



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



WO 3M RANCH

Encampment, Carbon County, Wyoming

The WO 3M Ranch consists of 1,040± deeded acres of productive grassland and hunting opportunity.

LOCATION & ACCESS

The WO 3M Ranch is located approximately 28 miles east of Encampment, Wyoming. There is year-round access from Big Creek county road leading to the private driveway. To access the ranch from Encampment, travel east on Wyoming State Highway 230 for 25 miles; take Big Creek road, traveling west for 2.5 miles toward the destination.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Saratoga, Wyoming (population 1,623) | 19 miles north |
| • Walden, Colorado (population 600) | 50 miles southeast |
| • Baggs, Wyoming (population 418) | 56 miles southwest |
| • Rawlins, Wyoming (population 8,658) | 61 miles northwest |
| • Laramie, Wyoming (population 30,816) | 89 miles east |
| • Steamboat Springs, Colorado (population 13,212) | 96 miles south |
| • Cheyenne, Wyoming (population 59,466) | 138 miles east |
| • Fort Collins, Colorado (population 143,986) | 152 miles southeast |
| • Denver, Colorado (population 701,621) | 215 miles southeast |



SIZE & DESCRIPTION

1,040± Deeded Acres

This contiguous 1,040± acre hunting property is located approximately 15 minutes east of Encampment, Wyoming and 25 minutes from Walden, Colorado. The topography of the property features rolling hills and heavily-sodded grass pastures along with scattered aspens and evergreen trees that provide ample protection for livestock and wildlife. There is a spring that feeds a pond that is nestled amongst the trees.

The property offers excellent habitat for several species of wildlife including mule deer and elk. Along with the abundance of wildlife, this property has grazing opportunity and is currently leased during the summer months.

The property has year-round access and borders National Forest land. Several amenities abound for the outdoor enthusiast can be found throughout the property.

The improvements on the WO 3M Ranch are modest and include an older cabin, pole corral, and small barn.

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

The elevation on the property varies between 7,200 and 7,700 feet above sea level.

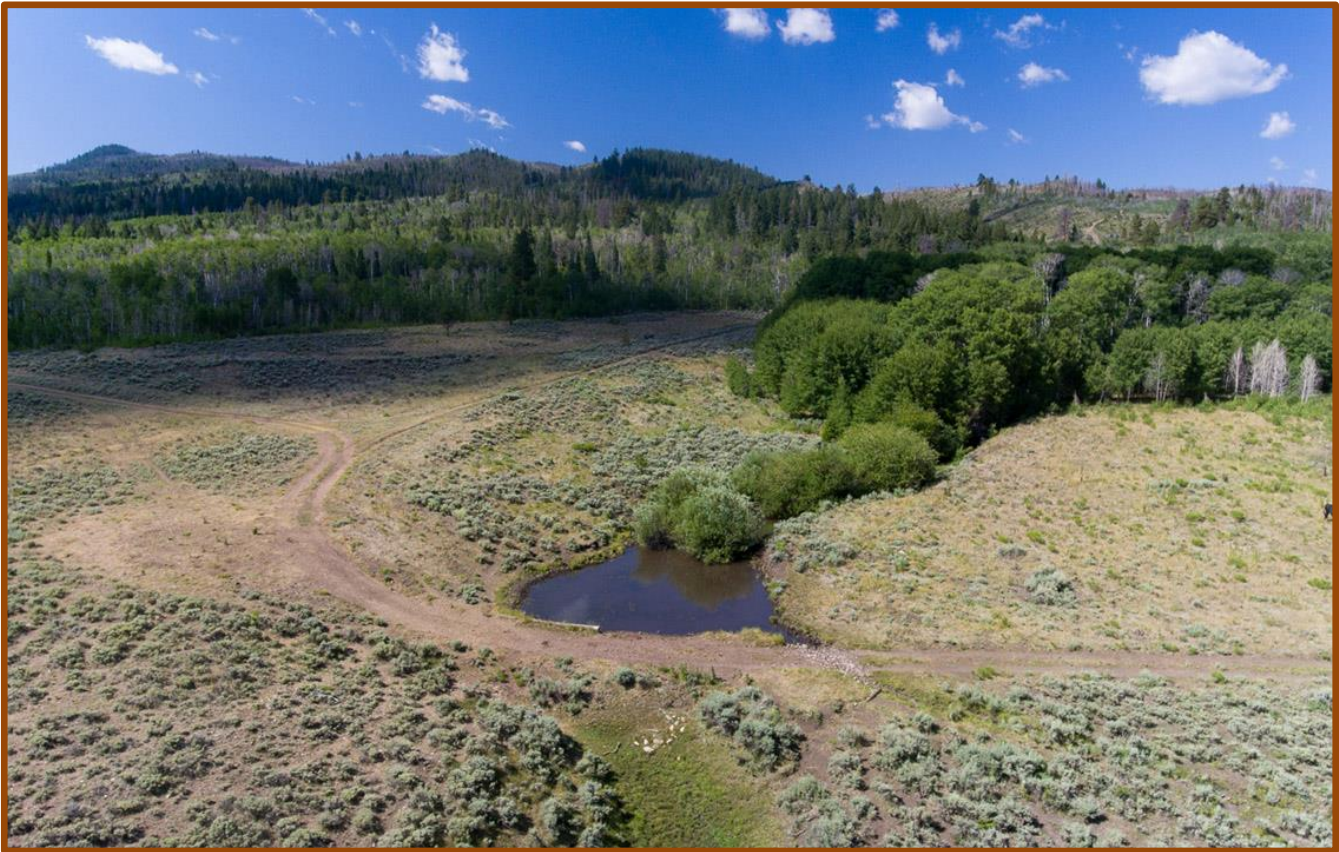


WATER RESOURCES

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 WO 3M Ranch. The following information on the wells are courtesy of the State Engineer's Office:

STOCK & DOMESTIC- Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
P871.0S	Section 4 Stream Use	STOCK	Cockerham Draw No.1	08/26/1954	Stream Source	N/A	N/A



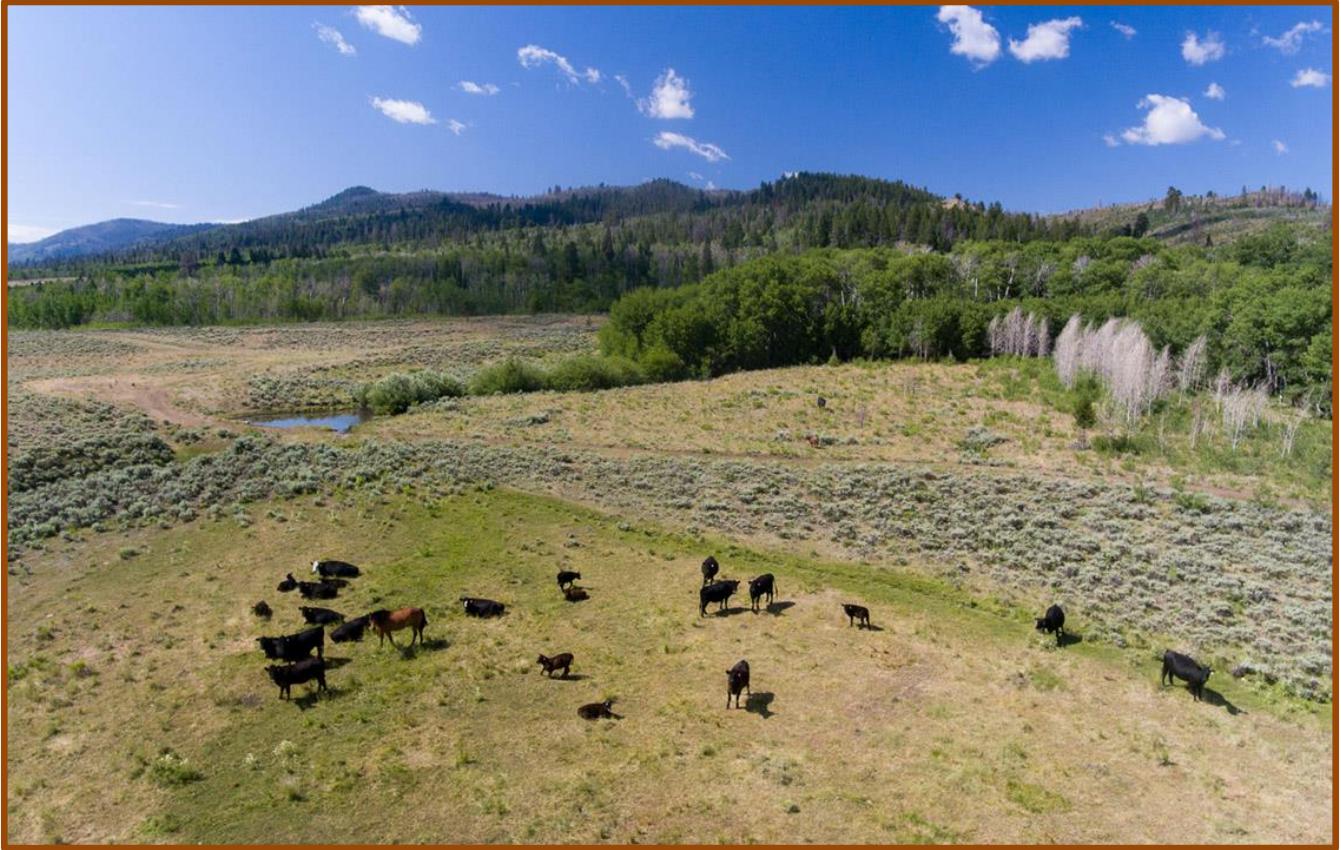
SOILS

The soils found on the ranch consist primarily of fine sandy loams. The soil types are as follows:

- Rabbitears-Wallrock complex, 1 to 15 percent slopes- 14.5%
- Wellsville sandy loam, 7 to 20 percent slopes- 14.2%
- Fleecer-Bavdark complex, 5 to 25 percent slopes- 1.6%
- Wellsville sandy loam, 0 to 7 percent slopes- 35.2%
- Rogert-Lucky complex, 5 to 35 percent slopes, very stony- 13.9%
- Wix-Swede complex, 5 to 25 percent slopes- 13.7%

CARRYING CAPACITY / RANCH OPERATIONS

The WO 3M Ranch has historically run cow/calf pairs for the summer months. The grass is high quality with a variety of hard grass species, rich in protein content. The ranch is cross-fenced for flexible management and efficient grazing rotation. Most fences are four strands of barbed wire with steel posts and are in good condition.



UTILITIES

Electricity – N/A
Gas/Propane – N/A
Communications – Cell Coverage
Water – Private Well
Sewer – N/A
Television – N/A

REAL ESTATE TAXES

According to the Carbon County Assessor's records, the real estate taxes for the WO 3M Ranch are approximately \$410 annually.

MINERAL RIGHTS

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

RECREATION & WILDLIFE

This ranch is private and scenic with a thriving elk population and is located in elk Area 13. Area 13 is one of five hunt areas making up the Sierra Madre elk herd. This is a general area which makes tags more readily available for hunters and their guests. In the 2018 elk hunting season, there were approximately 337 head harvested for general Area 13. According to the Wyoming Game and Fish, elk Area 13 opens on September 1st for archery hunting and rifle season for bulls October 15th. Please see the Wyoming Game and Fish web-site at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.

Excellent mule deer are found on the ranch. It is located in deer Unit 81 and the wildlife habitat is conducive with great cover provided by the tree covered hills which give way to lower productive stream bottoms and riparian areas. According to the Wyoming Game and Fish, deer Unit 81 opens on September 1st for archery hunting and rifle season is October 1st-October 14th. Please see the Wyoming Game and Fish web-site at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.



COMMUNITY AMENITIES

Encampment, Wyoming has history dating back to the mining boom days of the 1880's, when the famous Ferris-Haggerty copper load was discovered by an English sheepherder. Ed Haggerty's claim contained enough raw copper to become the economic base of the Grand Encampment boom. With that huge discovery came the miners and promoters who laid out the mile square town complete with four parks with mature shade trees.

Today, Encampment has a year-round population of about 500 residents. The town (elevation of 7,277 feet) is the gateway to the Sierra Madre Mountains and the Medicine Bow National Forest. It is a popular destination for snowmobilers, nature enthusiasts and people looking for a quiet get-a-way.

The Grand Encampment Museum is one that you will not want to miss, especially in July when they have their Living History Days. The museum has a large collection from the good old mining days as well as the history leading up to the present day.

Encampment hosts several events throughout the year including the Sierra Madre Winter Carnival, held the last weekend in January, Woodchoppers Jamboree and Rodeo held Father's Day weekend in June, the Grand Encampment Cowboy Gathering held the third full weekend in July, and of course Copper Days Festival held the second full weekend in September. Information can be found at: <https://www.saratogachamber.info/index.php/live/encampment>.

Saratoga, Wyoming is a popular destination spot for tourists, hunters, birdwatchers, fisherman and shoppers. Saratoga has quality shops that offer the best and most unique items. The Hot Springs is a major draw for the area. People drive for hundreds of miles to take advantage of the free mineral hot springs, also known as the Hobo Pool. Saratoga has the best blue-ribbon trout in the country with over 100 miles of freestone river flowing throughout the Platte Valley. The North Platte River runs right through town (elevation 6,786 feet) and has several public accesses so you can fish on your own or hire one of the outfitters to take you.

Breathtaking views attract artists, photographers and nature lovers alike. Surrounding Saratoga are several mountains including Elk Mountain, the Snowy Range mountains and the Sierra Madre mountains. Hundreds of miles of hiking trails for the novice and experienced are scattered throughout the Medicine Bow- Routt National Forest. For winter sportsman, the snowmobile trails are second to none. With over 300 miles of trails to choose from, you can snowmobile all day without feeling crowded. Information can be found at: <https://www.saratogachamber.info/live/saratoga>.



AIRPORT INFORMATION

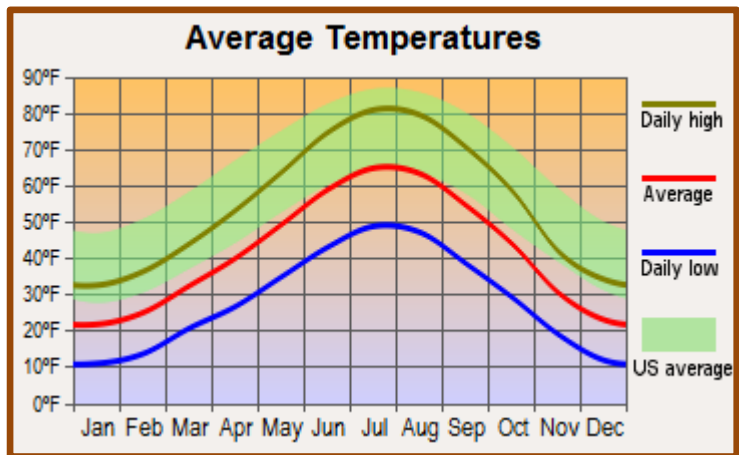
Commercial airline service is available at Laramie and Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

- **Laramie, Wyoming:** United Express Airlines operates flights daily from Laramie to Denver International Airport. For more information, visit <http://www.laramieairport.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.



CLIMATE

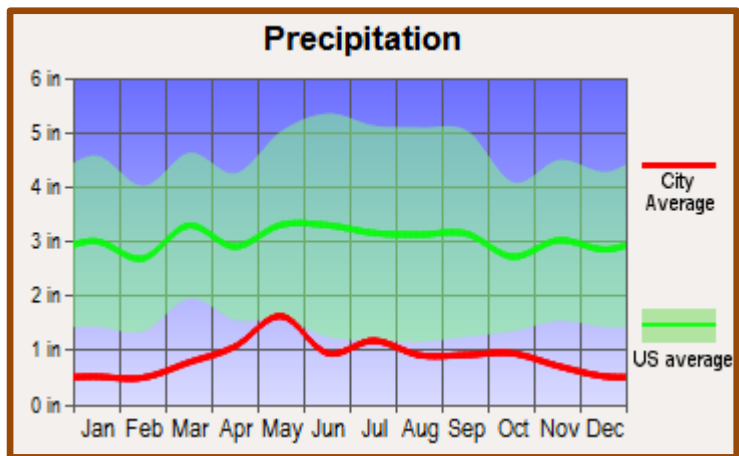
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Encampment, Wyoming area is approximately 13.7 inches including 46 inches of snow fall. The average high temperature in January is 37 degrees, while the low is 10 degrees. The average high temperature in July is 82 degrees, while the low is 46 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 ten in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:



- No personal income tax
- No corporate income tax
- No gross receipts tax
- No inventory tax
- Low retail sales tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, 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. The mining industry, which includes oil and gas extracting, accounted for 29.4% of the state's GDP; more than in any other state. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

OFFERING PRICE

\$1,850,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. 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 \$55,500(Fifty-Five Thousand Five Hundred 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.

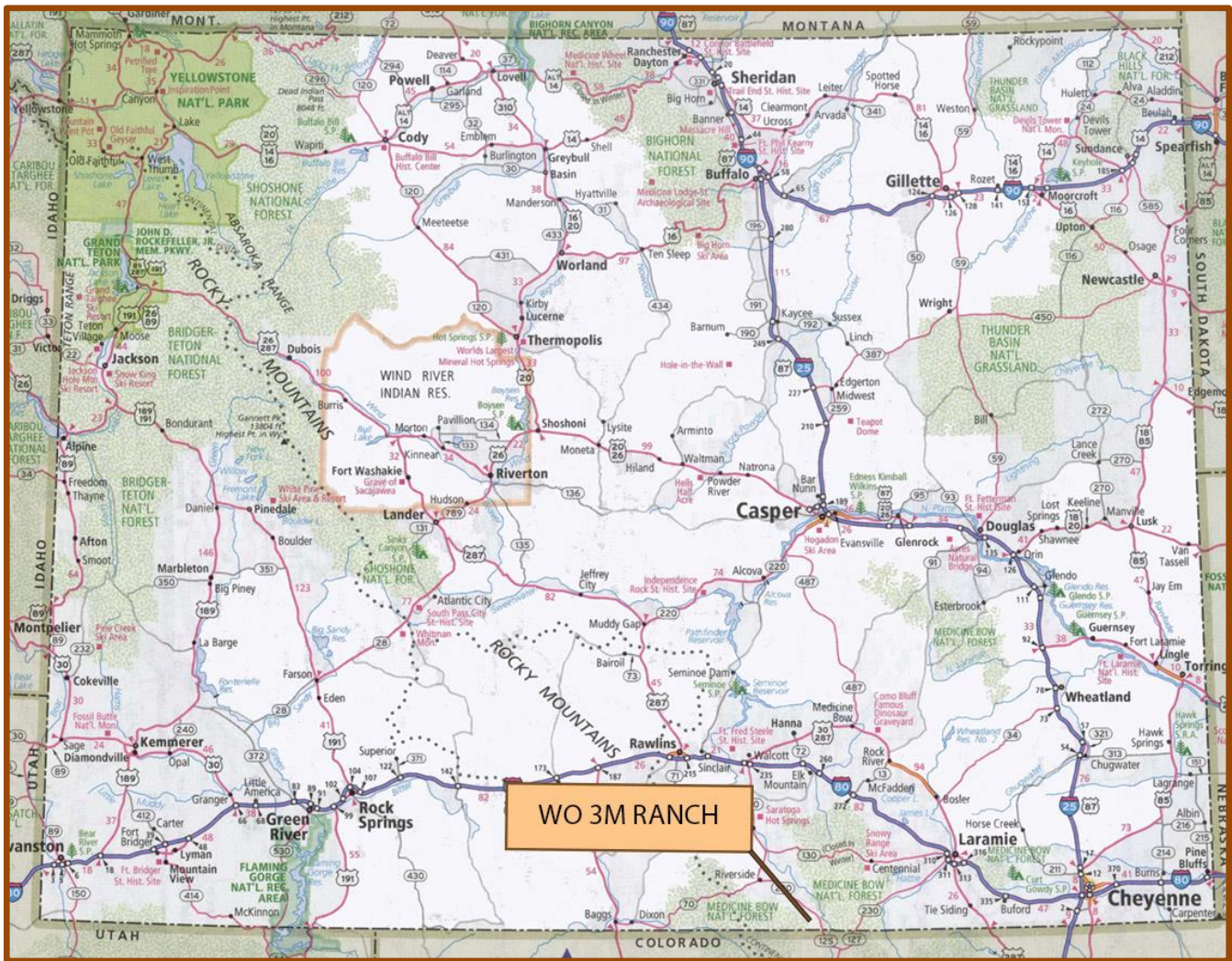
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

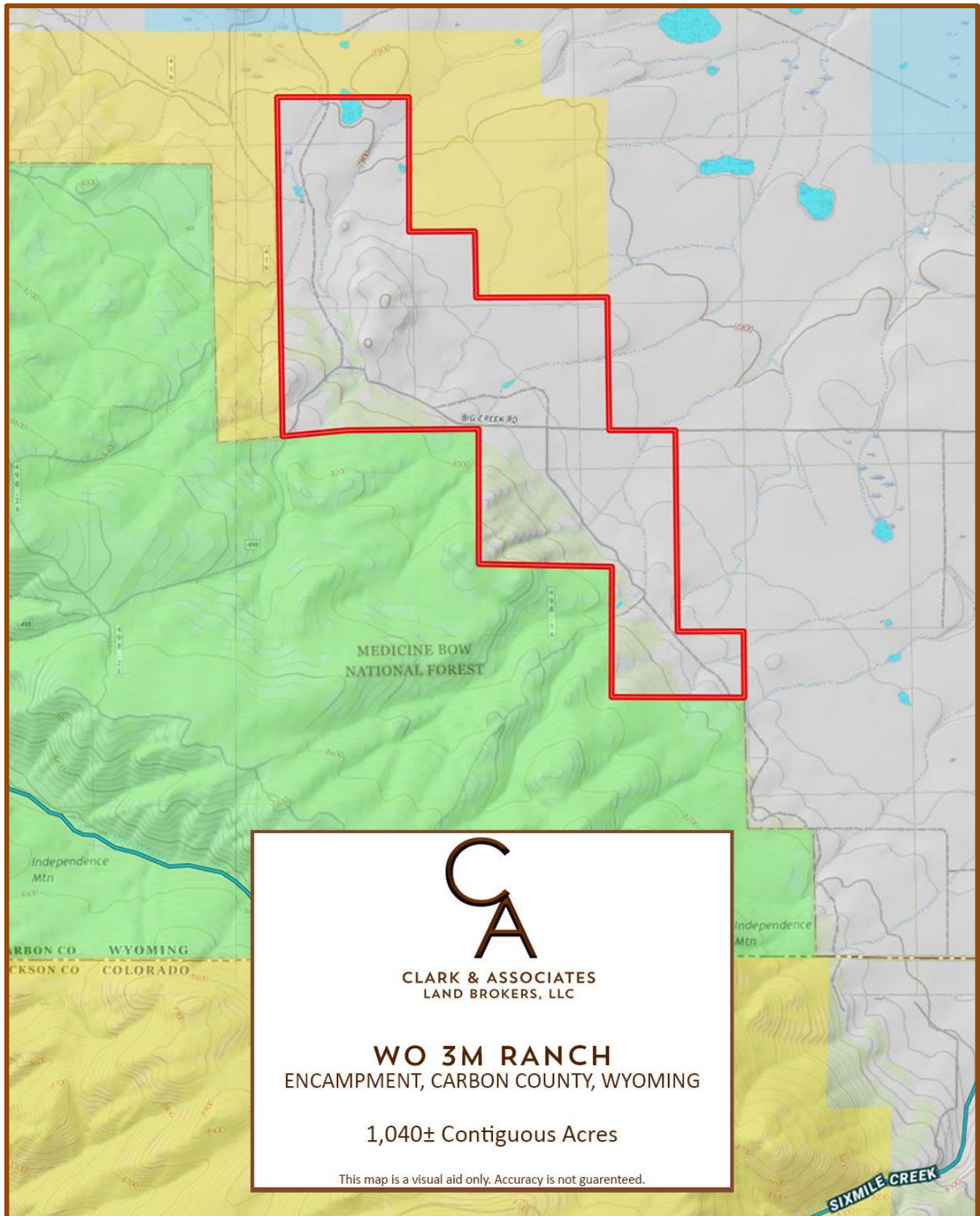
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage 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

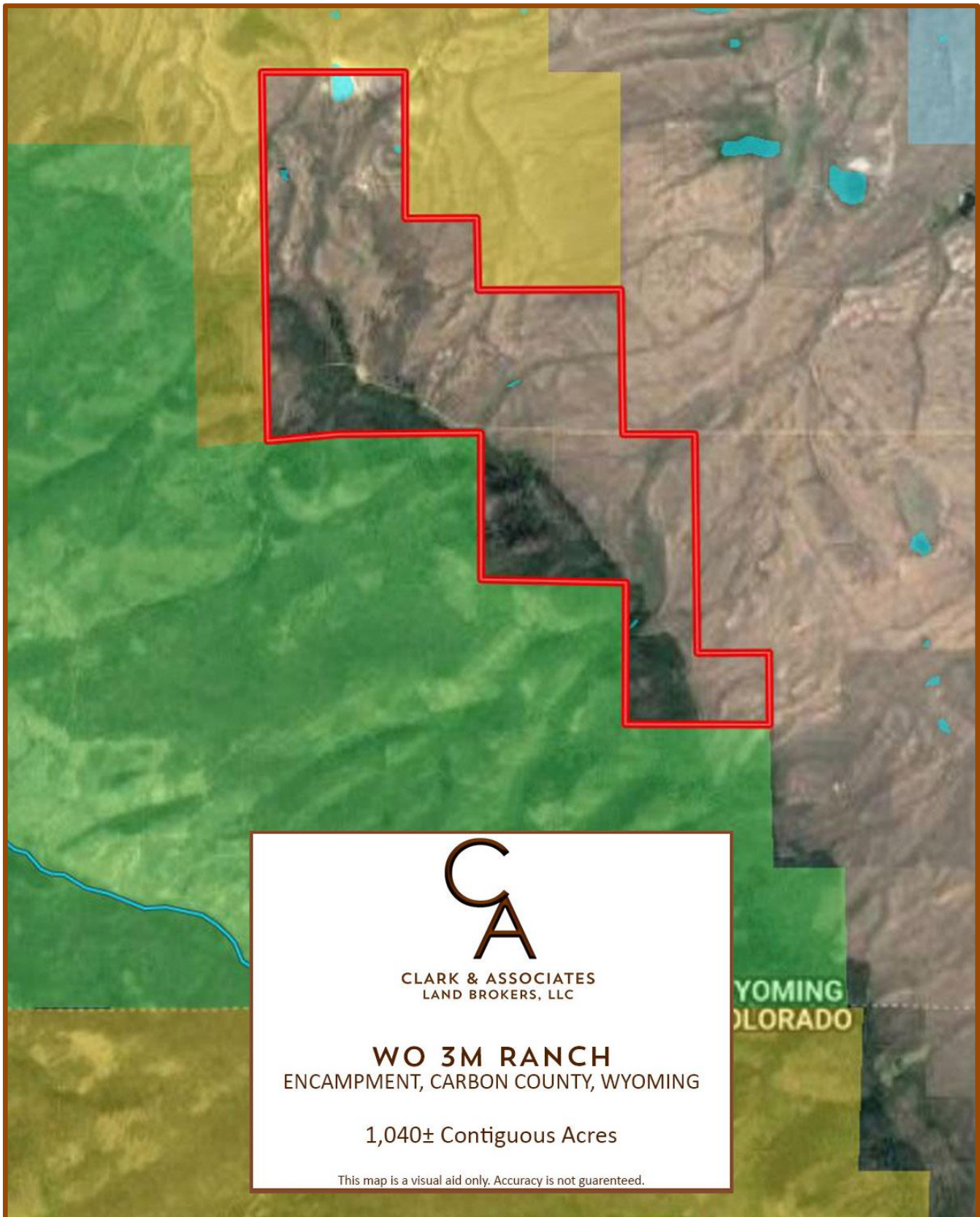


NOTES

WO 3M RANCH TOPO MAP



WO 3M RANCH ORTHO MAP



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



Cory Clark

Broker/Owner,
REALTOR®

Cell: (307)-351-9556

clark@clarklandbrokers.com

Licensed in WY, CO, NE,
SD, ND & MT



Logan Schliinz

Associate Broker,
REALTOR®

Cell: (307)-575-5236

logan@clarklandbrokers.com

Licensed in WY, NE, SD &
CO

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

Cory G. Clark - Broker / Owner

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

Buffalo, WY Office

879 Trabing Road
Buffalo, WY 82834

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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

Belle Fourche, SD Office

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

Ronald L. Ensz - Associate Broker

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

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

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

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 _____