



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



HALL RANCH

Rock River, Albany County, Wyoming

Located in the heart of the Laramie Plains, the Hall Ranch consists of 22,768± contiguous acres of grazing pastures, irrigated hayfields, sub-irrigated meadows and over 15 miles of Rock River traversing the ranch.

LOCATION & ACCESS

The Hall Ranch is located in Albany County, approximately 45 miles north of Laramie, Wyoming and just a few minutes northeast of Rock River, Wyoming.

Several towns and cities in proximity to the property include:

| | |
|---|---------------------|
| Laramie, Wyoming (population 32,381) | 45 miles south |
| Wheatland, Wyoming (population 3,553) | 88 miles east |
| Cheyenne, Wyoming (population 59,466) | 100 miles southeast |
| Casper, Wyoming (population 58,446) | 100 miles north |
| Torrington, Wyoming (population 6,701) | 148 miles east |
| Denver, Colorado (population 701,621) | 195 miles south |
| Rock Springs, Wyoming (population 23,036) | 190 miles west |



SIZE & DESCRIPTION

17,203± Deeded Acres

1,600± State of Wyoming Lease Acres

3,965± BLM Lease Acres

22,768± total acres

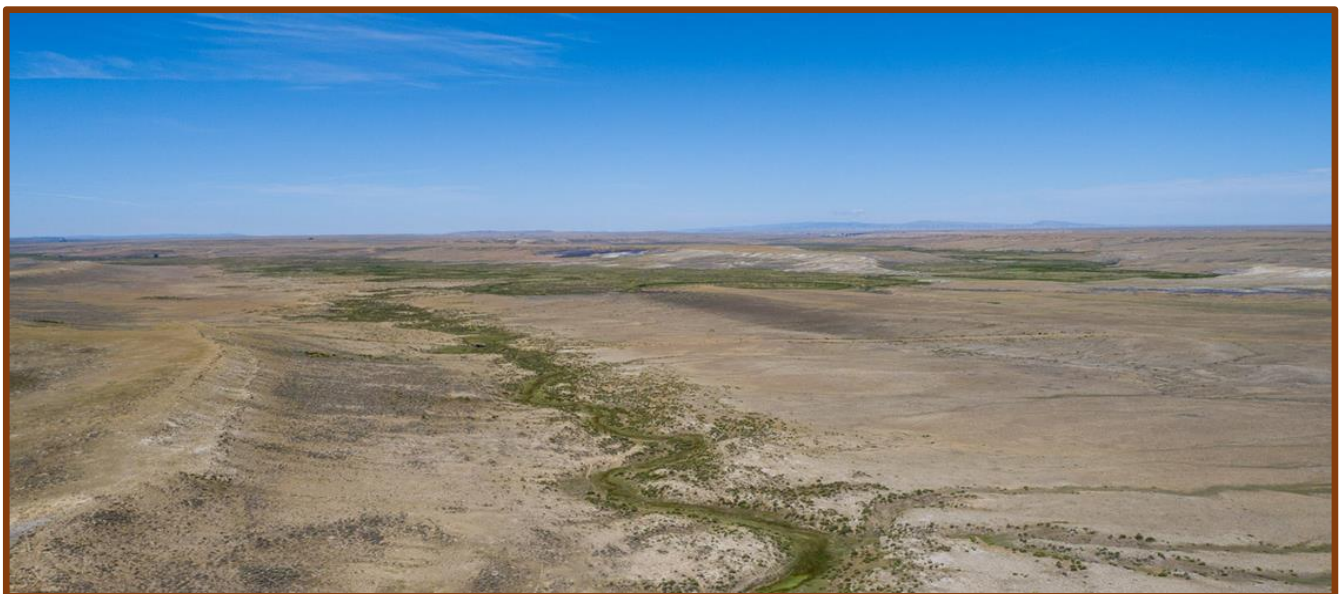
Located in the heart of the Laramie Plains, the Hall Ranch is a diverse ranch which ranges from irrigated and sub-irrigated hay ground and meadows, native rangeland for grazing and riparian bottom lands along Rock Creek which traverses the property for over 15 miles. The property is fenced into approximately twenty pastures with three, four and five-strand barbed wire on steel and wood posts.

The terrain of the ranch consists of willow-lined river bottoms surrounded by irrigated meadows that are flanked by rolling native grass pastures. The rangeland consists of productive and native grass pastures with gramma grass, black root, needle-and-thread, and western wheat grasses. The river bottoms provide excellent habitat for the wildlife and protection for livestock. The elevation on the property is approximately 7,200 feet above sea level.

The Hall Ranch has substantial water rights, as highlighted below. The bulk of these water rights are prior to Pathfinder Reservoir on the North Platte River; therefore, the Hall Ranch is typically able to irrigate most lands on dryer years.

Well-maintained and year-round access is provided, in part, by Fort Fetterman Road, which travels east to west through the ranch. Numerous other ranch roads connect for travel throughout.

The historic site of Old Rock Creek is located on the Hall Ranch. Remnants from this old rail town are still visible. Evidence of teepee rings and arrowheads can also be found on the property.



REAL ESTATE TAXES

According to the Albany County Assessor's records, the real estate taxes for the Hall Ranch are approximately \$15,017 annually.

MINERAL RIGHTS

The transfer of mineral rights owned by Seller, if any, is negotiable.

WATER RESOURCES

The Hall Ranch has ample water with Rock Creek running throughout the property for over 15 miles. Adjudicated water rights are held on nearly 2,000± acres, with the majority of the water rights coming from Rock Creek and are well positioned in appropriation dates.

Upon request, Clark & Associates Land Brokers, LLC will provide any prospective buyer a the results of a water rights search for the Hall Ranch. A summary of the water rights search is available on our website at www.clarklandbrokers.com.



CARRYING CAPACITY / RANCH OPERATIONS

The Hall has historically been operated as a cow/calf operation and has been owned by the same family since the 1940's. With the fertile creek bottom and large amount of irrigated and subirrigated land, the ranch has been used to graze yearlings with approximately 2,000-2,200 head grazing for the summer months. Although never operated as a stand alone cow/calf unit, the owners estimate that the ranch would run 800+ head of mother cows year-round in a normal year.

The ranch consists of productive and native grass prairie. The grasslands vary in capacity and are typical of the northern Laramie Plains. The common grasses on the Laramie Plains include: fox-tail barley, arctic rush, seaside arrow grass, common spike rush, creeping meadow fox-tail, spreading bent, western wheat grass, common timothy, American wild mink and Nebraska sedge grasses. Many areas of the ranch are heavily sodded and capable of high gains on yearling cattle.

The property is fenced into approximately twenty-five pastures with three, four and five-strand barbed wire on steel and wood posts. Additional, smaller pastures are located near the improvements, allowing for pasture rotation and grazing. In addition to the abundance of irrigation water, there is also good stock water on the ranch. Several wells, reservoirs, and dirt tanks, combined with the live water from Rock Creek, add to the excellent pasture management. The ample water also attracts and provides for the abundant wildlife.

Cattle-handling facilities are in good working condition and can handle large numbers of cattle and include pipe and steel corrals, sorting alleys, scale, covered processing area with a squeeze chute and steel wind breaks.

The hay ground on the property has historically produced an average of 1,200 tons of native grass hay, though there is potential to produce up to 1,800 tons annually.

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



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 buyer.

The Bureau of Land Management (BLM) lease associated with the Hall Ranch consists of 3,965.78± total acres and is allotted 555 AUMs per year (AUMs are not estimated on all private and state lands). The 2022 grazing fee was \$1.35/AUM which equates to approximately \$749.25. BLM leases are renewable every ten (10) years with the annual AUM rate varying from year to year as determined by the Bureau of Land Management. You may call the Rawlins BLM office at (307) 328-4210 for further information.

| Allotment Name/No | Total Acres | Total AUMs | 2021 Costs |
|------------------------|-------------|------------|------------|
| Rock Creek Lakes #9098 | 320 | 34 | \$45.90 |
| Rock Creek #9068 | 1,555.78 | 221 | \$298.35 |
| Meiser Creek #09154 | 2,090 | 300 | \$405.00 |

Wyoming State leases consist of approximately 1,600± acres and are allotted a total of 522 AUMs. State of Wyoming leases are renewable every ten (10) years with an annual payment due each year. For 2021, the cost per AUM is \$6.18 which equates to approximately \$3,225.95. For more information, contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

| Lease Number | Total Acres | Total AUMs | Expiration Date | 2021 Costs |
|--------------|-------------|------------|-----------------|------------|
| 1-8244 | 960± | 286 | 1/1/2025 | \$1,767.48 |
| 1-8031 | 640± | 236 | 1/1/2025 | \$1,458.48 |

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.



UTILITIES

Internet – Via Hugh's net and VoIP phone

Water – excellent well

Electric – Wheatland REA

Propane – Local providers

Septic- private septic

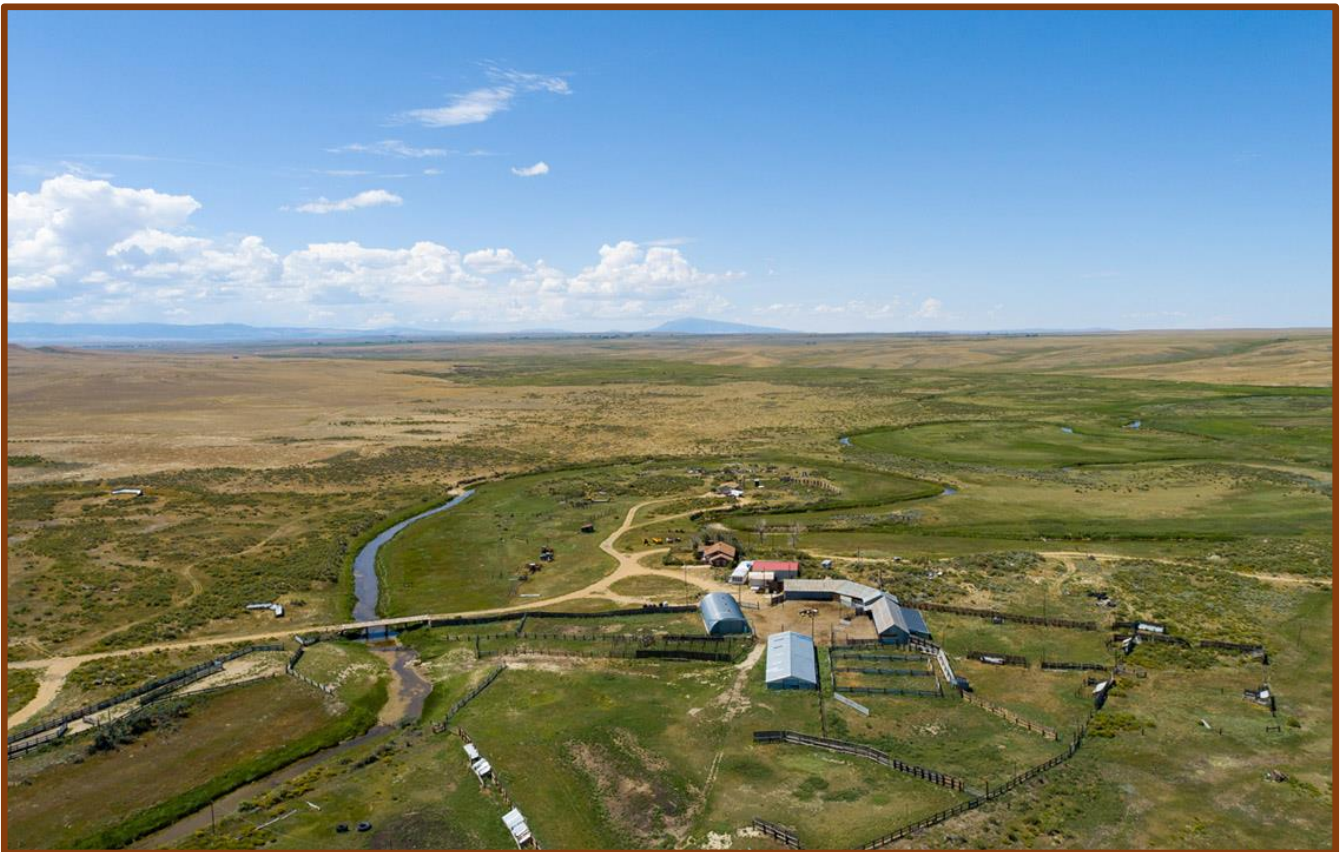
Septic hookup available for a camper or a trailer house

IMPROVEMENTS

The headquarters of the Hall Ranch are located off the well-maintained Fort Fetterman Road and consist of the original owner's home and a modular home which features three bedrooms and two bathrooms, and a trailer house. An extensive set of corrals is also located at the headquarters, plus a large calving barn, load chutes and a shop.

Located on the north side of the ranch is a second set of improvements which includes an older house and a set of corrals.

Cattle handling facilities are in good working condition and can handle large numbers of cattle.



Main Headquarters



North Corrals and Improvements.

RECREATION & WILDLIFE

The Hall Ranch is home to plentiful wildlife and offers opportunities for both the hunting and fishing enthusiast. For the hunter, antelope, deer, coyotes, and waterfowl abound on the ranch.

Recreation: Laramie is situated between the Medicine Bow Mountains and the Laramie Mountains with the Medicine Bow National Forest on both sides. With its close proximity to Kurt Gowdy State Park as well as the mountains and national forest land, Laramie has become one of Wyoming's most popular tourist Laramie attractions.

Outdoor enthusiasts can enjoy everything from horseback riding, mountain biking, camping, hiking, fly fishing, and boating in the summer months. While in winter, cross country skiing in the national forest and state parks and downhill skiing at the Snowy Range Ski area (35 miles west of Laramie) are large recreation attractions. Snowmobiling has also become a favorite pastime in the Medicine Bow National Forest.

Curt Gowdy State Park is located between Cheyenne and Laramie, Wyoming and is situated not far from the intersection of I-80 and I-25. Known for its richly varied landscape, flora and fauna, the three reservoirs located within the state park offer excellent fishing opportunities as well as water sports recreation. A limited number of campsites are available within the park, in addition to a handful of camping cabins. The historic Hynds Lodge offers accommodations for up to 30 people. For more information, please visit <https://wyoparks.wyo.gov>

Wildlife: There is a variety of wildlife on the ranch including deer, elk and antelope in addition to coyotes, fox and other species that are indigenous to the area.

The ranch is located in antelope Areas 38 and 42 both well-known Laramie Plains units which produce trophy antelope. For mule deer, Area 64 is a general over-the-counter license for residents and for non-residents, it has been a 100% draw in previous years. A landowner may qualify for landowners' licenses for 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 website at <https://wgfd.wyo.gov/>.

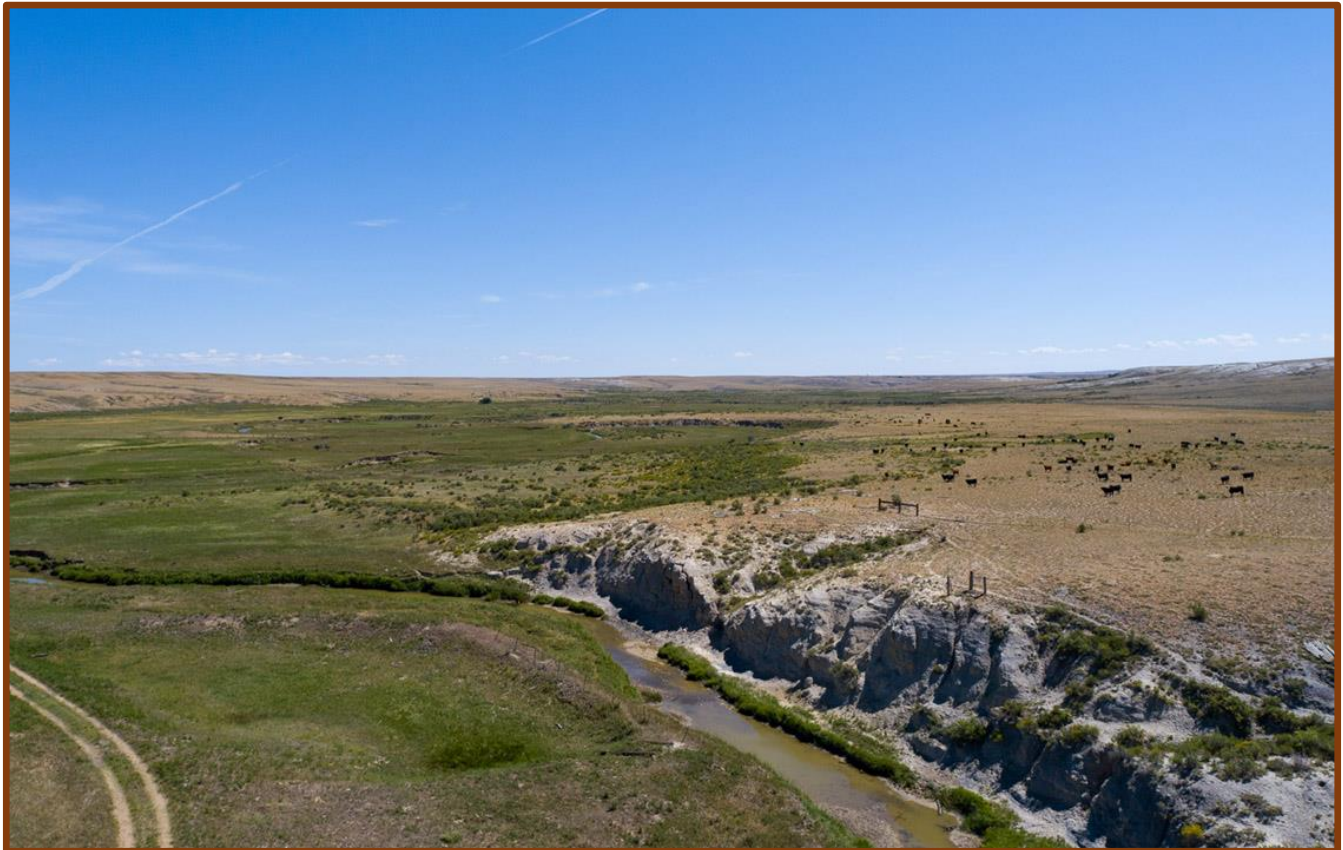


HISTORICAL INFORMATION

An area steeped in history, the Hall Ranch has remnants of Native American teepee rings and campsites and arrowheads and other relics have been found on the ranch.

The Hall Ranch is also home to the historic Rock Creek ghost town with its roots dating back to the Rock Creek Stage Station which was originally constructed in 1860 and then later destroyed. The town itself was founded in 1867 and continued to grow as the railroad reached Rock Creek in 1868, making Rock Creek an important junction for freighters and stages heading north. During the town's height, especially during cattle shipping season, 100 car loads of cattle per day could be shipped from Rock Creek, and approximately 175 teams of freights might depart northward. By 1880, the town boasted five saloons, two hotels, the railroad depot, post office, stage station, stockyards two mercantile establishments and a school. The expansion of interior railroads in Montana and Wyoming led to the decline of stage and freight business and the last stage was driven out of Rock Creek in 1899 and the town later abandoned. In 1902, Railroad sold the town and the Rock Creek town plate was vacated in 1904. In 1909 a large treasure trove of mainly gold coins was found buried in a glass jar located in the cellar of the town store. Much speculation has been given to the treasure's source, perhaps from stage or train robbery or from outlaws such as the Wild Bunch. Today, the historic buildings are still visible on the plains of the Hall Ranch. For more information, please visit

<http://www.wyomingtalesandtrails.com/lincRKcreek.html>.



COMMUNITY AMENITIES

Rock River: Rock River has basic necessities, along with a great K-12 school system, church and fire department.

Laramie, Wyoming: In 1868, the Union Pacific Railroad began to make its way across southern Wyoming. General Grenville Dodge, the chief surveyor for the railroad, chose the site and the name "Laramie." Laramie remained primarily a railroading town until the opening of the Wyoming Territorial Prison in 1873 and the establishment of the University of Wyoming in 1886.

Today, the University of Wyoming is the only four year college in the state and is home to approximately 13,126 students who can choose from as many as 180 different programs.

An abundance of outdoor activities has made Laramie one of America's top 40 college towns according to Outside Magazine. In addition, Laramie is also home to WyoTech, one of the largest and most respected technical institutes in the nation. WyoTech has become a leader in the industry and is home to several hundred students on a year-round basis.

According to the 2010 Census, Laramie accounts for about 30,816 of Albany County's 36,299.

Laramie features all the community amenities of a large, college town. In addition to athletic and cultural events sponsored by the University of Wyoming, Laramie offers an excellent health-care facility, Iverson Memorial Hospital, as well as one of the area's premier orthopedic centers, Premier Bone & Joint. There are several medical and dental offices, over 75 dining establishments, numerous churches, banks, golf courses, fitness centers, retail stores, theatres, elementary schools, one middle school, one high school, and the Laramie Regional Airport.

In 2011 Money Magazine recognized Laramie as one of the best cities in which to retire due to scenic location, low taxes and educational opportunities.

Laramie is also known for having one of the area's biggest and best Fourth of July celebrations, Laramie Jubilee Days. Starting with a concert and fireworks display on the 4th, Jubilee Days is an action-packed week of professional rodeo, bull riding, carnivals, parades, and street dances.

For more information please visit the following websites:

Laramie: www.laramie.org

University of Wyoming: www.uwyo.edu

WyoTech: www.wyotech.com

AIRPORT INFORMATION

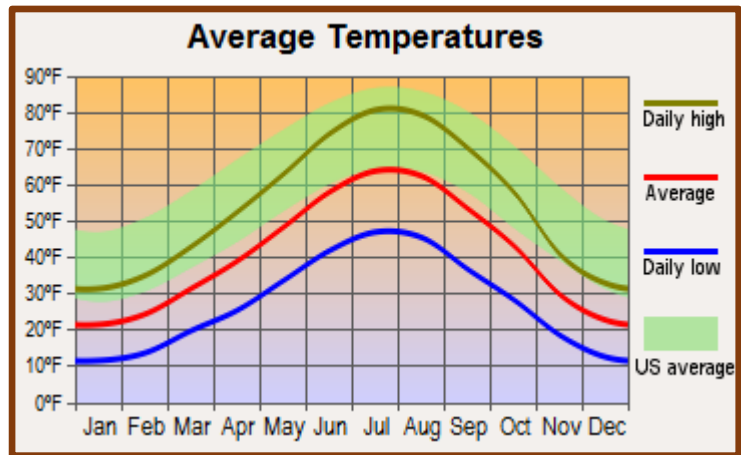
Commercial airline service is available at Laramie and Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

- **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 Rock River, Wyoming area is approximately 11.2 inches including 51.7 inches of snow fall. The average high temperature in January is 31 degrees, while the low is 10 degrees. The average high temperature in July is 86 degrees, while the low is 49 degrees. The charts to the right are courtesy of www.city-data.com.

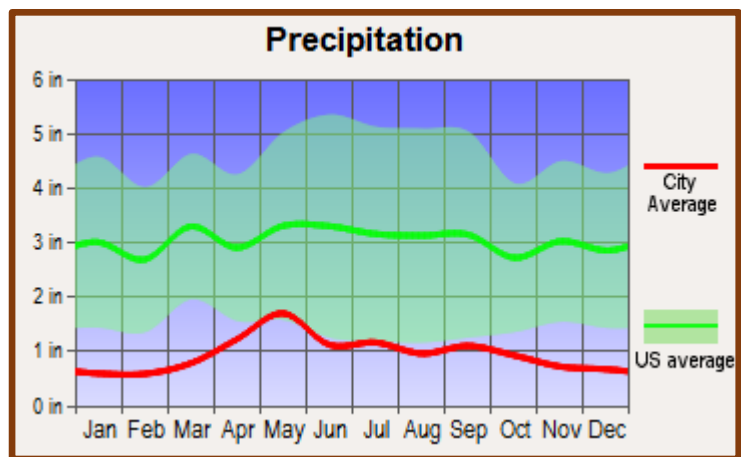


STATE OF WYOMING

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 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

\$8,900,000

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 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 \$300,000 (Three Hundred 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.

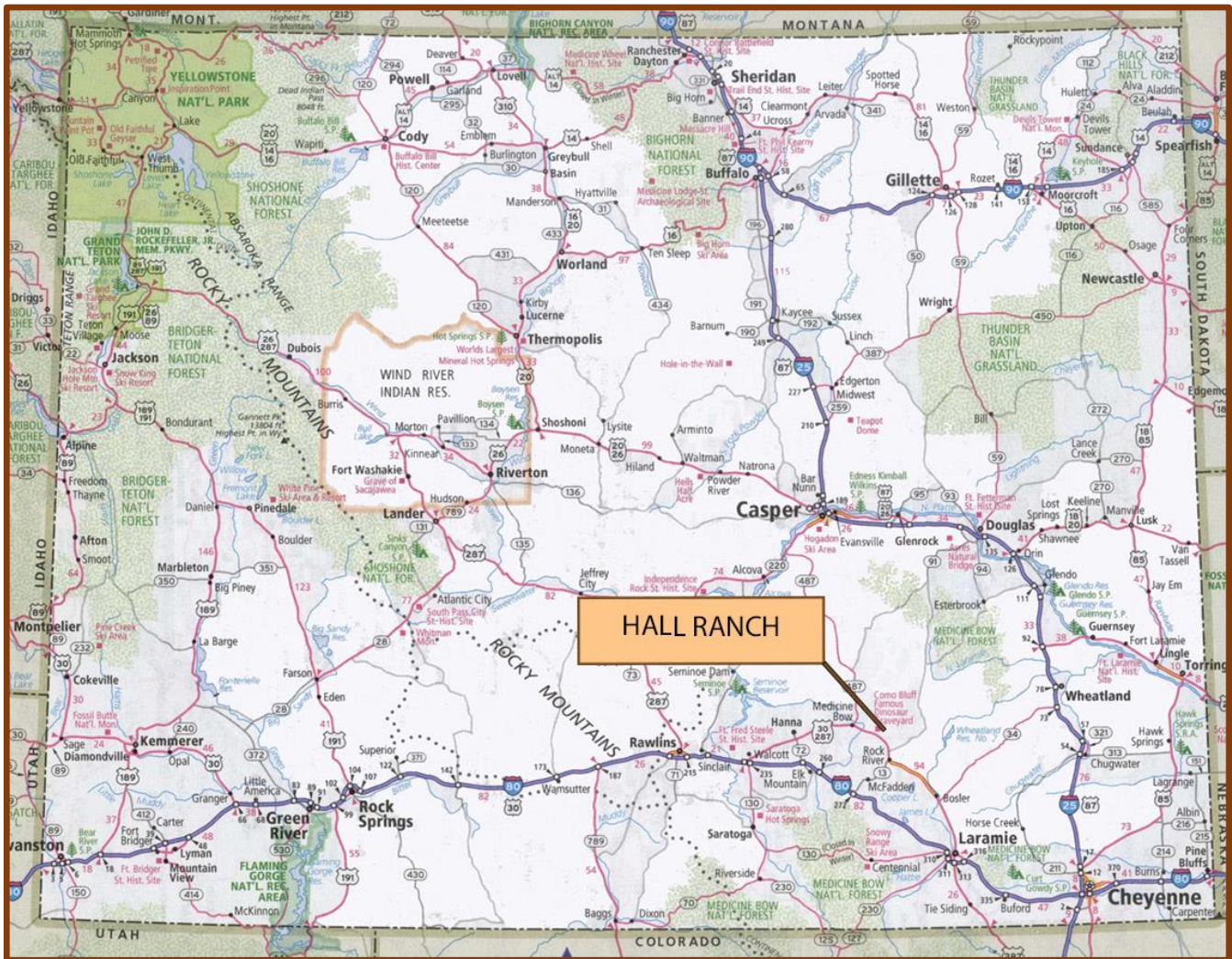
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

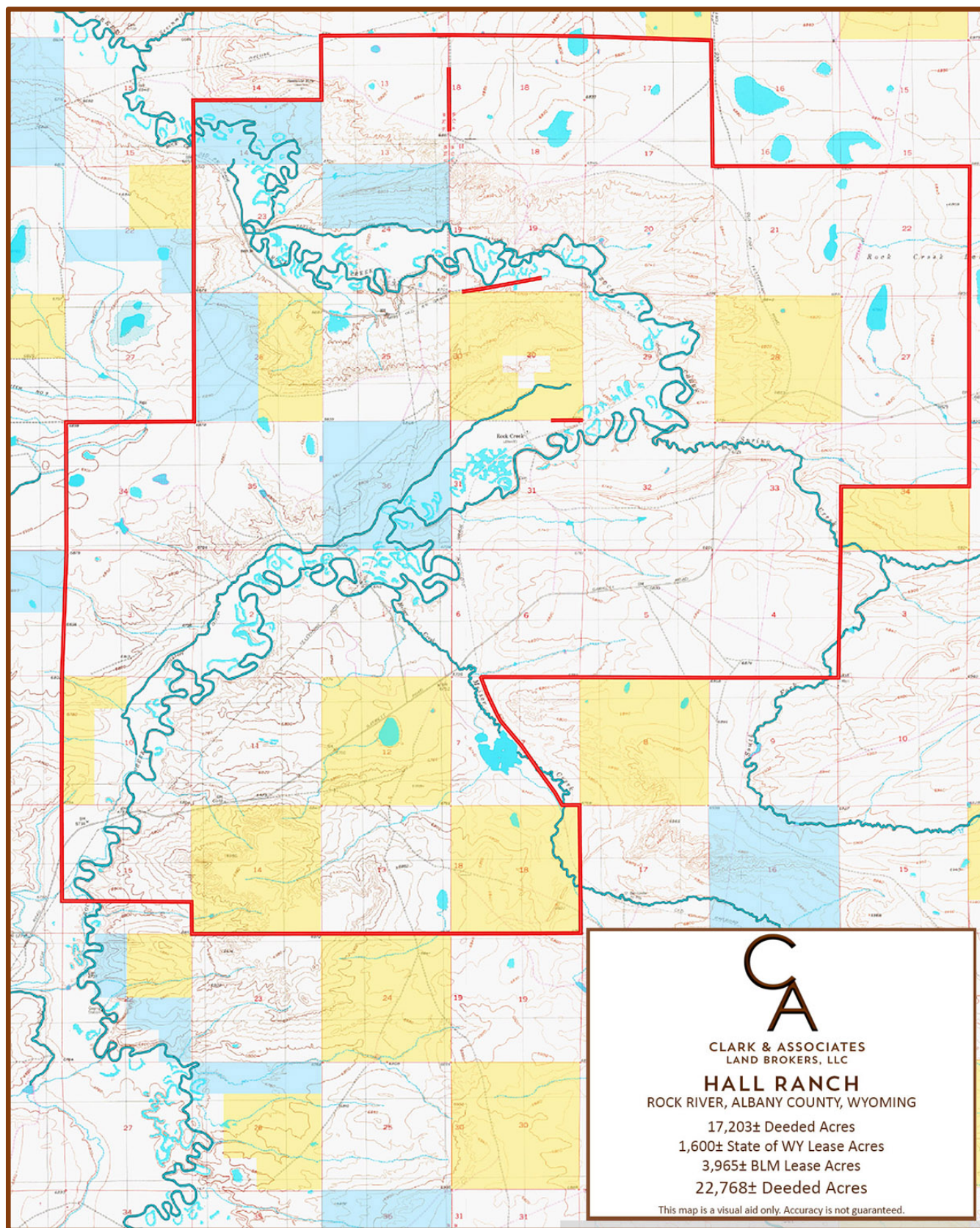
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

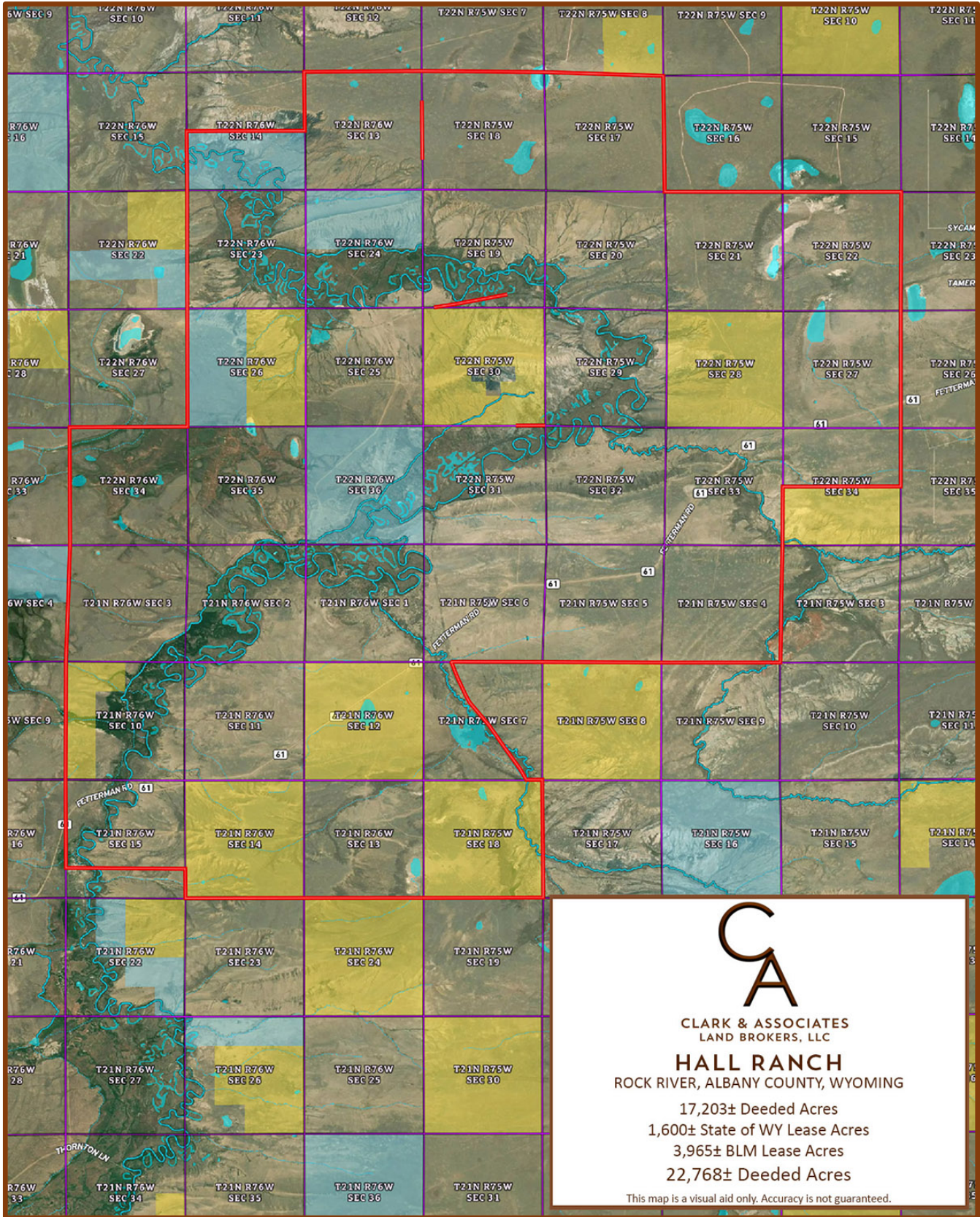


NOTES

HALL RANCH TOPO MAP



HALL RANCH ORTHO MAP





Get Water Rights Wyoming

John Barnes, PE
502 Dayshia Lane, Cheyenne, WY 82007
307-630-8982
waterrightsjohn@gmail.com

September 8, 2022

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

Re: Water Rights Search: Albany County – Hall Ranch (See attached Legal Description)

Dear Mr. Clark,

A search of the State Office e-permit system was conducted and the 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. T2604D, Territorial

Taylor Ditch, Priority Date: January, 1887. Certificate Record No. 74, page 295; Order Record No. 28, page 125, Proof No. 2604. Source: Rock Ck, trib Medicine Bow R, trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T22N, R75W

| | | |
|------------|------|-------------|
| Section 19 | NESW | 14.80 acres |
| | NWSW | 27.40 acres |
| | SWSW | 7.90 acres |
| | SESW | 15.80 acres |

T22N, R76W

| | | |
|------------|-------------|-------------------------|
| Section 23 | NENE | 3.60 acres |
| | NWNE | 25.80 acres |
| | SWNE | 16.00 acres |
| | | |
| | NENW | 30.00 acres |
| | SENW | 20.70 acres |
| | | |
| | NESW | 6.20 acres |
| | | |
| | NESE | 36.60 acres |
| | NWSE | 36.00 acres |
| | SWSE | 8.10 acres |
| | SESE | 25.90 acres |
| Section 24 | NESW | 38.20 acres |
| | NWSW | 30.30 acres |
| | SWSW | 35.7 acres |
| | SESW | 28.40 acres |
| | | |
| | NESE | 35.50 acres |
| | NWSE | 40.00 acres |
| | SWSE | 28.30 acres |
| Section 25 | SESE | 21.50 acres |
| | NENE | 5.10 acres |
| | | |
| | NENW | 0.70 acres |
| | <u>NWNW</u> | <u>0.30 acres</u> |
| | TOTAL | 538.80 acres (7.69 cfs) |

Permit No. 1616D

Joseph E. Johnston Ditch, Priority Date: Sept. 22, 1897. Certificate Record No. 10, page 81; Order Record No. 3, page 332; Proof No. 5853. Source: Rock Ck, trib Medicine Bow R, trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T21N, R76W

| | | |
|-----------|-------------|-------------------------|
| Section 2 | NENW | 5.00 acres |
| | SENW | 20.00 acres |
| | NENSW | 40.00 acres |
| | NWSW | 15.00 acres |
| | SWSW | 25.00 acres |
| | SESW | 20.00 acres |
| | NWSE | 15.00 acres |
| | <u>SWSE</u> | <u>20.00 acres</u> |
| | TOTAL | 160.00 acres (2.28 cfs) |

Permit No. 32299D

Albany Co. No. 5 Rock Ck, Priority Date: June 7, 2000, Certificate Record No. 94, page 182; Order Record No. 88, page 1; Proof No. 41646. This appropriation is for road maintenance and construction in Albany County at 0.44 cfs, 30,000 gallons per day, and a total of 5,400,000 gallons annually with a point of diversion as follows:

T21N, R76W

Section 15 NWNE

Permit No. 1035E

Enl. Joseph E. Johnston Ditch, Priority Date: May 2, 1903. Certificate Record No. 10, page 83; Order Record No. 3, page 332; Proof No. 5855. Source: Rock Ck, trib Medicine Bow R, trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T22N, R75W

| | | |
|------------|------|-------------|
| Section 29 | NWSW | 10.00 acres |
| | SWSW | 30.00 acres |
| | SESW | 15.00 acres |
| | SWSE | 5.00 acres |

| | | |
|------------|------|-------------|
| Section 31 | NWNE | 30.00 acres |
| | NENW | 35.00 acres |
| | NWNW | 25.00 acres |
| | SWNW | 40.00 acres |
| | SENW | 40.00 acres |
| | NWSW | 15.00 acres |

T21N, R76W

| | | |
|------------|------|-------------|
| Section 10 | NENE | 12.00 acres |
| | NWNE | 30.00 acres |
| | SWNE | 30.00 acres |
| | SENE | 8.00 acres |
| | SESW | 20.00 acres |
| | NWSE | 30.00 acres |
| | SWSE | 20.00 acres |

| | | |
|-----------|-------------|-------------------------|
| Section 1 | NENE | 20.00 acres |
| | NWNE | 40.00 acres |
| | SWNE | 10.00 acres |
| | NENW | 40.00 acres |
| | NWNW | 30.00 acres |
| | SENW | 10.00 acres |
| | SWSE | 15.00 acres |
| | <u>SESE</u> | <u>30.00 acres</u> |
| | TOTAL | 590.00 acres (8.42 cfs) |

Permit No. 1615E

Enl. Bosler No. 3 Ditch, Priority Date: Feb 20, 1905 for stored water & Sept. 8, 1906 for direct flow water. Source: Rock Ck & Pierce Reservoir, trib Medicine Bow R, trib North Platte R.

Certificate Record No. 61, page 210; Order Record No. 11, page 536; Proof No. 24132. This appropriation is for original supply & secondary supply irrigation for the following lands:

T22N, R76W

| | | |
|------------|-------------|-------------------------|
| Section 34 | NESW | 40.00 acres |
| | NWSW | 40.00 acres |
| | SWSW | 40.00 acres |
| | <u>SESW</u> | <u>40.00 acres</u> |
| | TOTAL | 160.00 acres (2.28 cfs) |

Certificate Record No. 61, page 148; Order Record No. 11, page 506; Proof No. 24062. This appropriation is for original supply & secondary supply irrigation for the following lands:

T22N, R76W

| | | |
|------------|-------------|-------------------------|
| Section 34 | NENE | 40.00 acres |
| | NWNE | 40.00 acres |
| | SWNE | 40.00 acres |
| | SENE | 40.00 acres |
| | NESE | 40.00 acres |
| | NWSE | 40.00 acres |
| | SWSE | 40.00 acres |
| | <u>SESE</u> | <u>40.00 acres</u> |
| | TOTAL | 320.00 acres (4.57 cfs) |

Certificate Record No. 60, page 198; Order Record No. 11, page 195; Proof No. 23698. This appropriation is for original supply & secondary supply irrigation for the following lands:

T22N, R76W

| | | |
|------------|-------------|-------------------------|
| Section 34 | NENW | 40.00 acres |
| | NWNW | 40.00 acres |
| | SWNW | 40.00 acres |
| | <u>SENW</u> | <u>40.00 acres</u> |
| | TOTAL | 160.00 acres (2.28 cfs) |

Permit No. 5151S

Moore No. One Stock Reservoir, Priority Date: Feb. 15, 1963. Certificate Record No. R-3, page 286; Order Record No. 16, page 364; Proof No. 27604. Source: Moore No. One Ck, trib Moore Dry Lake (In the drainage of Rock Ck), trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.16 ac-ft at the following location:

T22N, R75W

Section 18 NENE

Permit No. 5152S

Moore No. Two Stock Reservoir, Priority Date: Feb. 15, 1963. Certificate Record No. R-3, page 287; Order Record No. 16, page 364; Proof No. 27605. Source: Moore No. Two Ck, trib Moore Dry Lake (In the drainage of Rock Ck), trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.16 ac-ft at the following location:

T22N, R75W

Section 17 NWNW

Permit No. 5153S

Moore No. 3 Stock Reservoir, Priority Date: Feb. 15, 1963. Certificate Record No. R-4, page 25; Order Record No. 17, page 113; Proof No. 28002. Source: Moore No. 3 Ck, trib Moore Dry Lake (In the drainage of Rock Ck), trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.16 ac-ft at the following location:

T22N, R75W

Section 18 NWNW

Permit No. 6457S

Rock Creek Lakes Stock Reservoir, Priority Date: Oct. 27, 1969. Certificate Record No. R-5, page 546; Order Record No. 18, page 578; Proof No. 29654. Source: Rock Creek Lakes Draw, trib Rock Creek Lakes, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.93 ac-ft at the following location:

T22N, R75W

Section 27 SWNW

Permit No. 7058S

Meiser Stock Reservoir, Priority Date: Sept. 13, 1971. Certificate Record No. R-7, page 105; Order Record No. 20, page 5; Proof No. 30695. Source: Last Meiser Draw, trib Mizer or Miser Ck, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.8 ac-ft at the following location:

T21N, R75W

Section 6 SESE

Permit No. 7488S

Simmers Stock Reservoir, Priority Date: Dec. 15, 1972. Certificate Record No. R-7, page 204; Order Record No. 20, page 91; Proof No. 30868. Source: Simmers Draw, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 0.7 ac-ft at the following location:

T22N, R76W

Section 34 SESW

Permit No. 7489S

Gregory Stock Reservoir, Priority Date: Dec. 15, 1972. Certificate Record No. R-7, page 323; Order Record No. 20, page 232; Proof No. 31062. Source: Gregory Draw, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.9 ac-ft at the following location:

T22N, R75W

Section 32 SESW

Permit No. 8370S

Dry Lake Stock Reservoir, Priority Date: May 30, 1978. Certificate Record No. R-8, page 633; Order Record No. 23, page 228; Proof No. 32478. Source: Sheet flow to a closed basin in the drainage of Noel Draw, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 2.3 ac-ft at the following location:

T22N, R76W

Section 35 SENE

Permit No. 8371S

Sage Chicken Stock Reservoir, Priority Date: May 30, 1978. Certificate Record No. R-8, page 632; Order Record No. 23, page 228; Proof No. 32477. Source: Noel Draw, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 1.45 ac-ft at the following location:

T22N, R76W

Section 35 NWSE

Permit No. 8883S

Schmid #1 Stock Reservoir, Priority Date: April 6, 1981. Certificate Record No. R-9, page 78; Order Record No. 27, page 259; Proof No. 32912. Source: R.R. Grade Draw , trib Mizer or Miser Ck, trib Rock Ck, trib Medicine Bow R, trib North Platte R. The appropriation is for stock use with a capacity of 0.71 ac-ft at the following location:

T22N, R76W

Section 7 NWSE

This reservoir should be ground-truthed to see if it falls within the ownership.

GROUNDWATER

Permit No. UW14800

Windmill Well No. 1, Priority Date: July 30, 1935. Source: Groundwater. This permit is for stock use 20 gpm at the following location:

T21N, R76W

Section 13 SENE

Permit No. UW14801

Round Reservoir Well No. 1, Priority Date: July 12, 1953. Source: Groundwater. This permit is for stock use 20 gpm at the following location:

T21N, R76W

Section 13 NWNE

Permit No. UW17596

Hall #1 Well, Priority Date: June 30, 1954. Source: Groundwater. This permit is for domestic use at 20 gpm at the following location:

T21N, R76W

Section 1 NENW

Permit No. UW19205

House #1 Well, Priority Date: Dec. 31, 1947. Source: Groundwater. This permit is for domestic & stock use 10 gpm at the following location:

T22N, R76W

Section 24 SWSE

Permit No. UW19212

Tatman #8 Well, Priority Date: Oct. 24, 1966. Source: Groundwater. This permit is for stock use 3 gpm at the following location:

T22N, R75W

Section 19 NESW

Permit No. UW112200

Backyard #1 Well, Priority Date: Oct. 16, 1998. Source: Groundwater. This permit is for domestic & stock use 10 gpm and an annual volume of 1.5 ac-ft at the following location:

T21N, R76W

Section 1 NENW

Permit No. UW156868

Hall Ranch Sec #1 Well, Priority Date: March 3, 2004. Source: Groundwater. This permit is for domestic & stock use 10 gpm and an annual volume of 325,000 gallons at the following location:

T21N, R76W

Section 1 SWNW

These are records found in the State Engineer's Office and Board of Control records as of September 1, 2022 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
Get Water Rights Wyoming

John Barnes

From: Gina Brazzale <gina.brazzale1@wyo.gov>
Sent: Wednesday, September 7, 2022 8:11 AM
To: John Barnes; shaunagibbs0@gmail.com; info@steilsurvey.com
Subject: Lloyd E. Barling Family Trust Petition (III-2022-2-5)

Hello Mr. Barnes,

I received the draft map Friday and have a few comments:

1. The name of the appropriation is Greybull **Valley** Irrigation District... Please add "Valley" to the map title block. (Please note that this is also true for the petition, but that was the only change noted on the petition so we chose not to request an amended petition for that small error.)
2. Please label the road or include a unique line-type entry in the legend.
3. Please hatch the 5.1 acres on the "Data per Petition" view of the map since the acres will be defined for irrigation by this petition.
4. For the legend entry on the "Data per Petition" view, please address that the location is not only being corrected, but the appropriation is being reduced while maintaining the entire 12 acre-feet of water. Please change the legend entry to wording similar to the following:

"Lands irrigated using stored water from the Upper Sunshine Res. conveyed through the Greybull Valley Secondary Canal System via the Wilson-McNally Ditch under Permit No. 19718, adjudicated under Proof 25696, CR 64 p. 191, location corrected with a reduction of the appropriation by 4.9 acres and maintaining the entire allocation of water originally adjudicated for 10 acres. - 5.1 acres, 12 acre-feet"

5. Also, for clarity, please add the notation to the record data view legend entry to reflect the water allocation similar to what is suggested above (e.g. "10 acres, 12 acre-feet")

Thank you so much for sending the draft. To save postage, you are welcome to email a digital version of another draft map for review instead of mailing in a hard copy. I am happy to review either form again if you would like me to do so.

If you have any questions or comments, please do not hesitate to contact me.

Thank you!
Gina

Gina Brazzale
Environmental Resources Analyst
State Engineer's Office - Board of Control
Herschler Building 2W
Cheyenne, WY 82002
gina.brazzale1@wyo.gov
307-777-5012

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

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Exhibit A
Noel Hall Company, Inc.

Township 21 North, Range 75 West of the 6th Principal Meridian, Albany County, Wyoming Section 4:
All

Section 5: All

Section 6: All

Section 7: That portion lying West and South of the old right of way of the Union Pacific Railroad Company.

Township 22 North, Range 75 West of the 6th Principal Meridian, Albany County, Wyoming Section 30:
The Northeast quarter of the Northeast quarter of the Southwest quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$), the Southwest quarter of the Northwest quarter of the Southeast quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$), and the North half of the Northwest quarter of the Southeast quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$).

Township 21 North, Range 76 West of the 6th Principal Meridian, Albany County, Wyoming

Section 1: All

Section 2: All

Section 3: All

Section 10: The East half (E $\frac{1}{2}$), the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), and the East half of the Southwest quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$).

Section 11: All, excepting that portion described as follows:

Beginning at a point in the South boundary line of said section eleven, which point is West 4,387 feet from the Southeast corner of said section eleven, thence North 78 degrees 00 minutes East 500 feet, thence North 83 degrees 45 minutes East 1,520 feet, thence North 56 degrees 00 minutes East 2,880 feet to the East boundary line of said section eleven, thence South 1,880 feet to the Southeast corner of said section eleven, thence West 4,387 feet to the place of beginning and excepting from said section eleven the right of way for County Road.

Section 13: All

Section 15: All of the North half (N $\frac{1}{2}$) and the North half of the South half (N $\frac{1}{2}$ S $\frac{1}{2}$).

Township 22 North, Range 75 West, of the 6th Principal Meridian, Albany County, Wyoming

Section 17: All

Section 18: All

Section 19: All, except all that portion thereof lying within the right of way of the Old Union Pacific Railroad as constructed in 1869.

Section 20: All

Section 27: All

Section 29: All, except that portion thereof lying within the right of way of the Old Union Pacific Railroad as constructed in 1869.

Section 30: NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$. TITLE INSURANCE NOT TO BE DELIVERED BY SELLER. CONVEYANCE BY QUIT CLAIM DEED FROM MAGGIE HALL AND HEIRS OF NOEL HALL.

Section 31: All, except that portion thereof lying within the right of way of the Old Union Pacific Railroad as constructed in 1869 and except the townsite of Rock Creek.

Section 32: All

Section 33: All

Section 34: The North half (N $\frac{1}{2}$).

Township 22 North, Range 76 West, of the 6th Principal Meridian, Albany County, Wyoming

Section 13: All

Section 23: All

Section 24: The South half (S $\frac{1}{2}$). Section 25: All

Section 34: All

Section 35: All

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



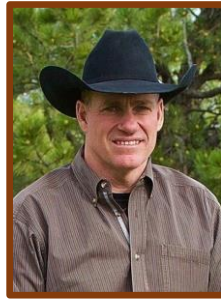
Cory Clark

Broker/Owner, REALTOR®

Cell: 307-351-9556

clark@clarklandbrokers.com

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



Mark McNamee

Associate Broker/Owner,

REALTOR®

Mobile (307) 760-9510

mcnamee@clarklandbrokers.com

Licensed in WY, MT, SD, NE



Denver Gilbert

Associate Broker, Owner

Mobile: (406) 697-3961

denver@clarklandbrokers.com

Licensed in MT, WY, ND & SD

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

Moorcroft, WY Office

22 Timber Meadows Drive
Moorcroft, WY 82721

Stan Mosher – Associate Broker

(307) 631-2155 ~ stan@clarklandbrokers.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 _____