



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



CANYON SPRINGS RANCH
Yoder, Goshen County, Wyoming

The Canyon Springs Ranch consists of 3,236± deeded acres, 640 State of Wyoming and 80± BLM lease acres for 3,956± total acres; ideal for a grazing ranch and located within the Opportunity Zone.

LOCATION & ACCESS

The Canyon Springs Ranch is located in Goshen County, approximately 30 miles southwest of Torrington, Wyoming. From Torrington, travel south on US Highway 85 for 11.7 miles; turn right onto State Highway 152 traveling west for two miles through the town of Yoder where this road becomes 1st Avenue; stay on 1st Avenue, turning left onto State Highway 152 and stay on this highway, traveling south and west until the name of the road changes to County Road 118 at the intersection of Hwy 152 and County Road 111; continue on County Road 118, traveling west for approximately six miles where the road becomes County Road 44, continuing west for approximately 1.5 miles; take a slight left turn, traveling southwest for .7 miles. The destination is on your left at 923 County Road 44.

Several towns and cities in proximity to the property include:

Chugwater, Wyoming (population 202)	24 miles southwest
Torrington, Wyoming (population 6,701)	30 miles northeast
Wheatland, Wyoming (population 3,553)	32 miles northwest
Scottsbluff, Nebraska (population 14,733)	53 miles east
Cheyenne, Wyoming (population 59,466)	73 miles southwest
Denver, Colorado (population 701,621)	170 miles south



SIZE & DESCRIPTION

3,236± acres of deeded areas

640± State of Wyoming lease

80± acres of BLM lease

3,956± total acres

The Canyon Springs Ranch is a low-overhead grass ranch featuring live water and great natural protection. The ranch consists of native grass meadows, chalk-rock bluffs, canyons, and pine covered hills and draws. The property is fenced with three and four strands of barbed wire on steel and wood posts, dividing the ranch into 11 pastures. The ranch consists of productive and native grass pastures with gramma grass, black root, needle-and-thread, and western wheat grasses.

The Canyon Springs Ranch is named for the Lane Canyon Spring which flows year-round at 50 GPM. The elevation on the property varies between 4,690 and 5,250 feet.



LEASE INFORMATION

There is both a State of Wyoming lease and a Bureau of Land Management (BLM) lease associated with the ranch which, upon approval of the appropriate agency, will transfer to the buyers at closing.

The Bureau of Land Management (BLM) associated with the Canyon Springs Ranch consists of 80± total acres and is allotted 25 AUMs per year, which equates to an annual cost of \$33.75 based on the current rate of \$1.35 per AUM. BLM leases are renewable every ten (10) years with the annual AUM rate varies from year to year and is determined by the Bureau of Land Management. You may call the Cheyenne BLM office at (307) 775-6256 for further information.

Allotment Name/No	Total Acres	Total AUMs	Expiration Date	2020 Costs
Cedar Creek #00479	80	25	2025	\$33.75

Wyoming State Lease No. 1-8570 consists of approximately 640± acres and is allotted a total of 191 AUMs. State of Wyoming leases are renewable every ten (10) years with an annual payment due each year. For 2020, the cost per AUM is \$5.88 which equates to approximately \$1,123.80. For more information, contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

Allotment Number	Total Acres	Total AUMs	Expiration Date	2020 Costs
1-8570	640	191	2025	\$1,123.08

Any and all leases associated with the subject property, upon approval of the appropriated agency, will transfer to Buyer. Seller agrees to relinquish all rights to any and all leases at day of closing.



WATER RESOURCES

- Three electric wells
- One solar well
- Lane Canyon is continuous spring fed stream
- Boxelder Creek
- Pipeline which supplies water to numerous stock tanks
 - Summer pasture – 6 tanks fed by an electric well and pipeline, one solar well
 - Winter pasture – 5 tanks fed by an electric well and pipeline



CARRYING CAPACITY / RANCH OPERATIONS

The Canyon Springs Ranch, consisting of 3,956± acres, has historically run 120 cow/calf pairs, bulls and saddle horses year-round.

The ranch consists of productive and native grass pastures with gramma grass, black root, needle-and-thread, and western wheat grasses.

The ranch is fenced into 11 pastures with the fences constructed with four to five strands of barb wire strung on steel and wood posts.

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

IMPROVEMENTS

Improvements include a comfortable 1,480 sq. ft., three bedroom, one bath residence built in 1988. Additional improvements include a shop, pipe working corrals, calving shed and other outbuildings which are situated below the Goshen Rim.



UTILITIES

Cell Phone – Cell coverage is available
Water – Private well
Electric – Wyrulec, approximately \$200/monthly
Wheatland REA provides electricity to two wells
Propane – Westco Propane, approximately \$1,200/annually
Private septic

REAL ESTATE TAXES

According to the Goshen County Assessor's records, the real estate taxes for the Canyon Springs Ranch are approximately \$3,510 annually.

MINERAL RIGHTS

Any and all mineral rights, if any, associated with the ranch will transfer to Buyer at closing.

RECREATION & WILDLIFE

The Canyon Springs Ranch provides water, forage and protection to the thriving elk, antelope, whitetail deer, and mule deer populations found along the Goshen Rim. The ranch is located in Elk Area 3 which requires a general tag to hunt bull elk. This tag can be purchased over-the-counter by Wyoming residents and has a higher draw percentage for non-residents than other limited quota areas. The bull elk season runs from September 15th to January 31 providing an ample time frame to harvest a trophy elk. The archery elk season begins on the 1st of September.

The ranch is located in Deer Area 15 which requires a general license for resident hunters and a Region T general license for non-residents. According to the Wyoming Game and Fish 2020 odds, a non-resident had 100% drawing odds for both the Region T general and the late-season whitetail tag offered in this area. The ranch is located in Antelope Area 34 which also has high-draw odds compared to other Wyoming antelope areas. Other wildlife that can be found on the ranch include an occasional big horn sheep, turkey, upland game birds including, sharp-tail grouse, sage grouse, Hungarian partridge, coyotes, bobcats, and mountain lions. A landowner also may qualify for landowner licenses for some of the species mentioned. Potential buyers are strongly encouraged to contact local game wardens for landowner licensing information. Specific dates and hunting regulations including draw odds can be found on the Wyoming Game and Fish web-site at <https://wgfd.wyo.gov/>.



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 officially being incorporated in 1908. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming College, theater, restaurants, several banks and retail stores, golf course, sale barn, farm and implement dealer. Torrington Livestock Market is Wyoming's largest livestock market. They offer cattle for sale by several marketing options: live cattle auctions, video auctions, and private treaty. Public education for grades K-12 in the city of Torrington is provided by Goshen County School District #1. Higher education is available at Eastern Wyoming College in Torrington, and Western Nebraska Community College in Scottsbluff, Nebraska. There are also 4-year institutions within 150 miles: Chadron State College in Chadron, Nebraska and the University of Wyoming in Laramie, Wyoming.

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



AIRPORT INFORMATION

Torrington Municipal Airport is located two miles east of Torrington and has two asphalt runways which measure 3,000' x 60' and 5,071' x 75'. Additional information is available at <https://www.airnav.com/airport/KTOR>.

Phifer Airfield, which was newly renovated, is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at <http://www.airnav.com/airport/KEAN>.

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

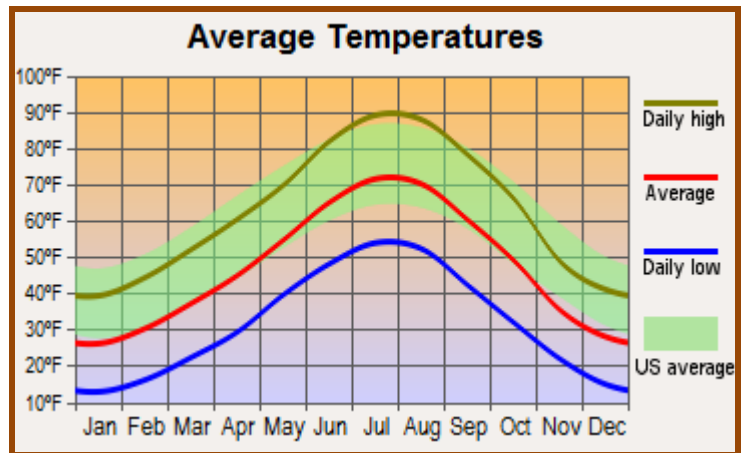
Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/>.

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

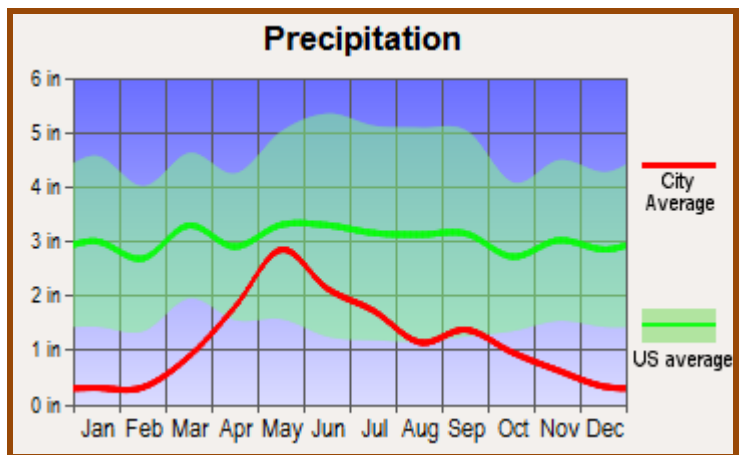
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Yoder, Wyoming area is approximately 14.4 inches including 32.4 inches of snow fall. The average high temperature in January is 17 degrees, while the low is 44 degrees. The average high temperature in July is 91 degrees, while the low is 56 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

\$4,500,000

Acceptable terms for purchasing this ranch 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 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 \$225,000 (Two Hundred Twenty-Five 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.

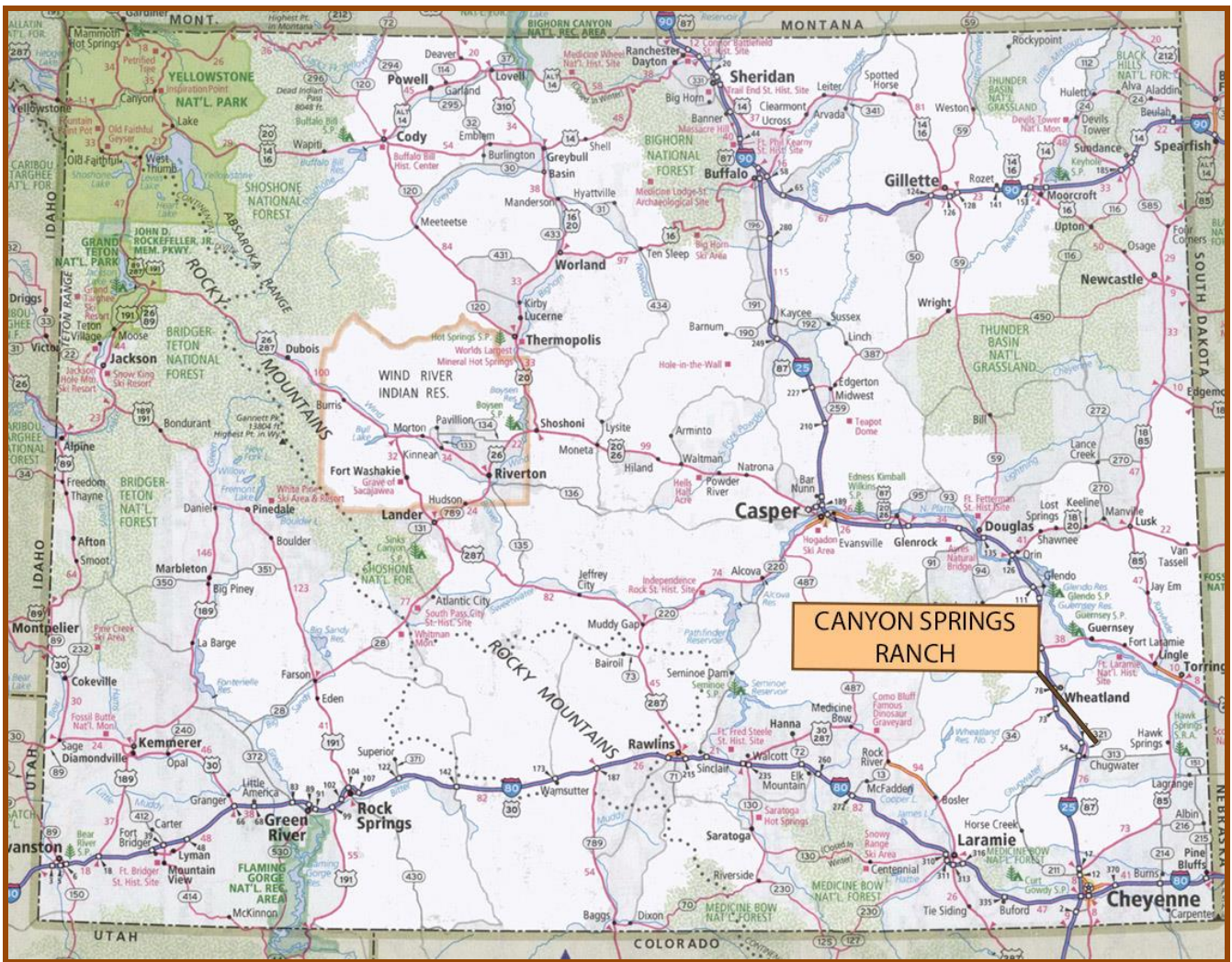
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

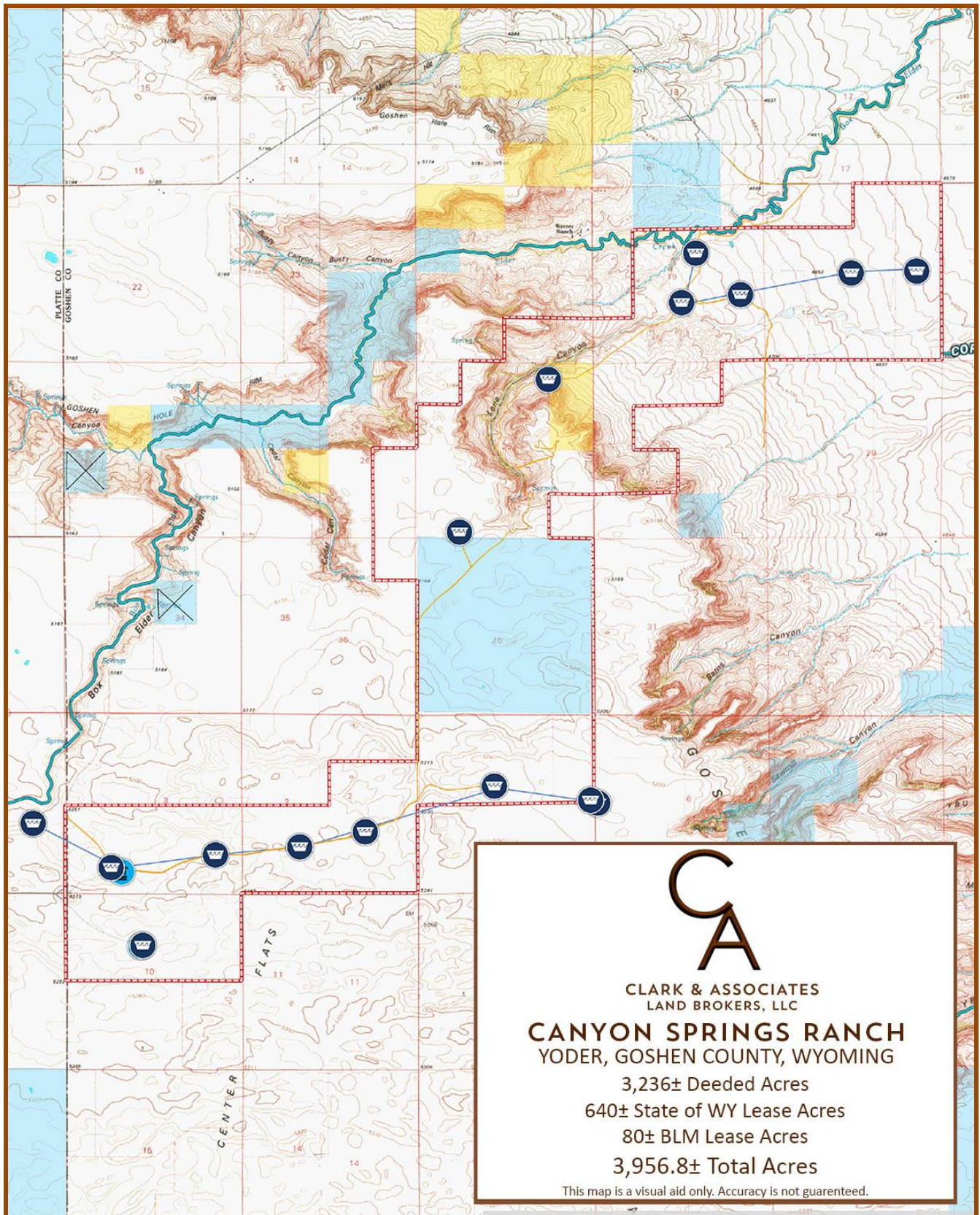
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

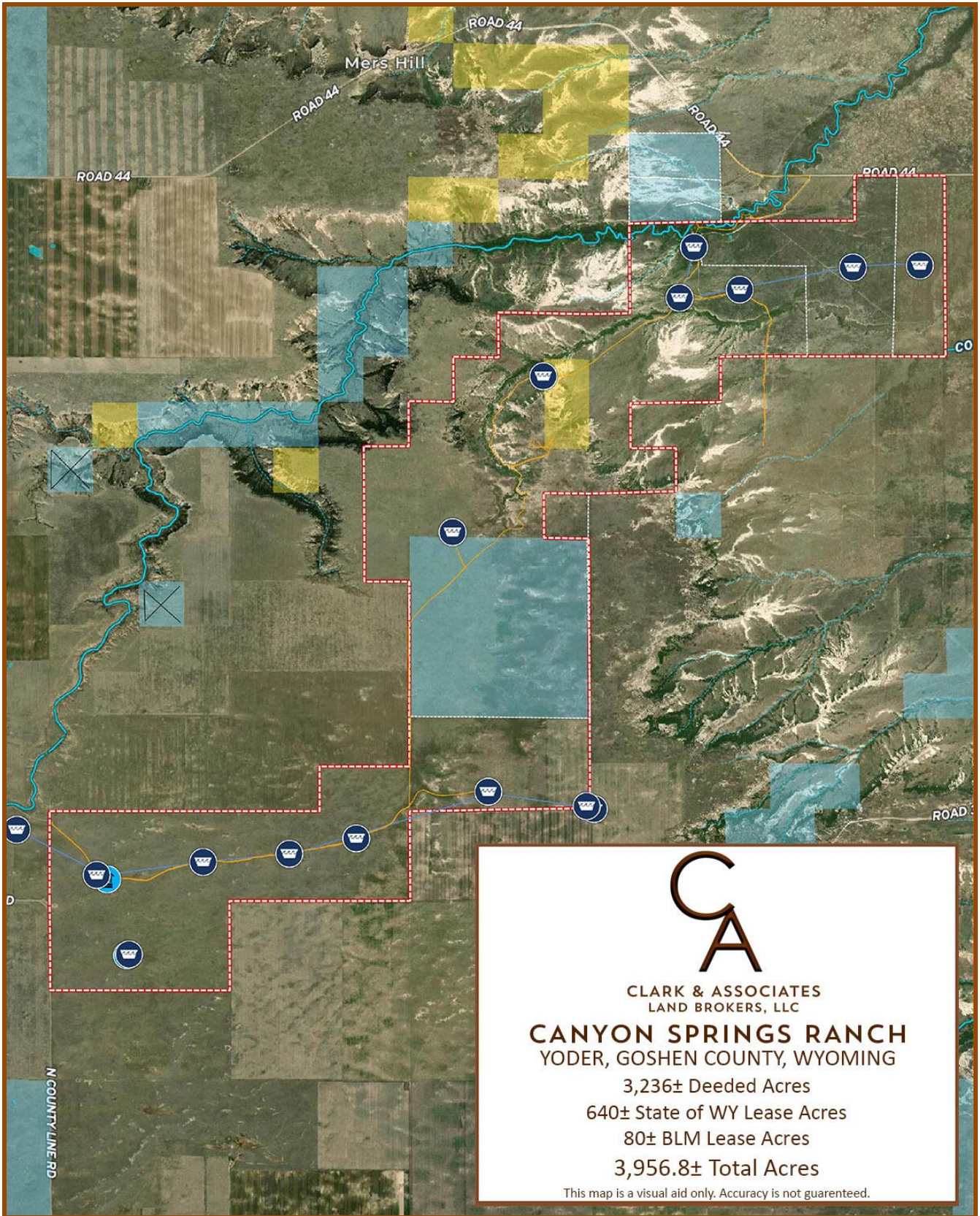


NOTES

CANYON SPRINGS RANCH TOPO MAP



CANYON SPRINGS RANCH ORTHO MAP



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



Scott Leach
Associate Broker,
REALTOR®

Cell: 307-331-9095

scott@clarklandbrokers.com

Licensed in WY, NE, SD
MT & CO



Jon Keil
Associate Broker,
REALTOR®

Cell: 307-331-2833

jon@keil.land

Licensed in WY &
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 Trabling 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 & MT

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 ~ *kenweekes@gmail.com*
Licensed in WY

IMPORTANT NOTICE

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

REAL ESTATE BROKERAGE DISCLOSURE

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

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

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

Customer. (No written agreement with Buyer)

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

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

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

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

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

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

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

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

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

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

Change From Agent to Intermediary – In – House Transaction

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

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

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

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

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

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

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

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

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationships is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____, I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company

Clark & Associates Land Brokers, LLC
PO Box 47
Lusk, WY 82225
Phone: 307-334-2025 Fax: 307-334-0901

By _____

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____, (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

SELLER _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____