you fully informed regarding the transaction;*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction;*
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property;*
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction;*
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.

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

- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered, or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary – In – House Transaction

If a Buyer who has signed a Buyer Agency Agreement with the Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OF ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS 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 _____