



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



THE HACKAMORE RANCH
Torrington, Goshen County, Wyoming

The Hackamore Ranch consists of 189± deeded acres and is a great combination of productive ranch land with improvements and a beautifully maintained home.

LOCATION & ACCESS

The Hackamore Ranch is located approximately four miles north of Torrington, Wyoming. There is year-round access from paved Wyoming Highway 159 (Van Tassell Road) and County Road 51 which lead to the private driveway. To access the ranch from Torrington, travel north on West C Street for 2.5 miles; turn right (east) on Road 76 for one mile until you reach Road 51, turn left (north) on Road 51, after crossing the canal, you will be at the southeast corner of the property. Continue north on Road 51 for approximately $\frac{1}{4}$ mile to reach the property entrance.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Torrington, Wyoming (population 6,501) | 3 miles south |
| • Scottsbluff, Nebraska (population 15,039) | 32 miles east |
| • Cheyenne, Wyoming (population 59,466) | 85 miles south |
| • Wheatland, Wyoming (population 3,606) | 59 miles west |
| • Casper, Wyoming (population 59,628) | 144 miles northwest |
| • Fort Collins, Colorado (population 143,986) | 128 miles south |
| • Denver, Colorado (population 701,621) | 166 miles south |



SIZE & DESCRIPTION

189± deeded acres

The Hackamore Ranch is fenced with four strands of barb wire and wood posts around the perimeter of the property. There is also cross fencing with four strands of barb wire, dividing the pivot ground from the flood-irrigated grass pasture. There is a three-sided Morton building lined with guardrail and a small set of corrals for cattle processing located on the western portion of the property. There are also several frost free hydrants located throughout as well as stock tanks to service the cattle year-round. Also located in the dryland pasture is a small gravel pit that is currently used to help maintain roads around the property.

The terrain of the ranch consists of sloping hills with irrigated hay ground. Mature trees surround the headquarters which offer excellent shelter and windbreak. The elevation on the property varies between 4,000 and 4,200 feet above sea level.

There are approximately 108± acres of irrigated ground: 84± acres are serviced by a low-pressure, 7-tower Zimmatic pivot. The remaining 24± acres of irrigated ground are flood irrigated with gated pipe that is included with the property. Irrigation water is provided by an irrigation well.



CARRYING CAPACITY / RANCH OPERATIONS

The Hackamore Ranch has historically used the 24± flood irrigated, seeded in Brome, Orchard, and Fescue grass, to run 17 cow/calf pairs in the summer months with supplemental feeding with hay during the winter. A Morton building, lined with guardrail, was installed as a cattle shed and windbreak protection for the cattle.

The irrigated hay ground is seeded in alfalfa and produces 4.5 tons of alfalfa hay per acre and is in the 7th year of production.

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



IMPROVEMENTS

Improvements on the Hackamore Ranch include the following:

- 3,281 sq. ft. one- story berm house built in 1997 and constructed with insulated foam concrete blocks. The three-bedroom, three bath ranch house has an attached 928 sq. ft. garage. Landscaping includes sprinkler system and mature trees for windbreak.
- 1,560 sq. ft. concrete berm shop built in 1997, also constructed with insulated foam concrete blocks. The shop also offers a bathroom.
- 1,200 sq. ft. Morton equipment storage building built in 2013
- 800 sq. ft. Morton cattle shed built in 2013
- Set of corrals constructed with portable panels
- 64 sq. ft. tool shed for additional storage









UTILITIES

- Electricity – Wyrulec. House is approximately \$220/month. Pivot costs are approximately \$2,260/month during the 4-month growing season.
- Gas/Propane – Panhandle COOP. Approximately 70% of the 1,000-gallon tank is used annually
- Communications – Cell coverage is available
- Water – Private well
- Sewer – Private septic system
- Television – Dish Network or DirecTV
- Internet- Satellite

REAL ESTATE TAXES

According to the Goshen County Assessor's records, the real estate taxes for the Hackamore Ranch are approximately \$2,995 annually.



WATER RESOURCES

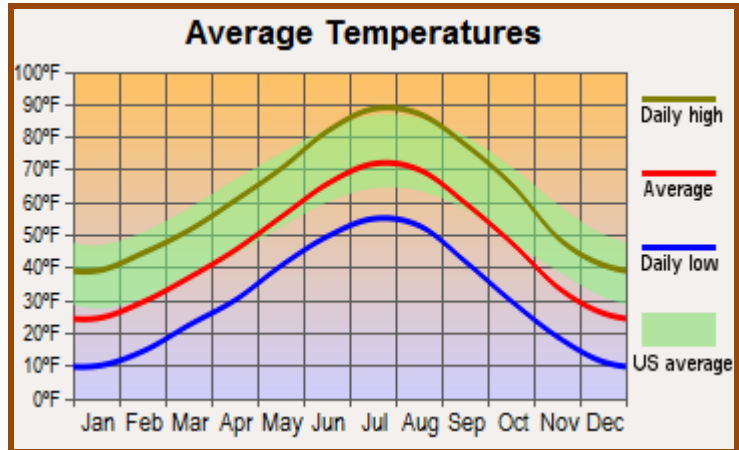
- Two domestic wells:
 - One domestic well to service the house and improvements
 - One domestic well to service the stock tanks but could also service the house as well if needed
- Irrigation well: 1,200 GPM, 50 HP motor, new electric panel at well. Provides water to the 7-tower, low-pressure Zimmatic Pivot as well as water for the 24± flood-irrigated acres.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be transferred to buyer at day of closing

CLIMATE

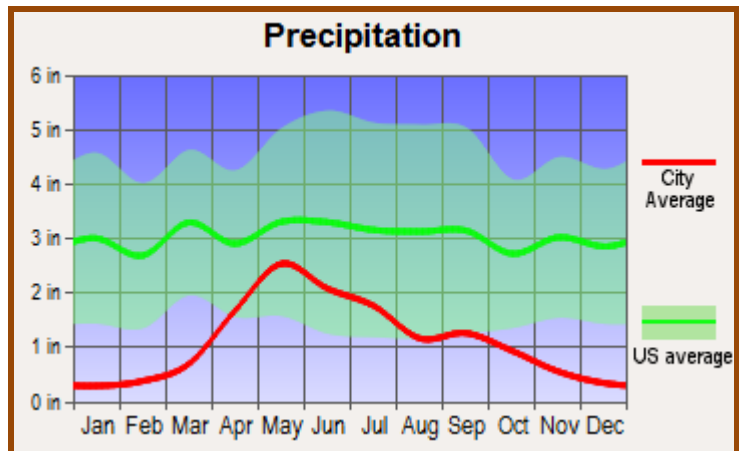
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Torrington, Wyoming area is approximately 13.2 inches including 22 inches of snowfall. The average high temperature in January is 42 degrees, while the low is 14 degrees. The average high temperature in July is 91 degrees, while the low is 49 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.

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.

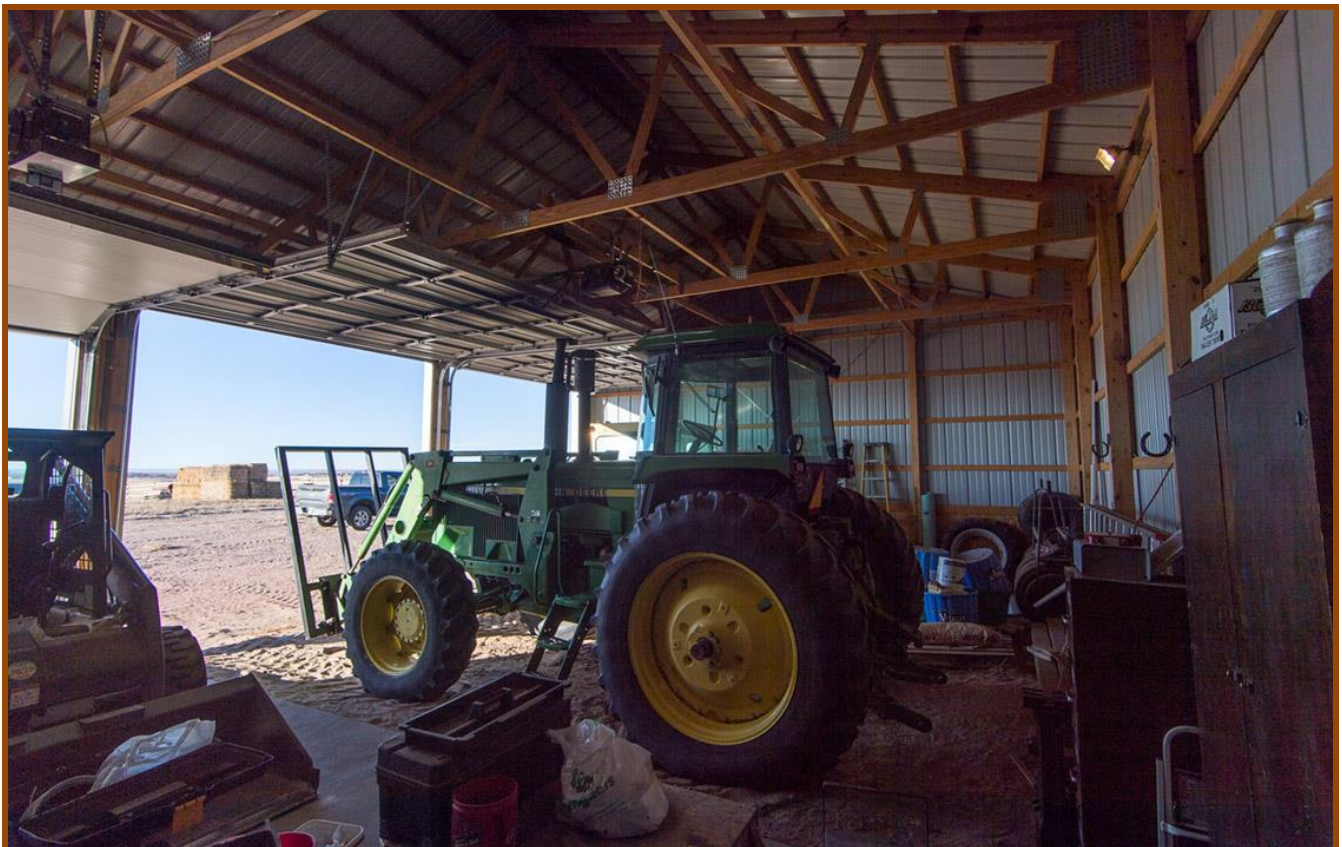


AIRPORT INFORMATION

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.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 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com.



OFFERING PRICE

\$995,000

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 \$29,850 (twenty-nine thousand eight hundred fifty dollars)
 - 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.

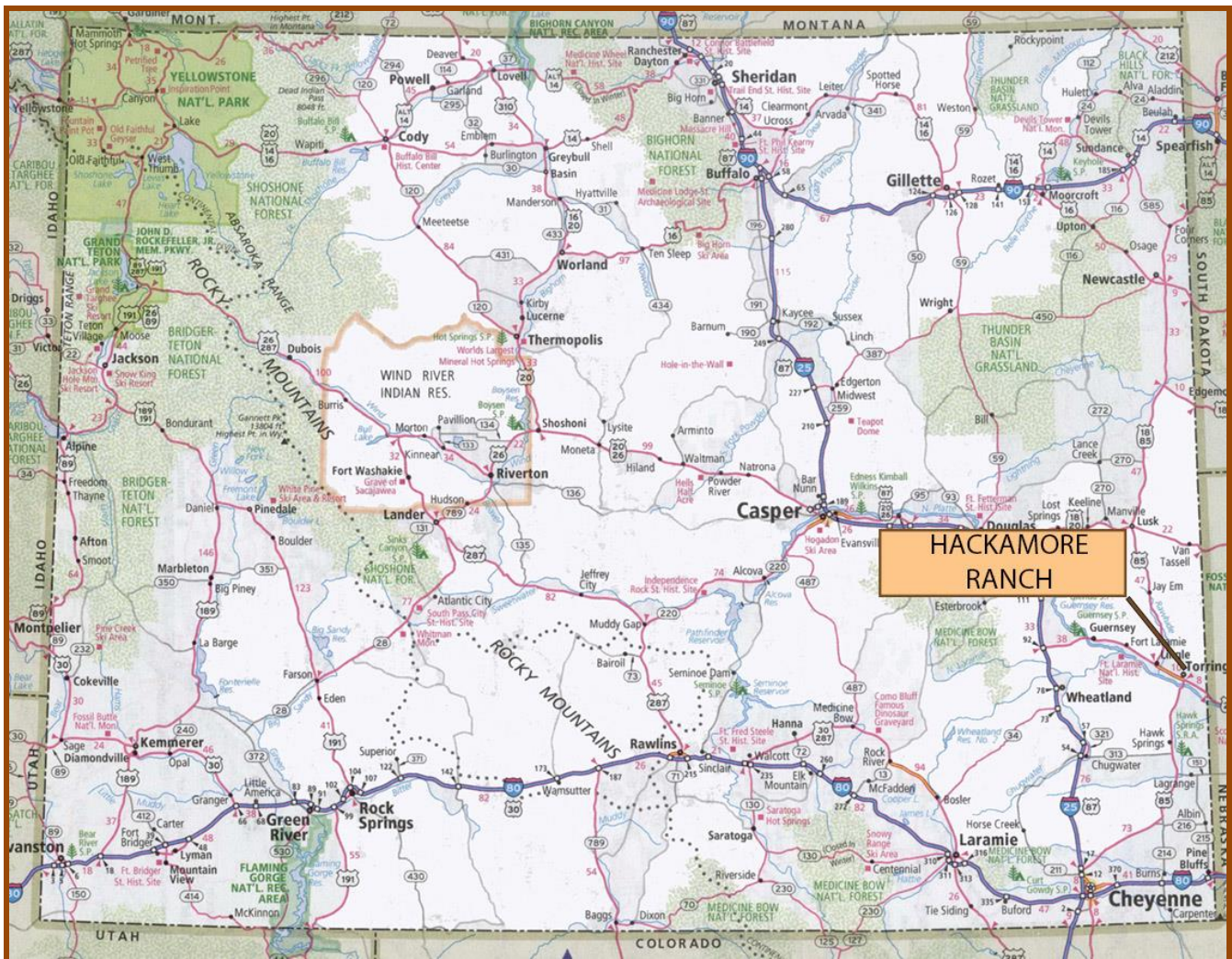
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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 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

Re: Water Rights Search: Hackamore Ranch - 27-25-61 S/2 PART, SWNW PART N OF CENTERLINE OF THE CANAL (189A).

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:

GROUND WATER

Permit No. WR UW 704

Strickler No. 4 Well, Priority Date: August 27, 1957, Certificate Record UW 12, page 152, Order Record 60, page 434, Proof No. UW 147. Source: Groundwater. This permit is for original supply irrigation of the following lands at a rate of 825 gallons per minute (gpm):

T25N, R61W

Section 27	NESW	0.60 acres
	NESE	28.00 acres
	NWSE	31.00 acres
	SWSE	2.00 acres
	<u>SESE</u>	<u>20.00 acres</u>
	TOTAL	81.60 acres

Accompanying this certificate are the following documents:

1. Well Registration WR UW 704
2. Map 394-E – Map for petition to change the place of use and beneficial use.
3. Petition No. I-U-2015-4-4 – Petition for a change of location of the Stricker No. 4 Well.
4. UW-6 – Statement of Completion for the relocated Stricker No. 4 Well.
5. Order Record 95, pages 304-307- Board order approving the change of location.
6. Map showing the old and new locations of the Stricker No. 4 Well.

Permit No. UW 98299

Enlarged Stricker No. 4 Well, Priority Date: December 24, 1994. Certificate Record UW 11, Page 236, Order Record 58, page 63, Proof No. UW 4503. Source: Groundwater. This enlargement is for original and additional supply irrigation at a rate of 175 gpm for the following lands:

Original supply:

T25N, R61W

Section 27	NESW	19.40 acres
	NWSW	0.80 acres
	<u>NWSE</u>	<u>5.00 acres</u>
	TOTAL	25.5 acres

Additional supply for lands having original supply for the Stricker No 4, WR UW 704

T25N, R61W

Section 27	NESW	0.60 acres
	NESE	28.00 acres
	NWSE	31.00 acres
	SWSE	2.00 acres
	<u>SESE</u>	<u>20.00 acres</u>
	TOTAL	81.60 acres

See WU UW 704 for maps and additional documents.

Permit No. UW 104163

Collins House Well No. 1, Priority Date: October 15, 1996. Source: Groundwater. This permit is for stock and domestic use at 16 gpm and an annual volume of 1,000,000 gallons.

Well location:

T25N, R61W

Section 27 SESE

Points of Use:

T25N, R61W

Section 27 NESE (domestic & stock)

SESE (stock)

Permit No. UW 205465

Williams #2 Well, Priority Date: April 29, 2016. Source: Groundwater. This well is for stock and domestic use at a rate of 25 gpm and an annual volume of 325,000 gallons.

Well location:

T25N, R61W

Section 27 SESE

Points of Use:

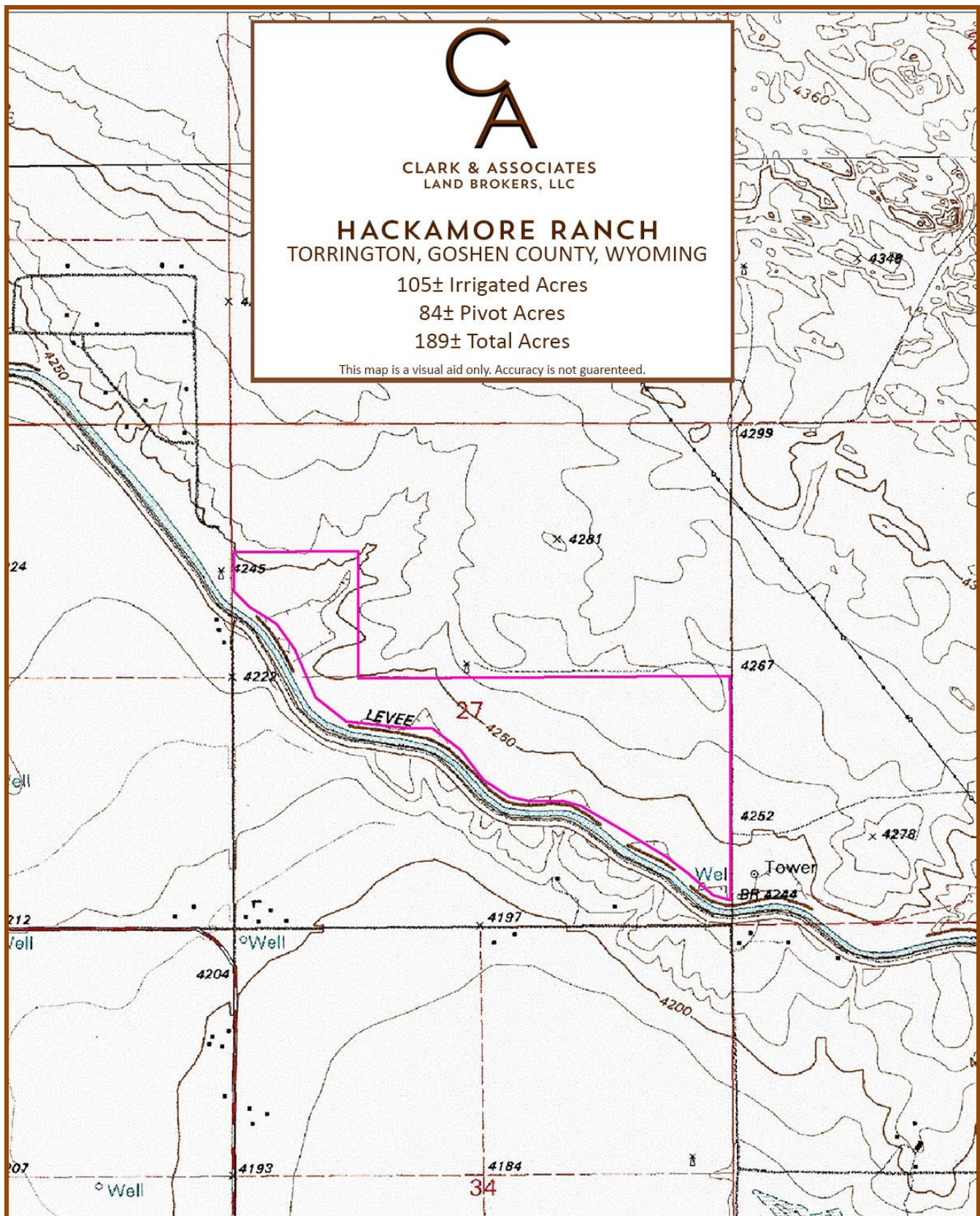
T24N, R61W

Section 27 NESE (domestic)

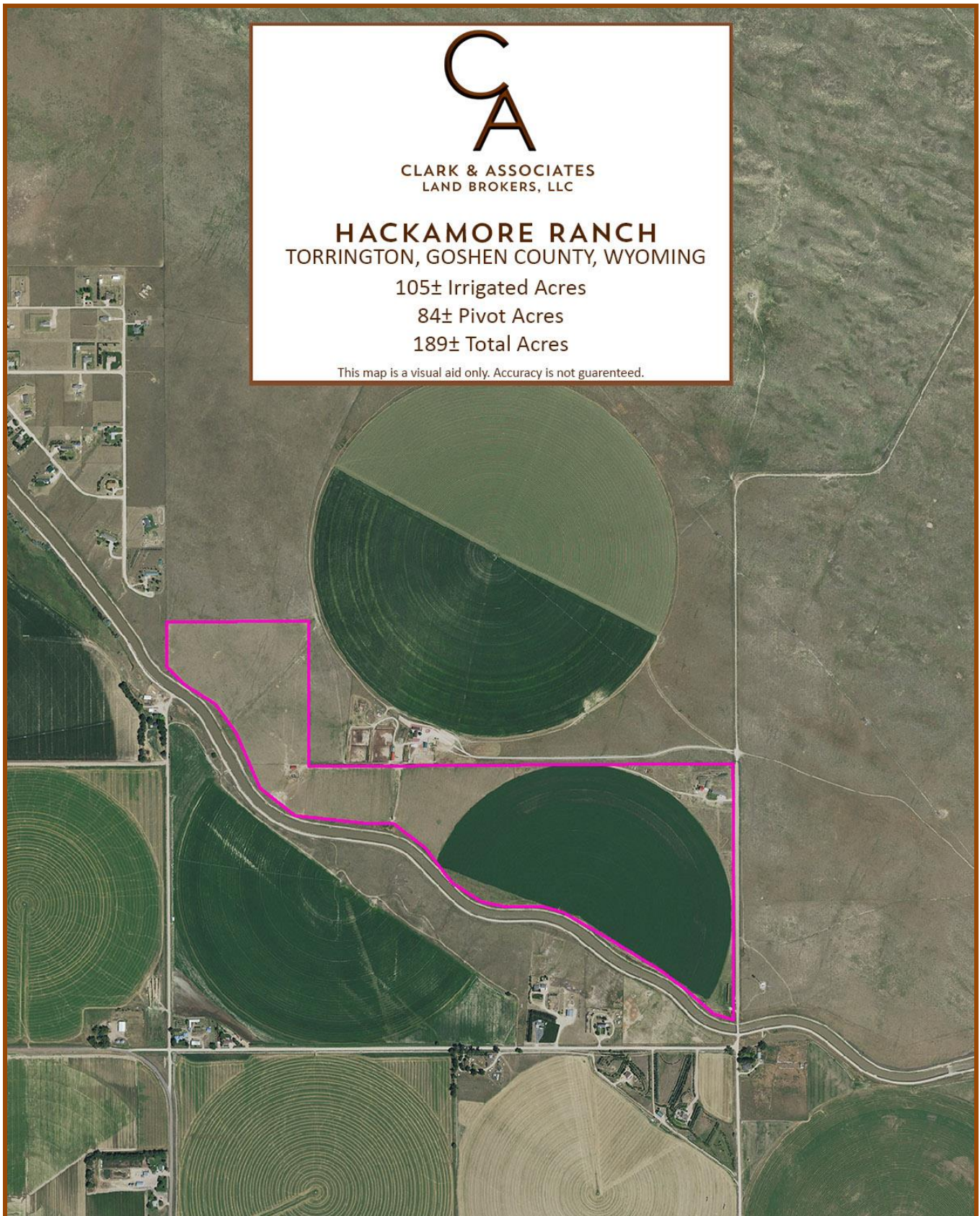
SESE (stock)

These are records found in the State Engineer's Office and Board of Control records as of December 21, 2017, 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.

HACKAMORE RANCH TOPO MAP



HACKAMORE RANCH ORTHO MAP



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



Logan Schliinz
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REALTOR®

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Cory Clark
Broker / Owner

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Kaycee, WY 82639

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Buffalo, WY 82834

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Torrington, WY 82240

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Douglas, WY Office

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1878 N Glendo Hwy, Glendo, WY 82213

Scott Leach - Associate Broker

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Greybull, WY Office

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Greybull, WY 82426

Ken Weekes – Sales Associate

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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 _____