



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



TAYLOR FARM

Pavillion, Fremont County, Wyoming

The Taylor Farm consists of 1,507± deeded acres and is a great combination of productive farm ground and flourishing grass pastures.

LOCATION & ACCESS

The Taylor Farm is located two miles southwest of Pavillion, Wyoming, a small farming community approximately 25 miles northwest of Riverton, Wyoming. From the intersection of US Highway 26 and State Highway 789 in Riverton, head west on Main Street/US Highway 26, traveling approximately 19 miles to State Highway 133; turn right, traveling north approximately five miles to Longview Road, a gravel road; turn left, traveling a few feet to the property entrance.

Several towns and cities in proximity to the property include:

- | | |
|--|---------------------|
| • Pavillion, Wyoming (pop. 234) | 2 miles southwest |
| • Riverton, Wyoming (pop. 11,058) | 26 miles southeast |
| • Lander, Wyoming (pop. 7,551) | 32 miles southwest |
| • Thermopolis, Wyoming (pop. 2,930) | 67 miles northeast |
| • Dubois, Wyoming (pop. 974) | 65 miles northwest |
| • Cody, Wyoming (pop. 9,885) | 151 miles north |
| • Casper, Wyoming (pop. 57,814) | 133 miles southeast |
| • Jackson, Wyoming (pop. 10,532) | 141 miles northwest |
| • Cheyenne, Wyoming (pop. 63,624) | 310 miles southeast |
| • Denver (Metro Area), Colorado (pop. 704,621) | 373 miles southeast |



SIZE & DESCRIPTION

1,507± deeded acres

Located two miles southwest of Pavillion, Wyoming, the Taylor Farm is a very productive farm consisting of 1,507± deeded of which approximately 398± acres are under Reinke low-pressure pivots: two wiper pivots and two full pivots. There are 181± acres of the farm that are irrigated via gated pipe. The remainder 828± acres are pasture acres.

For 2019, the hay production is 3.25 ton/acre and historically, the hay produced on the farm tested at 180 to 210 relative feed values with 18% to 21% protein. The Midvale Ditch provides water for the irrigated farm ground at an annual cost of approximately \$17/acre. High Plains is the electric provider and the annual cost has historically been \$18.50 per acre.

The Taylor Farm includes two homes: a 1,611 sq. ft. 1990 log home with two bedrooms and one bathroom; and a 1,248 sq. ft. 1973 home with full basement, three bedrooms and two baths. In addition, there are two mobile homes, both of which can be rented out for additional income. There are also two large equipment/loafing sheds and several other outbuildings.

The ranch is fenced with four and five strands of barbed wire. It is cross fenced into three pastures for rotational grazing.

OTHER OPTIONS AVAILABLE:

PARCEL 1: Consists of 456± total acres, of which 66 are pivot-irrigated, 143 are flood-irrigated and 257 are pasture. There is a 1,248 sq. ft. ranch-style house with a full basement, three bedrooms and two baths built in 1973, large equipment shed/shop, loafing shed, and other outbuildings.

PARCEL 2: Consists of 467± total acres of which 133 are pivot-irrigated and 334 are pasture. There is a 1,611 sq. ft. one-story log home with two bedrooms, one bath built in 1990, a large equipment shed/shop, a single-wide mobile home as well as numerous outbuildings and corrals.

PARCEL 3: Consists of 575± total acres of which 197 are pivot-irrigated, 38 are flood-irrigated and 340 acres are pasture. There is a stock/domestic well and septic system along with a single-wide mobile home.



PIVOT INFORMATION

PIVOT NAME	ACRES UNDER PIVOT	CROP	RESEEDDED
Southwest Pivot	161±	Alfalfa	2015
Northwest Pivot	130±	Alfalfa	2014
East Front Pivot	60±	Alfalfa	2020
West Wiper Pivot	29±	Alfalfa	2016

All pivots are Reinke pivots with the nearest dealer being located in Lander, Wyoming.

WATER RESOURCES

Upon request, Clark & Associates Land Brokers, LLC will provide any prospective buyer a Wyoming State Engineer's ground and surface water rights search that was completed on the Taylor Farm.

STOCK & DOMESTIC- Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMOUNT	WELL DEPTH	STATIC WATER DEPTH
UW55937	Section 24	DOM	Dunn #1	March 2, 1981	17 GPM	657 ft.	316 ft.
UW73741	Section 14	STK	Pavillion Well #4	Nov 17, 1986	18 GPM	55 ft.	20 ft.

IRRIGATION- Water Rights Information

PERMIT	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
7300D	IRR	Wyoming Canal	Aug 7, 1906	N/A	N/A	N/A

The farm is allotted 1,164.8 acre feet of water each year from the Midvale Irrigation District which is used to flood irrigate the 182 irrigated acres via gated pipe.

CARRYING CAPACITY / RANCH OPERATIONS

The Taylor Farm has historically been operated as a hay farm; however, once hay production is completed and after the first hard freeze, approximately 200 cows are pastured on the farm from November through April. The grass pasture ground on the farm is high quality with a variety of hard grass species, rich in protein content. The farm is cross-fenced for flexible management and efficient grazing rotation. Most fences are four and five strands of barbed wire with steel posts and are in good condition. Three livestock markets in proximity to this ranch are Riverton, Worland, and Billings.

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



MINERAL RIGHTS

Any and all mineral rights owned by Seller, if any, will transfer to Buyer at day of closing.

REAL ESTATE TAXES

According to the Fremont County Assessor's records, the real estate taxes for the Taylor Farm are approximately \$7,495 annually.

UTILITIES

Electricity – High Plains

Gas/Propane –Natural Gas line runs along property

Communications – Union Wireless

Water – Private Well

Sewer – Septic

Television – Satellite TV

IMPROVEMENTS

Improvements on the Taylor Farm include the following:

- 1,248 sq. ft. ranch house with a full basement, three bedrooms and two baths built in 1973
- 1,611 sq. ft. one-story log home with two bedrooms, one bath built in 1990
- Two single-wide mobile homes used as rentals
- Two large equipment/loafing sheds, several other outbuildings
- Working corrals



The main set of improvements with 3 bedroom, 2 bath home with full basement, shop, barn and corrals





RECREATION & WILDLIFE

This farm is private and scenic with numerous wildlife found throughout that include pheasant, mule deer, and whitetail deer.

COMMUNITY AMENITIES

Fremont County: In 2004, the population of Fremont County was estimated to be 36,310. Of the 25 municipalities within Fremont County, Riverton and Lander are the largest.

The town of Shoshoni, with a population of approximately 678 people, is the closest town to the Sweat Farm & Ranch. School age children, kindergarten through twelfth grade, who reside at the Sweat Farm & Ranch, would attend the public schools in Shoshoni.

The city of Riverton offers many amenities including the Riverton Memorial Hospital, a municipal airport, museum, parks, and a country club. The public school system includes four elementary schools, a middle school, and a high school as well as private Catholic and Lutheran schools. Riverton is also home to Central Wyoming Community College.

There are several activities to see and participate in Fremont County year-round. To name a few:

- Riverton in February: The Wild West Winter Carnival.
- Lander in March: The Winter State Fair.
- From spring to fall: Native American Pow-Wows.
- 1838 Rendezvous Site held the end of June.
- Rendezvous Celebration held throughout July which includes the Hot Air Balloon races, Antique Car and Bike Show, Day in the Park, demolition derbies, rodeos, dances and fireworks
- Fremont County Fair and Rodeo held the end of July and first of August.
- September: The Cowboy Poetry Gathering.

To learn more of what is available to see and do in and around Fremont County, visit www.windrivercounty.com



AIRPORT INFORMATION

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

Casper, Wyoming: United Express, SkyWest and Mountain Air Express provide daily air service with connections to Denver, Colorado, Salt Lake City, Utah and Colorado Springs, Colorado 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>.

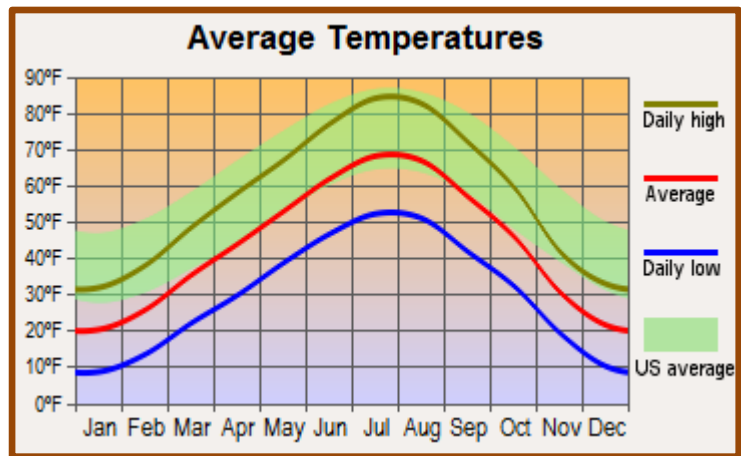
Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most [major airlines and select charters](#), providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com/>.

Riverton, Wyoming: The Riverton Regional Airport is located three miles northwest of Riverton. In addition to having commercial flights provided by United, Great Lakes and Frontier Airlines, the airport offers rental car service and other amenities for travelers. Additional information is available at <http://www.flyriverton.com>.



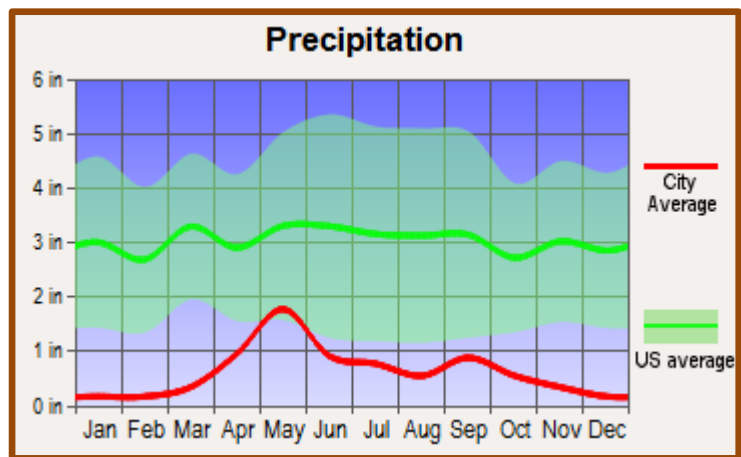
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Pavillion, Wyoming area is approximately 11.41 inches including 26.2 inches of snowfall. The average high temperature in January is 34 degrees, while the low is 8 degrees. The average high temperature in July is 86 degrees, while the low is 55 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF WYOMING

Wyoming is a state that offers an incredible diversity of activities, geography, climate, and history. Just a territory in 1869, Wyoming became the 44th state in 1890. The state's population is 563,626, and provides a variety of opportunities and advantages for persons wishing to establish residency.



Wyoming's energy costs are the second lowest in the nation, and the cost of living index is below the national average. Wyoming ranks among the top 10 in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:

- No personal income tax
- 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

\$2,295,000

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).

PARCEL 1: Price: \$795,000

PARCEL 2: Price: 695,000

PARCEL 3: Price: \$895,000



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$78,000 (Seventy- Eight Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

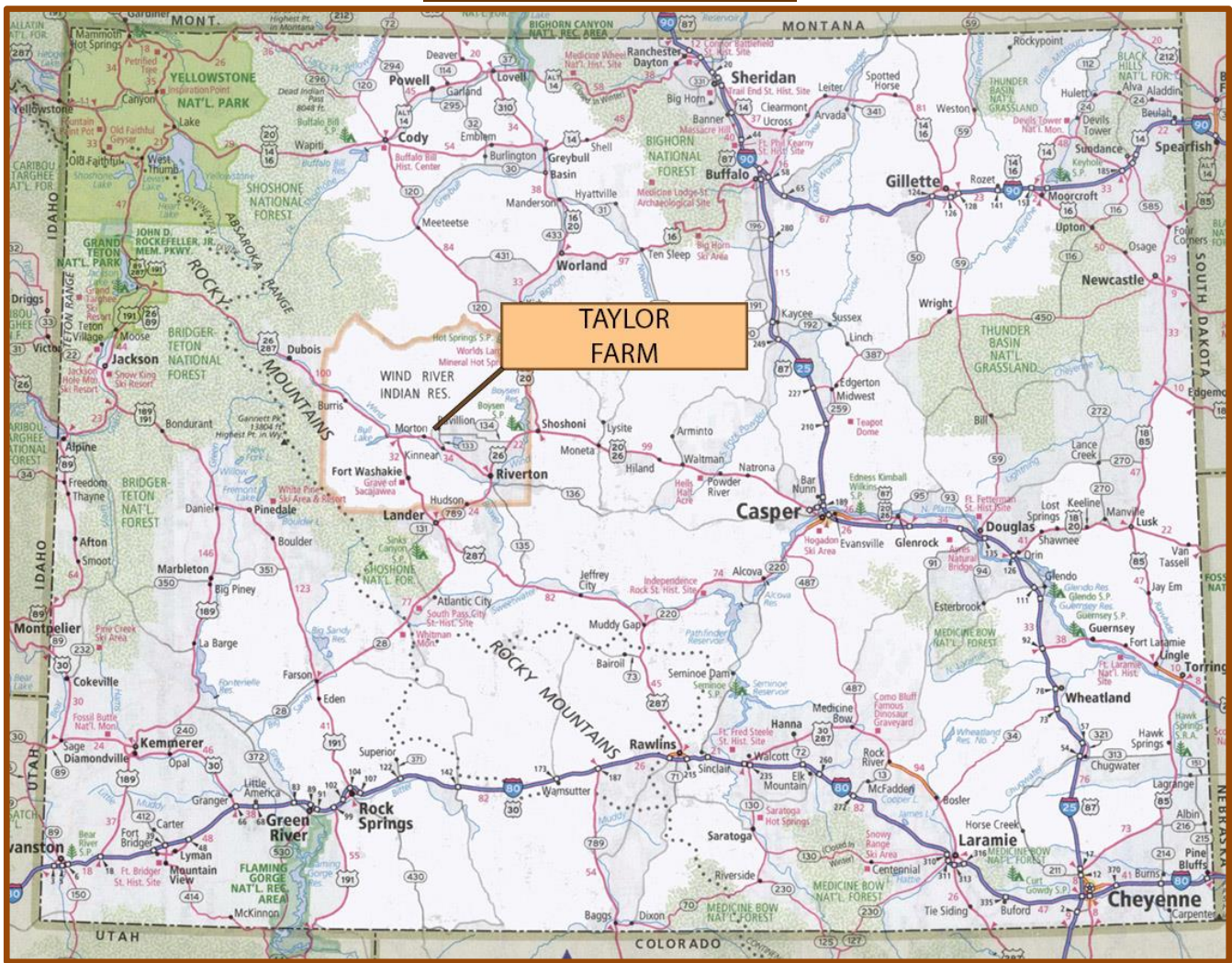
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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

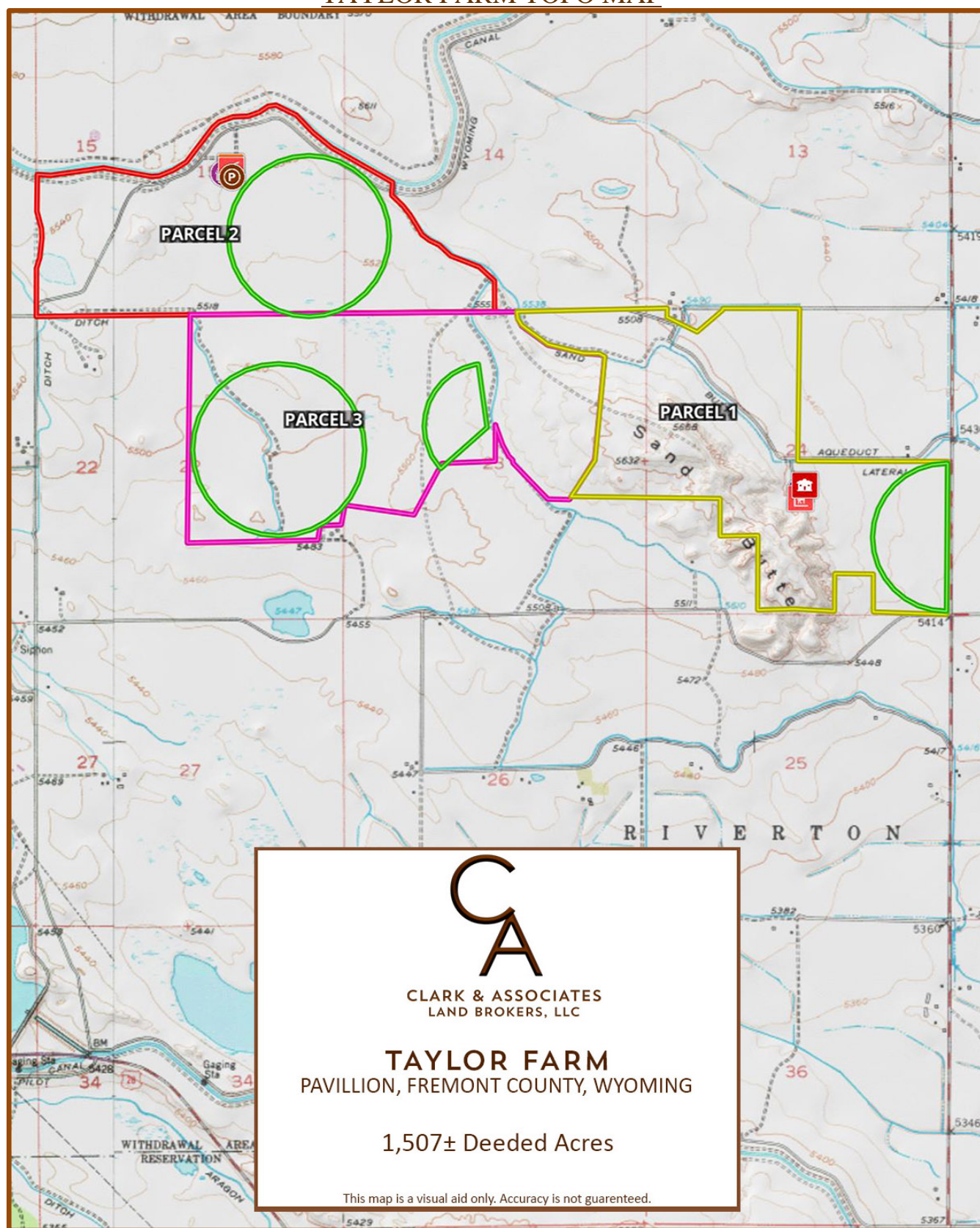
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

STATE LOCATION MAP

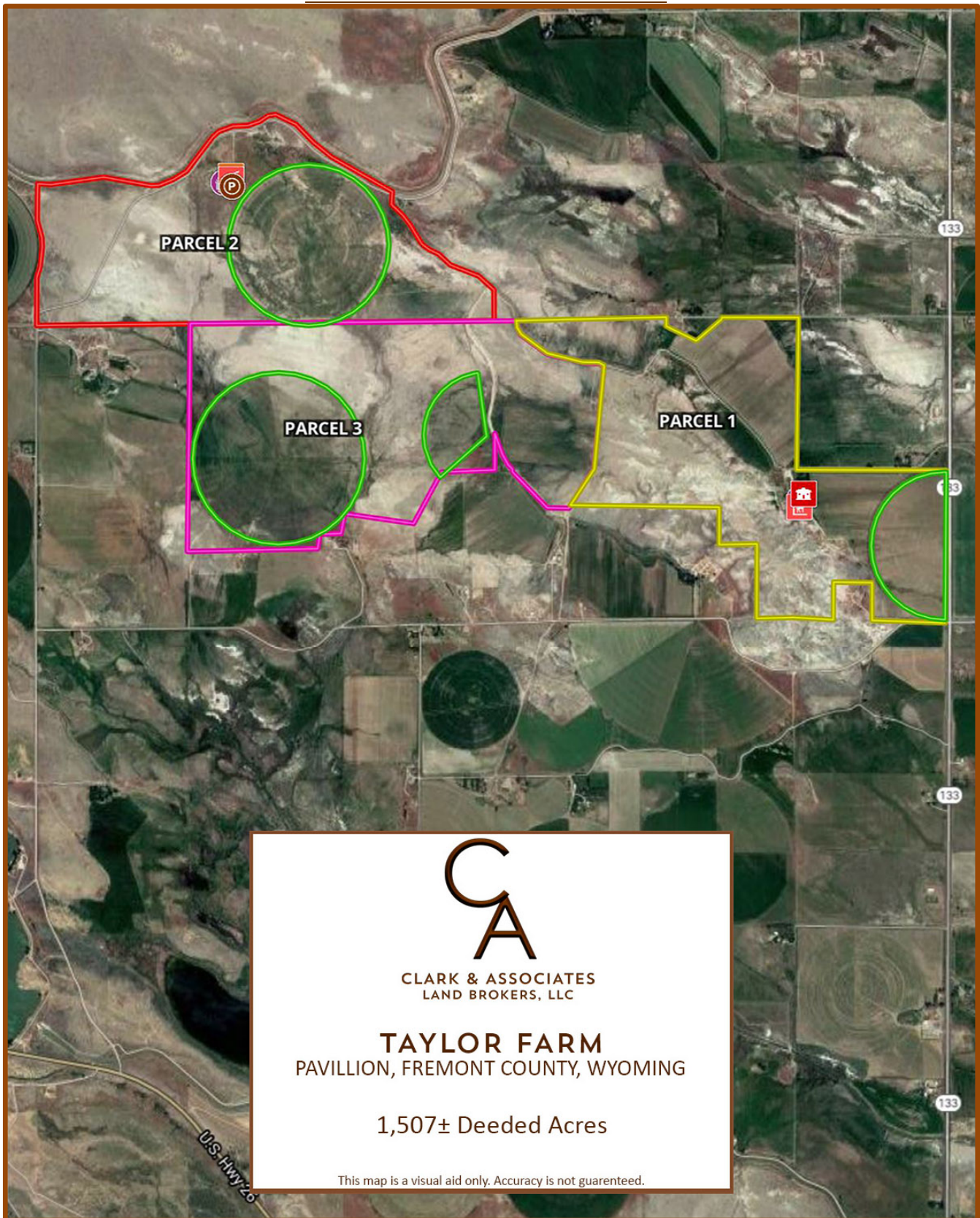


NOTES

TAYLOR FARM TOPO MAP



TAYLOR FARM ORTHO MAP



JR Barnes Consulting, LLC

502 Dayshia Lane
Cheyenne, WY 82007
307-630-8982
dtmjohn@bresnan.net

August 22, 2019

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

Re: Water Rights Search: Taylor Farm (See attached legal description)

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 attached land description. The following are the water rights were found in the records for the attached land description:

SURFACE WATER

Permit No. 7300D

Wyoming Canal, Priority Date: August 7, 1906. Certificate Record No. 87, Page 175, Division III General Adjudication, Proof No. 39867. Source: Big Wind River, trib Big Horn River, trib Yellowstone River. This is for original supply irrigation to the following lands:

T3N, R1E, WRM

Section 14	NESW	4.80 acres	(p/o Rancho Cabellero Subdivision)
	NWSW	15.50 acres	
	SWSW	15.70 acres	
Section 15	SENE	0.10 acres	
	NESE	38.90 acres	
	NWSE	10.80 acres	

	SWSE	10.50 acres
	SESE	38.90 acres
Section 22	NENE	9.70 acres
	NWNE	5.40 acres
	SWNE	35.50 acres
	SENE	40.60 acres
	NESE	34.40 acres
	NWSE	24.60 acres
Section 23	NENE	22.70 acres
	NWNE	0.20 acres
	SWNE	28.30 acres
	SENE	8.50 acres
	NENW	4.60 acres
	SWNW	8.20 acres
	SENW	24.40 acres
	NWSW	4.40 acres
Section 24	NENW	39.90 acres
	NWNW	15.00 acres
	SWNW	1.50 acres
	SENW	34.20 acres
	NESE	38.40 acres
	NWSE	31.80 acres
	SWSE	2.10 acres
	<u>SESE</u>	<u>37.10 acres</u>
	TOTAL	526.70 acres

GROUNDWATER

Permit No. UW 55937

Dunn #1 Well, Priority Date: March 2, 1981. Source: Groundwater. This permit is for domestic use at 17 gpm at the following location:

T3N, R1E, WRM.

Section 24 NESE

Permit No. UW 73741

Pavillion Well #4, Priority Date: November 17, 1986. Source: Groundwater. This permit is for stock use at 18 gpm at the following location:

T3N, R1E, WRM.

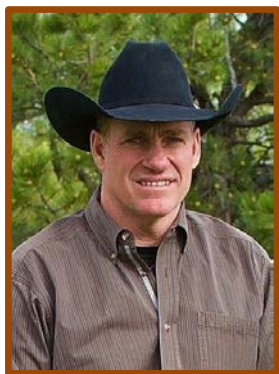
Section 14 SWNW

These are records found in the State Engineer's Office and Board of Control records as of August 22, 2019, 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.



John R. Barnes, President
J R Barnes Consulting, LLC

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



Mark McNamee
Associate Broker/Owner,
REALTOR®

Mobile: (307) 760-9510

mcnamee@clarklandbrokers.com

Licensed in WY, MT, NE &
SD



Cory Clark
Broker, REALTOR®

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MT, ND, NE & SD

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Buffalo, WY 82834

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Billings/Miles City, MT Offices

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Billings, MT 59105

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Belle Fourche, SD 57717

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2210 Main St
Torrington, WY 82240

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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

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Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

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

Greybull, WY Office

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

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenrweekes@gmail.com
Licensed in WY

IMPORTANT NOTICE

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

REAL ESTATE BROKERAGE DISCLOSURE

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

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

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

Customer. (No written agreement with Buyer)

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

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

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

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

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

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care;*

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

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

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

Change From Agent to Intermediary – In – House Transaction

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

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

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

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

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

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

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND 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 _____