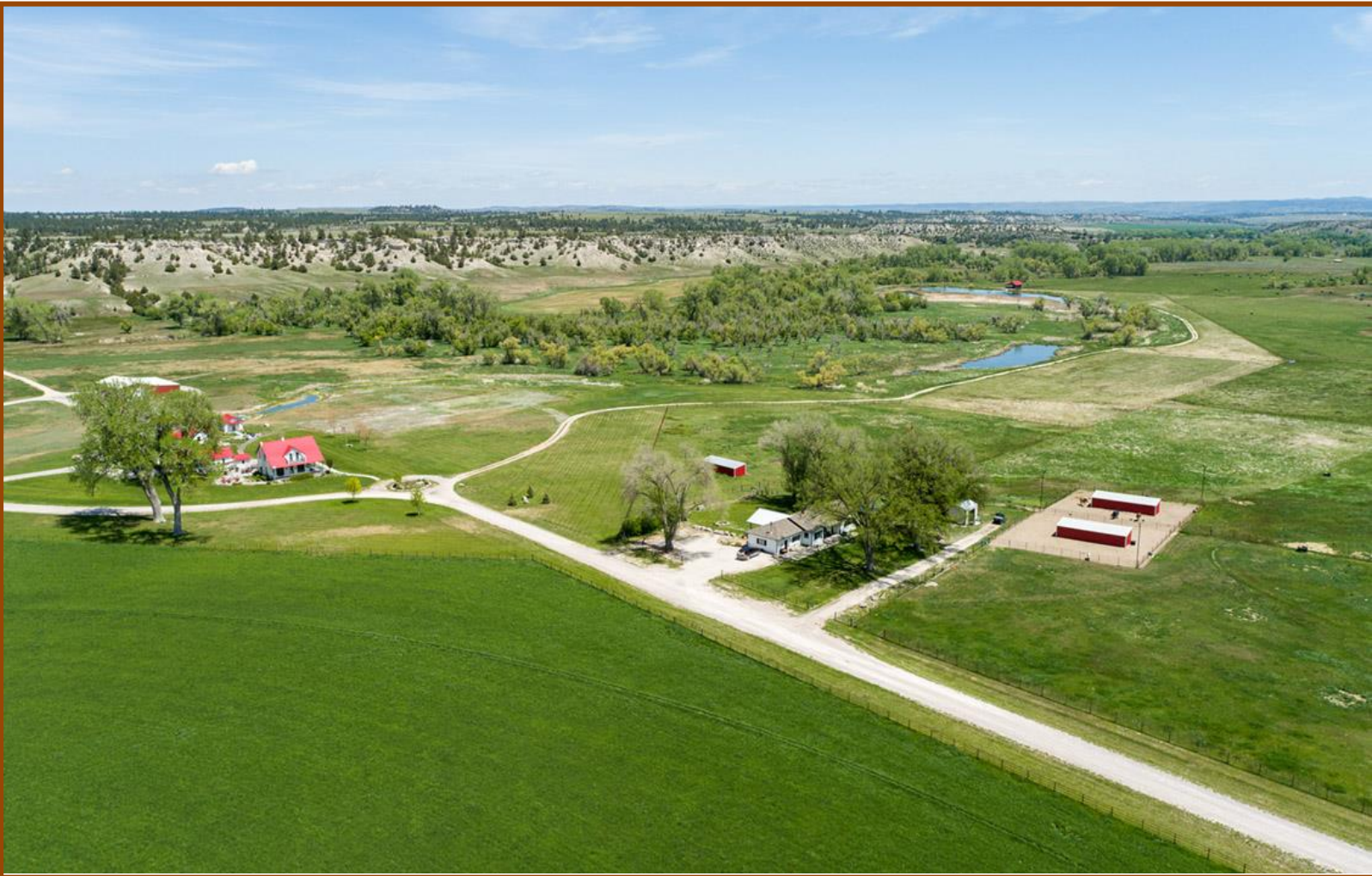




**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



SOUTHARD RANCH
Wheatland, Platte County, Wyoming

The pristine Southard Ranch consists of 8,447± deeded acres and 3,940± State of Wyoming lease acres, for a total of 12,387± contiguous acres. The first-class improvements, live water and strategically fenced pastures make this an exceptional cattle ranch. Add in the horse facilities and elk hunting opportunities and you have an outstanding western lifestyle ranch.

LOCATION & ACCESS

The Southard Ranch is located approximately 20 miles north of Wheatland, Wyoming. There is year-round access from Interstate 25 and Cottonwood Road leading to the private driveway. To access the ranch from Wheatland, travel north on I-25 for 15 miles; take exit 94 for El Rancho Road; turn left onto WY-319 N/El Rancho Road for 2 miles; turn right onto Cottonwood Road for 3 miles. The headquarters are on your left.

Several towns and cities in proximity to the property include:

- | | |
|---|--------------------|
| • Wheatland, Wyoming (population 3,627) | 20 miles south |
| • Glendo, Wyoming (population 300) | 19 miles north |
| • Guernsey, Wyoming (population 500) | 17 miles east |
| • Torrington, Wyoming (population 6,501) | 50 miles southeast |
| • Scottsbluff, Nebraska (population 15,039) | 81 miles southeast |
| • Cheyenne, Wyoming (population 59,466) | 91 miles south |
| • Casper, Wyoming (population 59,628) | 94 miles northwest |
| • Laramie, Wyoming (population 30,816) | 97 miles southwest |
| • Fort Collins, Colorado (population 143,986) | 134 miles south |
| • Denver, Colorado (population 701,621) | 194 miles south |



SIZE & DESCRIPTION

8,447± Deeded Acres

3,940± State of Wyoming Lease Acres

12,387± Total Contiguous Acres

This private and scenic ranch is fenced with new continuous pipe fence and 4-wire barbed wire on wood and steel posts. It is cross fenced into ten pastures for rotational grazing. There are also seven lighted horse paddocks with loafing sheds and automatic waterers. In addition, the ranch offers two feedlots with numerous pipe pens which have a total of 1,080 feet of steel feed bunks and Peterson automatic livestock waterers.

The terrain of the ranch consists of cottonwood and willow-lined creek bottoms, lush, irrigated meadows, and rolling grass hills giving rise to rock outcroppings and pine tree covered hills. Mature pine and cedar trees provide excellent habitat for the wildlife and protection for the livestock. The elevation on the property varies between 4,600 and 5,100 feet above sea level.

There are approximately 79 acres of flood-irrigated pasture and hay ground and 190 acres under three pivots with water supplied by surface water rights out of Cottonwood Creek and two irrigation wells. A spring creates riparian areas and multiple ponds, including one that is three acres, aeriated, and is stocked with rainbow trout, bass and bluegill.

The Southard Ranch is in Area 7 for elk hunting, one of the most coveted trophy elk areas in Wyoming. Area 7 is widely known for plentiful amounts of elk and presents an outstanding opportunity for exceptional trophy bulls. In this area, bull elk scoring 300-325+ Boone and Crockett points is very common and it is a realistic possibility for hunters to harvest elk scoring 350-380 or better.

The Southard Ranch is in a Federal Opportunity Zone and may be eligible for preferential tax treatment.



LEASE INFORMATION

The State of Wyoming leases associated with the Southard Ranch consist of a total of 3,940± acres. Grazing and agricultural leases have a term of 10 years and can be renewed at the end of the term. The State of Wyoming grazing leases are assessed at \$5.24 per AUM for 2022. All grazing and agricultural leases are subject to approval by the Board of Land Commissioners.

Allotment Number	Total Acres	Total AUMs	Expiration Date	Costs
1-8284	960	288	1/1/2025	\$1,779.84
1-7010	2,940	688	1/1/2031	\$4,251.84
1-7015	40	25	1/1/2027	\$98.88

WATER RESOURCES

- Three domestic wells
- Nine stock wells
- Two irrigation wells (350 and 850 GPM)
- Live, year-round water from Cottonwood Creek for approximately 3.5 miles and Brush Creek
- Approximate 100 GPM spring which feeds into two ponds and irrigates 10 acres
- Spring fed ponds which total four-acres and are stocked



REAL ESTATE TAXES

According to the Platte County Assessor's records, the real estate taxes for the Southard Ranch are approximately \$18,501 annually.

MINERAL RIGHTS

50% of mineral rights associated with the ranch, if any, will transfer to the Buyers at closing.

PIVOTS AND FLOOD IRRIGATION

TWO PIVOTS:

There are 70 acres under two pivots planted to orchard grass/alfalfa mix, located near the ranch headquarters. They are watered via surface water rights from Cottonwood Creek and a 350 GPM irrigation well. The 2021 hay production was 315 tons or 4.5 tons/acre.

FLOOD IRRIGATION:

There are approximately 79 acres of flood-irrigated pasture and hay ground with water supplied by surface water rights out of Cottonwood Creek and a 350 GPM irrigation well.

The soils consist of:

- Coaliums-Haverdad complex, 0 to 3 percent slopes, 53.3 acres, 56.4%
- Clarkelen, wet-Anvil loams, 0 to 3 percent slopes, 32.4 acres, 34.3%
- Deight-Thirtynine-Glendo very fine sandy loams, 0 to 6 percent slopes, 8.9 acres, 9.7%

SOUTH PIVOT:

The southern pivot is 120 acres and is watered via an 850 GPM irrigation well. This pivot is currently used as an irrigated grazing pasture.

The soils consist of:

- Selpats-Hiland complex, 0 to 6 percent slopes, 118.9 acres, 73.4%
- Selpats-Forkwood loams, 0 to 3 percent slopes, 33.3 acres, 20.6%
- Forkwood fine sandy loam, 0 to 3 percent slopes, 9.3 acres, 5.7%



CARRYING CAPACITY / RANCH OPERATIONS

The Southard Ranch has historically run 350 cow/calf pairs year-round with supplemental winter feedings or 300 cow/calf pairs year-round with supplemental winter protein. The grass is high quality with early season wheat grasses and a variety of hard grass species, including gamma and black root varieties. It is common for weight gains of 1.8 to 2 pounds per day on yearling cattle. The ranch is cross fenced into ten pastures for flexible management and efficient grazing rotation. Most fences are four strands of barbed wire on wood and steel posts and are in good to excellent condition. The creek bottoms, three pivots and irrigated hay meadows provide winter pasture and calving pastures that also produce high quality forage.

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



UTILITIES

Electricity – Wheatland Rural Electric Association

Gas/Propane – Frenchman’s Valley Coop

Communications – Cell coverage is available

Internet - Vistabeam

Water – Private wells

Sewer – Private septic

Television – Satellite TV, current provider DirecTV

Garbage – TDS

*Costs to be provided to an approved Buyer

IMPROVEMENTS

Improvements on the Southard Ranch include the following:

- Indoor cattle working facilities
- Two feedlots
- Horse barn
- Exercise barn
- Equipment storage
- Commodities shed
- Owner's home with 3 additional "guest houses"
- Manager's home
- Employee's home
- Additional barn
- Additional shed
- Additional shops
- Three bulk fuel tanks
- Arena
- Lean-tos
- Aeriated fishing ponds with BBQ shed and dock



The following improvements (cattle, horse, exercise barns, shop, and commodity storage) were professionally planned, designed, and managed.

CATTLE BARN:

Areas/Numbers:

- Year Built: 2019
- Clear-span design and building by CBC/Nucor
- 24,743 square feet
- 1 ½ stories
- Exterior: Prefinished metal panel siding, stone, prefinished metal panel roofing, Pella windows, Real Craft solid fir doors and five 12' overhead doors, cupola with custom weathervane, Rocky Mountain hardware.
- Apartment
 - Living room, dining room, kitchen
 - Two bedrooms with sink in each
 - Jack and Jill bathroom
- Half bathroom
- Vet Lab: 22'-11" X 36'-5", sliding window to the chute area
- Mechanical/storage room
- Tack Room
- Insulated, radiant heat, air movers, Wi-Fi controlled LED lighting
- Handling equipment sits on 42' X 80' of concrete
- Handling equipment includes a tub and enclosed alley, Silencer hydraulic chute, grooming chute, and a maternity chute
- Pipe pens and sorting alleys with sand footing
- Capacity: 150 head
- Overhead doors: 7
- Outdoor covered area
- Outside pipe pens and alleys



The following features of the **CATTLE BARN** are partially completed and will need to be finished out by the Buyer:

- Show Ring: 57'-1" X 78'-11"
- A.D.A. compliant men's and women's restrooms
- Reception and check-in areas
- Open office
- Small conference room
- Large conference room with views of Laramie Peak
- Two ranch offices
- Full caterer kitchen
- Electrical/mechanical room
- 2nd floor VIP lounge and viewing area
- Porte-cochère



HORSE BARN:

Areas/Numbers:

- Year Built: 2018
- Clear-span design and building by CBC/Nucor
- 3,934 square feet inside the barn. A total of 6,080 sq. ft. under roof
- Exterior: Prefinished metal panel siding, prefinished metal panel roofing, Pella windows with remote opening feature, custom doors, and stalls.
- Interior: HDPE composite siding and continuous poured rubber flooring for easy maintenance and disinfecting, if needed. Beautiful pine tongue and groove ceilings with decorative LED lighting
- Two exterior sliding barn doors with overhead awnings
- Office/lab includes a washer, dryer, sink, refrigerator, upper and lower cabinets, laminate flooring, climate control.
- Insulated, heated, air movers, stall cameras, LED lights which can be programed for auto on/off.
- Feed room: 11'-6" X 13'-0"
- Tack room, climate controlled, measures 11'-6" X 13'-0"
- Wash rack: 12'-0" X 14'-0", rubber flooring, drain, hot water, exterior door
- Saddle stall: 12'-0" X 14'-0", rubber flooring, tie rack
- Stalls:
 - Three stalls are 12'-0" X 14'-0"
 - Four stalls are 24'-0" X 14'-0", one is convertible to two smaller stalls
 - All have rubber flooring, automatic waterers, mare cameras and European-style doors with metal and HDPE maintenance-free composite walls.
- 8' doors lead to exterior runs with 12' lean-tos and automatic heated waterers.
- Exterior runs are 440 Fence mesh and pipe with 10' gates.
- Outside covered area with tie-racks.



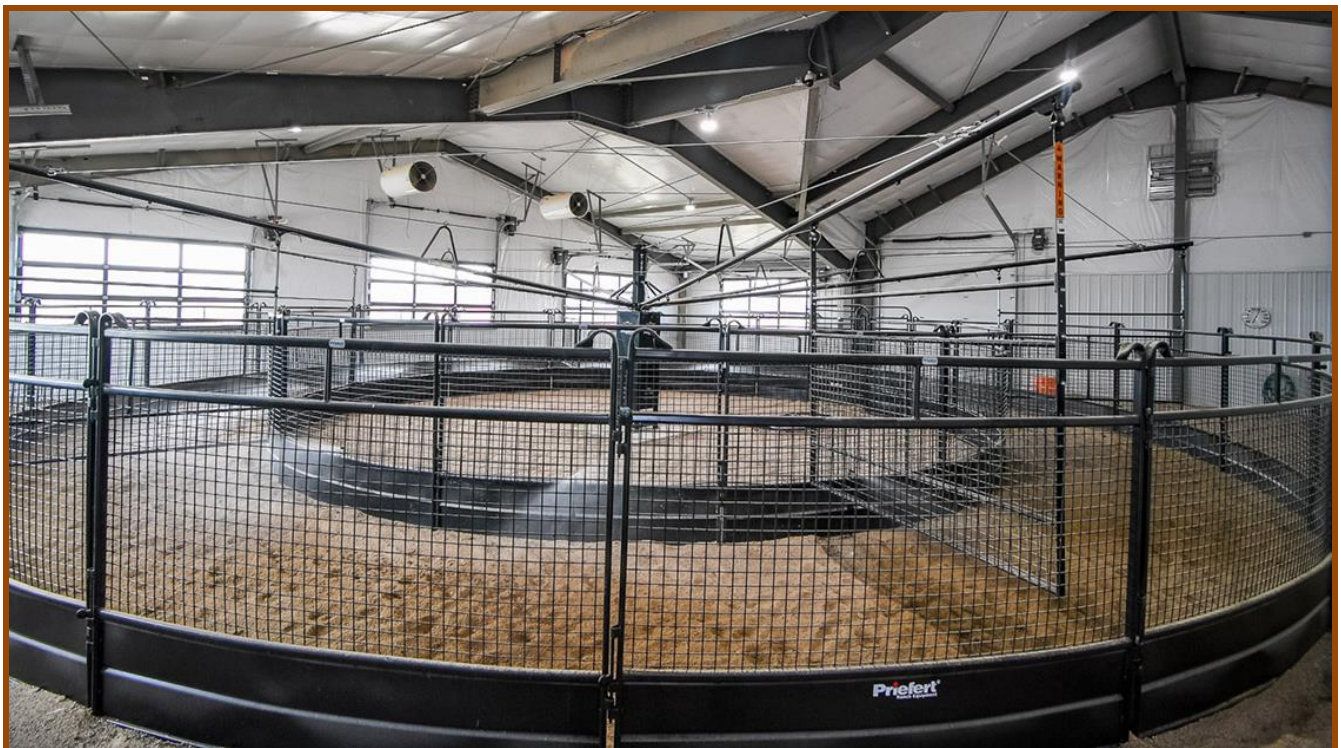
ARENA:

- Pipe and continuous panel riding arena behind the horse barn
- 150' X 250'
- Sand arena

EXERCISE BARN:

Areas/Numbers:

- Year Built: 2018
- Clear-span design and building by CBC/Nucor
- 7,014 square feet
- Exterior: Prefinished metal panel siding, stone, prefinished metal panel roofing, Pella windows, doors and overhead doors, cupola with weathervane
- 50' diameter Preifert, top-of-the-line, programable six horse walker
- Walker has dust control mist system and drag features
- Sand footing
- Insulated, air movers, LED lights, camera
- Overhead door and man door
- Six-1/2 garage door windows
- Black Widow arena drag
- Pipe tie-racks
- Concrete storage on the back side with three overhead doors
- Insulated, air mover, small overhead heater
- Stock chute with rubber floor pads
- Rainbird under-ground sprinkler system



HORSE PADDOCKS:

- Seven 1-acre horse paddocks
- Nelson automatic heated waterers
- Seven horse sheds, three with heaters
- Continuous pipe fencing
- Lighted for mare cycling



COMMODITIES STORAGE:

- Year Built: 2018
- 7,998 square feet
- Exterior: Prefinished metal panel siding, prefinished metal panel roofing, LED lighting
- 98'-3" X 39'-5" is concrete with an apron
- 99'-7" X 39'-5" has a dirt floor

LOWER CATTLE BARN:

- Year Built: 2017
- Insulated, heated
- Stalls
- Cameras

LOWER SHED:

- Year Built: 2018

EMPLOYEE'S HOME:

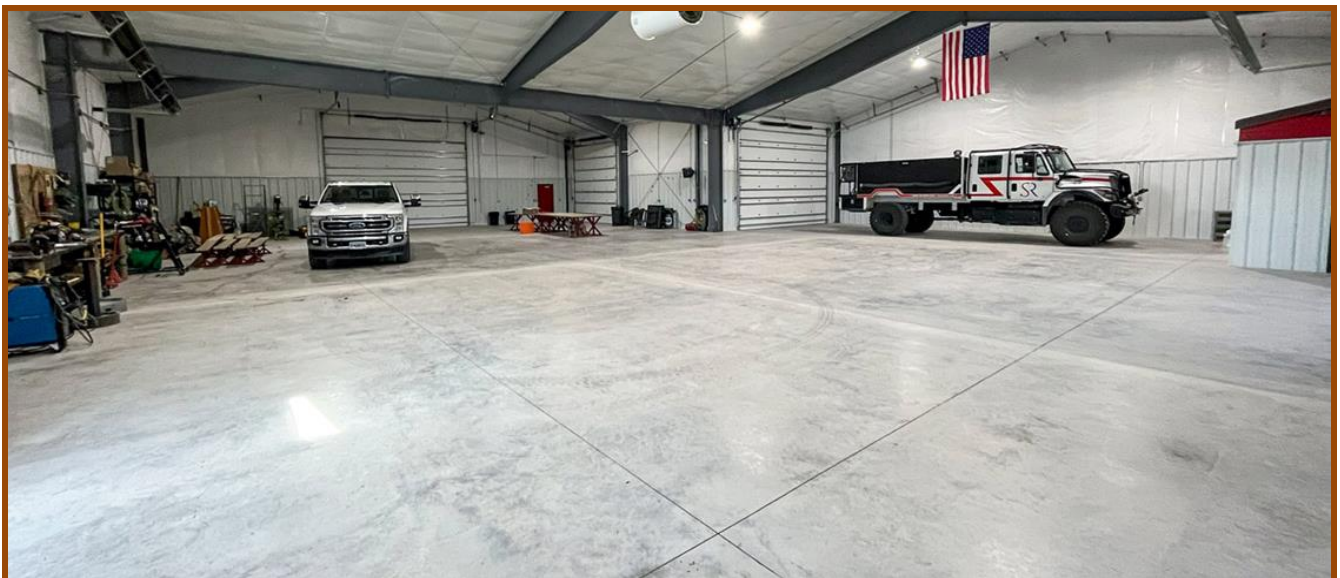
- Built in 2018
- Ranch style, 1,848 sq. ft. main floor, total of 3,677 finished sq. ft. of living space.
- Open-concept kitchen, dining room and living room with a gas fireplace
- Pantry
- Four bedrooms, 4 ½ bathrooms
- Beautiful wood laminate flooring
- Office
- Laundry room
- Mud room
- Lots of storage space
- Oversized two-car garage
- Finished basement with 3 bedrooms, 3 full bathrooms and living area



EQUIPMENT STORAGE/SHOP:

Areas/Numbers:

- Year Built: 2018
- 12,174 square feet
- Exterior: Prefinished metal panel siding, prefinished metal panel roofing, Pella windows
- Five overhead doors which are 20'X14' and one overhead door which is 14'X14'
- Dirt floor in 74'-11" X 58'-11"
- Sealed concrete in 25'-2 X 58'-11"
- The shop has concrete floors, insulated, radiant heat, LED lighting, air movers.
- 60'X24' concrete apron
- Secured gun vault/storage
- Restroom
- Hot and cold wash feature at south overhead door
- Floor drain
- Work sink
- Rainbird sprinkler system



UPPER FEEDLOT:

- Located behind the Cattle Barn
- Two pipe feedlot pens
- 360' of steel "One Piece" feed bunks
- Petersen automatic waterers
- 10 working pens with three sorting alleys
- Loading chute
- Lean-to

LOWER FEEDLOT:

- Located below the equipment storage
- Four pipe feedlot pens
- 720' steel "One Piece" feed bunks
- Petersen automatic waterers
- Wind breaks
- Loading chute

FISHING POND:

- Three-acre, spring-fed, pond
- Stocked with rainbow trout, bass, and bluegill
- Covered BBQ shed
- Cabinetry with stainless steel countertops, wine refrigerator and refrigerator/freezer
- Patio with café lights and fans
- Composite material dock
- Storage underneath 8' x 24'



OWNER'S HOME:

- Located ½ mile before the cattle and equestrian facilities
- Built in 1903
- Elegantly remodeled in 2016 with excellent finishes
- 1 ½ stories, 1,913 sq. ft. on the main level. Total of 2,800 sq. ft. of living space
- Original 100-year-old straight-cut Fir flooring throughout the home.
- Two bedrooms, 2 ½ bathrooms
- Kitchen with eat-in dining
- Formal dining room
- Cozy family room with a wood-burning stove
- 2nd floor master bedroom, large closet and a 5-piece bathroom, including a claw-foot tub, two sinks and vanities, radiant heat flooring
- Master bedroom has a walk-out, composite material, deck
- Wrap-around, composite material porch on two-sides of the home
- Landscaped yard with lighting, Rainbird sprinkler system, and a stone water feature
- Large stone patio with outdoor kitchen, lighting, and a gas fire pit
- Half-bathroom off the patio, adjacent to the Schoolhouse
- Remodeled Schoolhouse into a guest quarter with a king-size bed, climate-controlled A/C and heat
- Garden shed
- All the exterior finishes are white siding with red metal raised roofs with gutters, Pella double-paned, casement windows with micro screens.
- Situated near Cottonwood Creek on a lovely meadow with views of Laramie Peak to the west.
- Car port





GUEST QUARTERS:

- **CABIN**
 - Built in 1920, remodeled 2017
 - 576 sq. ft.
 - One bedroom
 - Full kitchen
 - Full bathroom
- **BUNKHOUSE**
 - Built in 1920, remodeled 2017
 - 384 sq. ft.
 - Two bunkbeds
 - Full bathroom
 - Both are situated around an outdoor patio with gas firepit
 - Carport
 - Mechanical/storage room

SHOP:

- Metal sided, 50' X 100' shop
- Concrete flooring
- Radiant heat
- Two 12' overhead doors, two walk-through doors



MANAGER'S HOME:

- Built in 1948
- Remodeled in 2016
- Ranch style,
- 1,386 sq. ft. on the main level. Total of 2,772 sq. ft. of living space
- Four bedrooms
- Two bathrooms
- Kitchen
- Dining room
- Living room with wood-burning stove
- Large family room
- Finished basement
- Rainbird sprinkler system
- Two horse pens with lean-tos, storage, and tack room
- Storage shed with concrete floor



AIRPORT INFORMATION

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.

COMMUNITY AMENITIES

Wheatland, Wyoming is the largest of five communities in Platte County and is the county seat, it offers all the desirable amenities of a traditional, rural Wyoming town with its small-town friendliness and atmosphere. Located along I-25, Wheatland is set amid farms and ranches that are irrigated by the largest privately-owned irrigation system in the country. It is close to 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.

Guernsey, Wyoming, located between the North Platte River and the Haystack Mountains, is a recreationist's dream. It offers lakes, rivers, walking/biking trails, a golf course, rich history, and plenty of activities for children and adults. The Town boasts a Summer Concert and Movie Series, a 4th of July Party, as well as the Annual Duck Daze Celebration. Guernsey-Sunrise offers small class sizes and exceptional learning opportunities for families and a full extracurricular program is available to students that enjoy the arts, music, and sports. Source: <https://www.townofguernseywy.us>.

RECREATION & WILDLIFE

This ranch is private and scenic with a thriving elk population. Located in elk Area 7 and qualifies for two land-owner elk licenses. This is a draw area which protects the trophy bulls and keeps this herd one of Wyoming's most prolific areas for 350-400 B. C. class bulls. According to the Wyoming Game and Fish, elk area 7 opens on September 1st for archery hunting; rifle season for bulls opens October 15th; any elk opens November 15th. Please see the Wyoming Game and Fish website at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.

Exceptional mule deer, large whitetail deer, and antelope are found on the ranch. The habitat draws and holds wildlife with the great cover provided by the rock outcroppings and pine hills which give way to lower productive creek bottoms, riparian areas, and prairie.

The Southard ranch is located in North America's Central migration corridors or flyways. Shot gun enthusiast will enjoy hunting opportunities for mourning dove, greater sand hill crane, common snipe, sora rail, Virginian rail, American coot, Canadian goose, mallard, gadwall, northern shoveler, widgeon, green-winged teal, blue wing teal, cinnamon teal, northern pintail, wood duck, redhead, canvasback, lesser scaup, ring-necked duck, common goldeneye, Barrow's goldeneye, bufflehead, ruddy duck and harlequin ducks. Upland game bird hunting includes chukar, Hungarian partridge and sharp-tailed grouse.

The marsh, wetlands, creeks, and meadows surrounding the ponds offers nesting areas for Canadian geese, a variety of ducks, ring necked pheasants and Merriam turkeys.

Other wildlife found on the Southard Ranch antelope, black bear, coyotes, red fox, mountain lion, bobcat, prairie dogs, badgers and a wide variety of raptors including the American bald eagle, golden eagle, red tail hawk and many species of falcons.

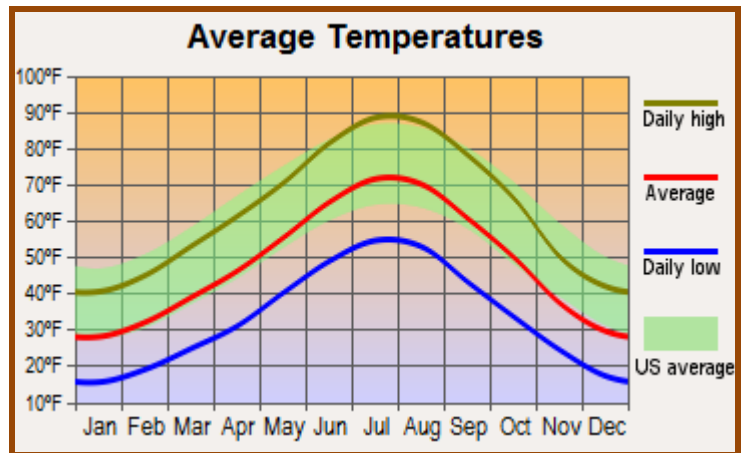
There are rainbow trout, bass, and bluegill in the spring-fed, aeriated, 4-acre ponds with fishing dock and cook-out shed. The ranch is also near the world-famous Platte River for trout fishing and Glendo, Gray Rocks and Guernsey reservoirs for fishing and boating.

Please see the Wyoming Game and Fish website at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.



CLIMATE

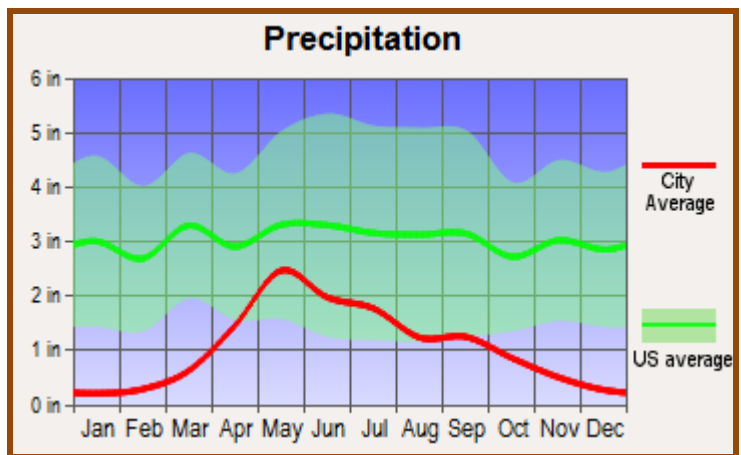
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Wheatland, Wyoming area is approximately 14.1 inches including 39.7 inches of snow fall. The average high temperature in January is 44 degrees, while the low is 17 degrees. The average high temperature in July is 91 degrees, while the low is 54 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

Price Reduced to \$19,950,000

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 \$1,100,000 (One Million One 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.

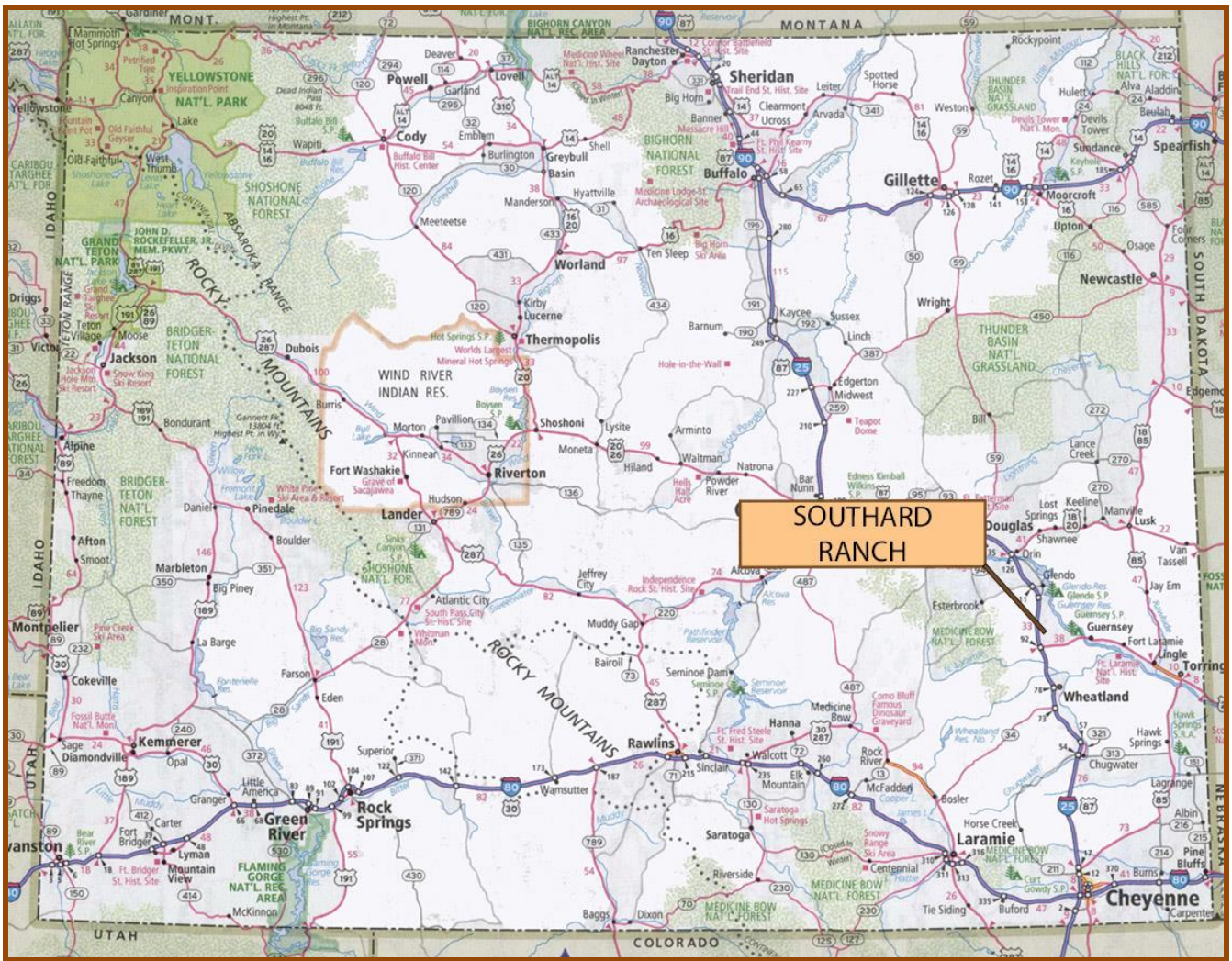
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

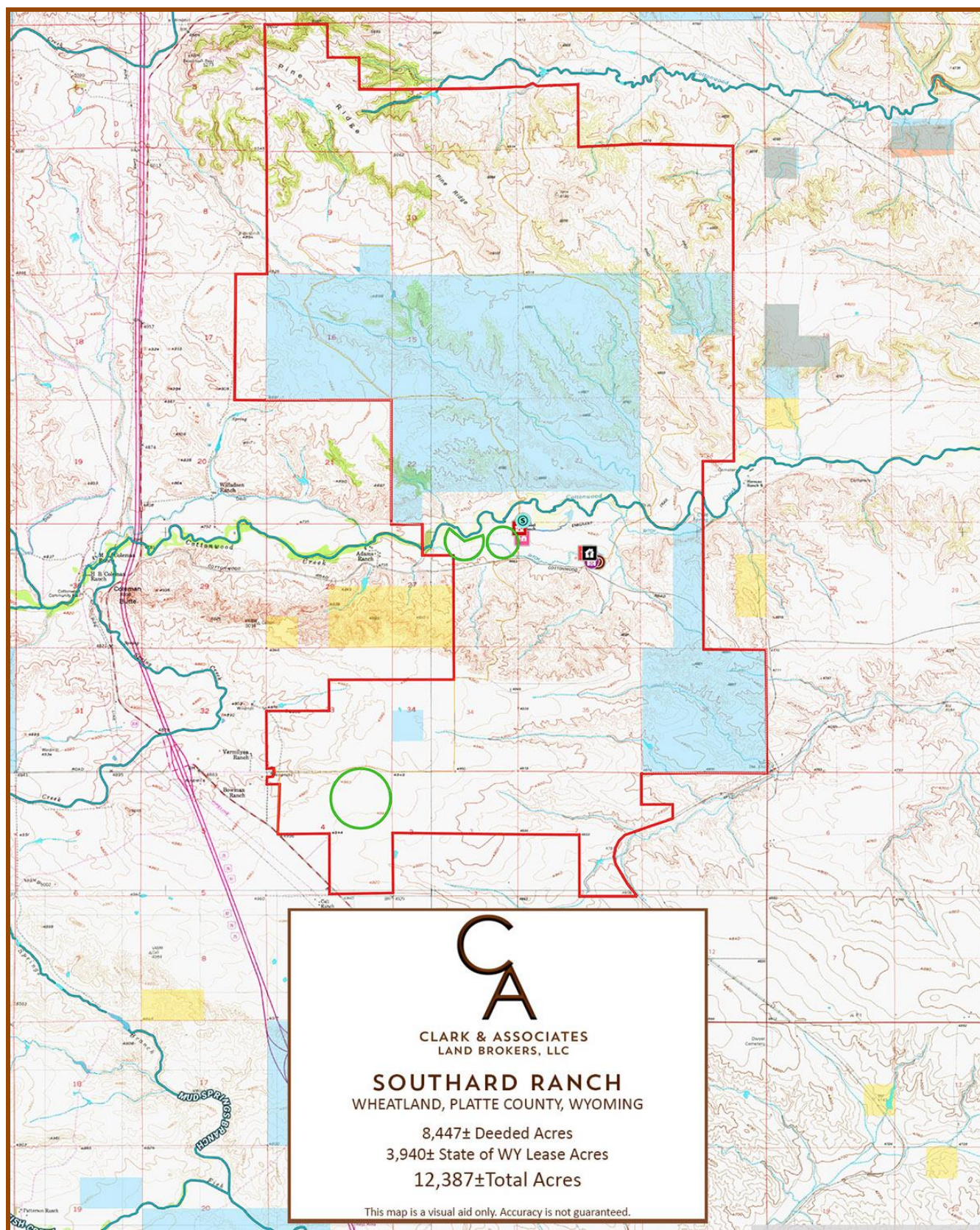
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

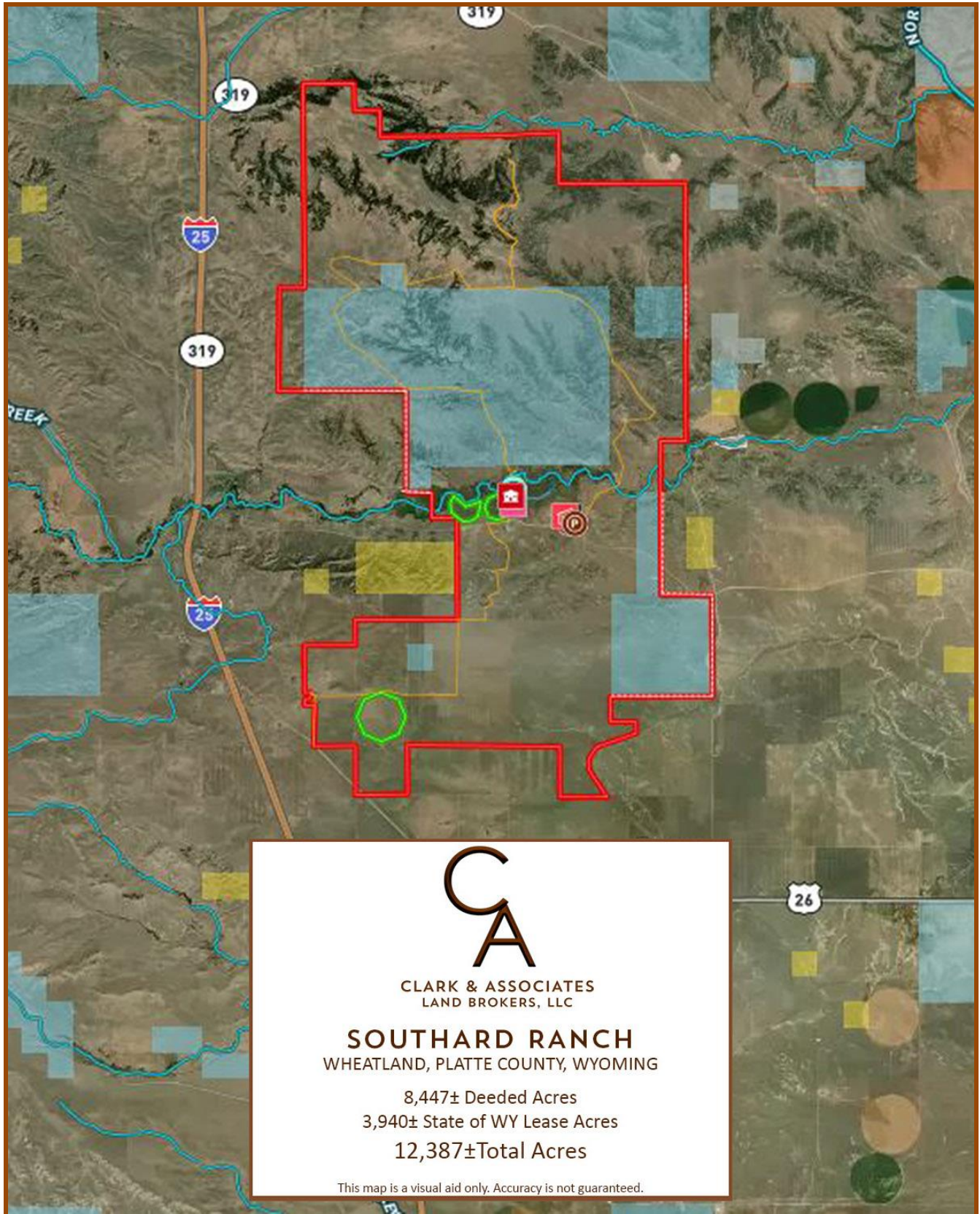


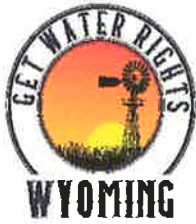
NOTES

SOUTHARD RANCH TOPO MAP



SOUTHARD RANCH ORTHO MAP





Get Water Rights Wyoming

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

June 27, 2022

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

Re: Water Rights Search: Southard Land & Cattle, LLC

27-68-02 PSW4NW4, SW4; -03 S2; -04 SW4NE4, NW4, S2; -09 N2, SW4, N2SE4, SW4SE4; -10 ALL; -11 ALL; -12 W2E2, W2; -13 W2NW4, SW4, W2SE4; -17 E2E2; -22 SE4SW4, S2SE4; -23 S2S2; -24 W2NE4, W2; -25 W2W2; -26 ALL; -27 E2, NE4NW4; -34 N2NE4, PS2NE4; -35 ALL; 6434 ACRES

26-68-01 PSW4NW4; -02 N2, W2SE4, PE2SE4; 449 ACRES

26-68-03 N2; -04 N2N2, PSW4NW4, SE4NW4, S2NE4, SE4; -05 PNE4NE4; 754 ACRES

27-68-33 S2NE4, S2; -34 PS2NE4, S2NW4, NE4SW4, S2SW4, SE4; 810 ACRES

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

SURFACE WATER

Permit No. T3054D

Miller No. 1 Ditch as changed to the Southard Pump, Priority Date: Sept. 30, 1886. Certificate Record No. 98, page 253; Order Record No. 105, page 450; Proof No. 3054. Source:

Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T27N, R68W

Section 24	SWSW	1.30 acres
	SESW	17.20 acres
Section 25	NENW	1.10 acres
	<u>NWNW</u>	<u>0.40 acres</u>
	TOTAL	20.00 acres (0.29 cfs)

Permit No. T3055D (See map with T3054D)

Hay Ditch as changed in part to the Hay Pump Point and in part to the Southard Pump, Priority Date: Dec. 10, 1886. Certificate Record No. 98, page 252; Order Record No. 105, page 444; Proof No. 3055. Source: Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

Thru the Hay Ditch

T27N, R68W

Section 27	NENE	0.80 acres
	NWNE	1.40 acres

Thru the Hay Ditch with additional supply from the Russell No. 1 Well, UW82848

T27N, R68W

Section 26	NWNW	29.10
	SWNW	9.10 acres
Section 27	NENE	21.10 acres
	SENE	0.70 acres

Thru the Hay Ditch with additional supply from the Enl. Russell No. 1 Well, UW212715.

T27N, R68W

Section 27	NENE	5.90 acres
	NWNE	18.80 acres
	SWNE	4.00 acres
	SENE	2.60 acres

NENW	5.60 acres
SEnw	0.10 acres

Thru the Southard Pump:

T27N, R68W

Section 24	SWSW	8.10 acres
Section 25	NWNW	1.50 acres

Thru the Hay Pump Point with additional supply from Russell No. 1 Well, UW82848.

T27N, R68W

Section 23	SESW	1.10 acres
Section 26	NENW	32.40 acres
	<u>SEnw</u>	<u>0.70 acres</u>
TOTAL		143.00 acres (2.04 cfs)

Permit No. T3061D (See map with T3054D)

McCullough No. 1 Ditch as changed to the Southard Pump, Priority Date: May 31, 1888. Certificate Record No. 98, page 255; Order Record No. 105, page 459; Proof No. 3061. Source: Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T27N, R68W

Section 24	NESW	0.20 acres
	NWSW	0.90 acres
	SWSW	11.90 acres
	<u>SESW</u>	<u>2.00 acres</u>
TOTAL		15.00 acres (0.21 cfs)

Permit No. T3068D (See map with T3054D)

McCullough No. 2 Ditch as changed to the McCullough No. 3 Ditch, Priority Date: Oct. 1, 1889. Certificate Record No. 98, page 254; Order Record No. 105, page 455; Proof No. 3068. Source: Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T27N, R68W

Section 24	SWSW	2.20 acres
	SESW	15.00 acres

Section 25	NENW	9.30 acres
	<u>NWNW</u>	<u>7.50 acres</u>
	TOTAL	34.00 acres (0.49 cfs)

Permit No. 5860D (See map with T3054D)

North Ditch, Priority Date: Mar. 2, 1904. Certificate Record No. 98, page 249; Order Record No. 105, page 431; Proof No. 6868. Source: Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T27N, R68W

Section 23	SWSW	3.80 acres
	SESW	12.40 acres
	<u>SWSE</u>	<u>11.80 acres</u>
	TOTAL	28.00 acres (0.40 acres)

Permit No. 9069D (See map with T3054D)

McCullough No. 3 Ditch, Priority Date: May 29, 1909. Certificate Record No. 98, page 256; Order Record No. 105, page 463; Proof No. 10500. Source: Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T27N, R68W

Section 23	SESE	10.60 acres
Section 26	<u>NENE</u>	<u>5.90 acres</u>
	TOTAL	16.50 acres (0.23 cfs)

Permit No. 1172E (See map with T3054D)

Enl. Hay Ditch as changed to the Hay Pump Point, Priority Date: Mar. 2, 1904. Certificate Record No. 98, page 250; Order Record No. 105, page 434; Proof No. 6869. Source: Spring, trib Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T27N, R68W

Section 23	SESW	1.50 acres
	SWSE	10.60 acres

Section 26	NWNE	9.00 acres
	NENW	0.50 acres

Lands having addition supply from the Russell No. 1 Well, UW 82848

Section 26	<u>NWNE</u>	<u>18.40 acres</u>
	TOTAL	40.00 acres (0.57 cfs)

Permit No. 2489E (See map with T3054D)

Enl Wright Ditch, Priority Date: June 8, 1911. Certificate Record No. 98, page 251; Order Record No. 105, page 439; Proof No. 14733. Source: Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation of the following lands:

T27N, R68W

Section 22	SWSE	0.10 acres
	SESE	0.70 acres
Section 27	NENE	6.80 acres
	NWNE	1.40 acres
	SWNE	2.90 acres
	NENW	4.40 acres
	<u>SENW</u>	<u>0.90 acres</u>
	TOTAL	17.20 acres (0.24 cfs)

Permit No. 2950E (See map with T3054D)

Enl. Hay Ditch as changed to the Hay Pump Point, Priority Date: Apr. 6, 1914. Certificate Record No. 98, page 257; Order Record No. 105, page 465; Proof No. 14259. Source: Spring, trib Cottonwood Ck (10-27-67), trib North Platte R. This appropriation is for original supply irrigation of the following lands:

With additional supply from the Enl. Russell No.1 Well, UW 212715

T27N, R68W

Section 26	SWSE	13.50 acres (0.19 cfs)
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Permit No. 91S

Russell No. 1 Stock Reservoir, Priority Date: Nov. 4, 1946. Certificate Record No. R 25, page 121; Order Record No. 98, page 221; Proof No. 43370. Source: Little Cottonwood Ck, trib North Platte R. The reservoir is for stock use with a capacity of 13.80 ac-ft at the following location:

T27N, R68W

Section 3 NESW

Permit No. 135S

Russell No. 3 Stock Reservoir, Priority Date: Jan. 14, 1950. Certificate Record No. R 25, page 117; Order Record No. 98, page 221; Proof No. 43366. Source: Russell No. 3 Draw, trib Cottonwood Ck (10-27-67), trib North Platte R. The reservoir is for stock use with a capacity of 10.50 ac-ft at the following location:

T27N, R68W

Section 13 NESW

Permit No. 11724R

Dudley No. 1 Reservoir, Priority Date: Jan. 5, 2004. Certificate Record No. R 25, page 114; Order Record No. 98, page 221; Proof No. 43363. Source: Cottonwood Ck (10-27-67), trib North Platte R. The reservoir is for wildlife purposes with a capacity of 4.91 ac-ft at the following location:

T27N, R68W

Section 23 SESW

GROUNDWATER

Permit No. UW12093

Little Cottonwood No. 1 Well, Priority Date: June 1, 1940. Source: Groundwater. This permit is for stock use at 4 gpm at the following location:

T27N, R68W

Section 35 NWSE

Permit No. UW18657

Bob No. 1 Spring Well, Priority Date: Sept. 30, 1960. Source: Groundwater. This permit is for stock use at 25 gpm at the following location:

T27N, R68W

Section 24 NWNW

Permit No. UW25283

Bob No. 2 Well, Priority Date: Dec. 30, 1917. Source: Groundwater. This permit is for stock use at 10 gpm at the following location:

T27N, R68W

Section 34 SENE

Permit No. UW25284

Bob No. 3 Well, Priority Date: Dec. 30, 1940. Source: Groundwater. This permit is for stock use at 25 gpm at the following location:

T26N, R68W

Section 2 SENE

Permit No. UW25285

Bob No. 4 Well, Priority Date: Dec. 30, 1910. Source: Groundwater. This permit is for stock use at 25 gpm at the following location:

T27N, R68W

Section 23 SWSW

Permit No. UW25286

Bob No. 7 Well, Priority Date: Dec. 30, 1940. Source: Groundwater. This permit is for stock use at 10 gpm at the following location:

T27N, R68W

Section 11 NWSW

Permit No. UW25287

Bob No. 8 Well, Priority Date: Dec. 30, 1920. Source: Groundwater. This permit is for stock use at 10 gpm at the following location:

T27N, R68W

Section 3 NESE

Permit No. UW25555

Bob No. 6 Well, Priority Date: Dec. 30, 1950. Source: Groundwater. This permit is for stock use at 25 gpm at the following location:

T27N, R68W

Section 26 NWNW

Permit No. UW28475

Bowman #3 Well, Priority Date: Nov. 21, 1974. Certificate Record No. UW 3, page 149; Order Record No. 23, page 1; Proof No. UW 1177. Source: Groundwater. This permit is for irrigation at 750 gpm for the following lands:

T26N, R68W

Section 4	NENE Lot 1	32.50acres
	NWNE Lot 2	32.50 acres
	SWNE	31.50 acres
	SESE	31.50 acres
	NESE	33.50 acres
	NWSE	33.50 acres

SWSE	32.50 acres
SESE	32.50 acres

T27N, R68W

Section 33	SWSE	2.00 acres
	SESE	2.00 acres

Permit No. UW51394

Russell Stock No. 1 Well, Priority Date: Mar. 20, 1980. Source: Groundwater. This permit is for stock use at 10 gpm at the following location:

T27N, R68W

Section 25 SWSW

Permit No. UW82848

Russell No. 1 Well, Priority Date: July 14, 1989. Source: Groundwater. This permit is for irrigation at 400 gpm for the following lands:

Additional Supply:

For lands with original supply through the Enl Hay Ditch as changed to the Hay Pump Point

T27N, R68W

Section 26	NWNE	18.40 acres
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Land having original supply through the Hay Ditch as changed to the Hay Pump Point

T27N, R68W

Section 23	NENW	32.40 acres
	SENE	0.70 acres
	SESW	1.10 acres

Lands having original supply through the Hay Ditch

T27N, R68W

Section 26	NWNW	29.20 acres
	SWNW	9.10 acres

Section 27	NENE	21.10 acres
	SENE	0.70 acres

Permit No. UW106857

Far West #1 Well, Priority Date: July 28, 1997. Source: Groundwater. This permit is for stock use at 7 gpm and an annual volume of 777,600 gallons at the following location:

T27N, R68W

Section 17 SESE

Permit No. UW126673

Johnson No. 1 Well, Priority Date: July 7, 2000. Source: Groundwater. This permit is for domestic and stock use at 10 gpm and an annual volume of 1,000,000 gallons at the following location:

T26N, R68W

Section 4 NWNW

Permit No. UW146677

East Pasture #1 Well, Priority Date: Sept. 3, 2002. Source: Groundwater. This permit is for stock use at 25 gpm and an annual volume of 500,000 gallons at the following location:

T27N, R68W

Section 12 SWNW
 SENW

Permit No. UW146678

Pine Ridge #1 Well, Priority Date: Sept. 3, 2002. Source: Groundwater. This permit is for stock use at 25 gpm and an annual volume of 700,000 gallons at the following location:

T27N, R68W

Section 4 NESW
 SWSE

Permit No. UW167343

Bob #3 Well, Priority Date: Apr. 27, 2005. Source: Groundwater. This permit is for stock use at 12.5 gpm and an annual volume of 325,000 gallons at the following location:

T26N, R68W

Section 2 SWNE

Permit No. UW175692

Dudley No. 1 Well, Priority Date: July 10, 2006. Source: Groundwater. This permit is for stock use at 15 gpm and an annual volume of 810,000 gallons at the following location:

T27N, R68W

Section 34 SENE

Section 35 SWNW

Permit No. UW176521

Dudley #2 Well, Priority Date: Aug. 7, 2006. Source: Groundwater. This permit is for stock use at 10 gpm and an annual volume of 500,000 gallons at the following location:

T27N, R68W

Section 11 NWSW

Section 14 NWNW

Permit No. UW198210

Little Cottonwood Well, Priority Date: June 21, 2012. Source: Groundwater. This permit is for stock use at 9 gpm and an annual volume of 840,000 gallons at the following location:

T27N, R68W

Section 3 NESE

Permit No. UW201667

Robertson 1 Well, Priority Date: Mar. 17, 2014. Source: Groundwater. This permit is for domestic and stock use at 20 gpm and an annual volume of 400,000 gallons at the following location:

T26N, R68W

Section 4 NWNW

Permit No. UW206974

Southard Number 1 Well, Priority Date: Mar. 27, 2017. Source: Groundwater. This permit is for domestic and stock use at 20 gpm and an annual volume of 975,000 gallons at the following location:

T27N, R68W

Section 26 SWNE

Permit No. UW207420

Southard Number 3 Well, Priority Date: June 12, 2017. Source: Groundwater. This permit is for domestic use at 25 gpm and an annual volume of 975,000 gallons at the following location:

T27N, R68W

Section 26 NWNW

Permit No. UW207421

Southard Number 2 Well, Priority Date: June 12, 2017. Source: Groundwater. This permit is for domestic use at 25 gpm and an annual volume of 975,000 gallons at the following location:

T27N, R68W

Section 26 NWNW

Permit No. UW209527

Southard Number 4 Well, Priority Date: Aug. 10, 2018. Source: Groundwater. This permit is for domestic and stock use at 25 gpm and an annual volume of 8 ac-ft at the following location:

T27N, R68W

Section 26 SWNE

Permit No. UW212715

Enl. Russell No.1 Well, Priority Date: June 12, 2017. Source: Groundwater. This permit is for irrigation at 200 gpm and an annual volume of 200 ac-ft for the following lands:

Additional Supply for the following lands:

For lands with original supply under the Hay Pump Point, P2950E

T27N, R68W

Section 26 SENW 13.50 acres

Lands having original supply under the Hay Ditch, T3055

T27N, R68W

Section 27	SENE	2.60 acres
	SWNE	4.00 acres
	NENW	5.60 acres
	SENW	0.10 acres
	NENE	5.90 acres
	NWNE	18.80 acres

This permit is currently incomplete as it needs a beneficial use form and may need additional mapping.

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

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,
CO & MT



Cory Clark
Broker/Owner,
REALTOR®

Cell: 307-351-9556

clark@clarklandbrokers.com

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

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Belle Fourche, SD Office

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

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Moorcroft, WY Office

22 Timber Meadows Drive
Moorcroft, WY 82721

Cory G. Clark - Broker / Owner

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

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Denver Gilbert - Associate Broker / Owner

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

Ronald L. Enszt - Associate Broker

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

Logan Schlinz - Associate Broker

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

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, CO, SD, NE & MT

Jon Keil – Associate Broker

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

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 _____