



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



CHRISTENSEN HEADQUARTERS

Wheatland, Platte County, Wyoming

This beautiful, historic ranch consists of 558± deeded acres located north of Wheatland, Wyoming.

The ranch runs along the Laramie River with approximately two miles of river frontage. It was originally part of the Duck Bar Cattle Company of which Theodore Roosevelt was once a member.

LOCATION & ACCESS

The Christensen Headquarters is located approximately five miles northeast of Wheatland, Wyoming. To access the ranch from the south on Interstate 25, take exit 78; turn right onto Mariposa Pkwy; turn left onto 16th Street and travel for .3 of a mile; turn right onto South Street and travel for .5 of a mile; turn left onto 9th Street for 1.1 miles; turn right onto WY-320 N for 4.5 miles; the driveway is located on the left at 445 N Wheatland Hwy. Or from the north on Interstate 25, take exit 92 for US-26 E toward Guernsey/Torrington for three miles; turn right onto WY-320 S and travel for 7.9 miles; the driveway is located on the right at 445 N Wheatland Hwy.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Wheatland, Wyoming (population 3,558) | 5 miles southwest |
| • Torrington, Wyoming (population 6,675) | 53 miles east |
| • Douglas, Wyoming (population 6,393) | 57 miles north |
| • Cheyenne, Wyoming (population 63,607) | 76 miles south |
| • Laramie, Wyoming (population 32,381) | 83 miles southwest |
| • Scottsbluff, Nebraska (population 14,737) | 85 miles east |
| • Casper, Wyoming (population 58,446) | 108 miles northwest |
| • Denver, Colorado (population 701,621) | 244 miles south |



SIZE & DESCRIPTION

558± Deeded Acres

The Christensen Headquarters offers stunning views of the Laramie Mountain Range and Laramie Peak. The lush meadows and parks along the river provide abundant natural protection by means of the native cottonwood and willow trees. The Laramie River meanders through the ranch for approximately two miles of river frontage providing ample irrigation water and year-round water for stock and wildlife. The abundant pasture grasses consist primarily of blue grama, black root, thread-leaf sedge, western wheatgrass, needle & thread, prairie junegrass, sandberg bluegrass and prairie sandreed.

The ranch is cross fenced into ten pastures and the fences are in good working condition.

The majority of the ranch consists of river bottom parks along the Laramie River with cottonwood trees scattered throughout and irrigated meadows. The ranch provides excellent habitat for the waterfowl, wildlife and offers very good protection for the livestock.

The elevation on the property varies between 4,480 and 4,560 feet above sea level.

The Christensen Headquarters is located in a Federal Opportunity Zone and may be eligible for preferential tax treatment.



WATER RESOURCES

- Four domestic wells
- 1875 & 1881 Territorial water rights for 333± acres
 - #2 Priority Water Rights from the Laramie River
- 80-acre, 7-tower, Zimmatic center pivot installed in 2015
- Flood irrigation
- Livestock water is provided year-round via one fiberglass tank, two tire tanks and three geo-thermal automatic waters along with natural water.

Upon request, Clark & Associates Land Brokers, LLC will provide any prospective buyer a Wyoming State Engineer's ground and surface water rights search that was completed on the Christensen Headquarters. In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyer.



SOILS

- Typic Calciaquolls-Whetsoon fine sandy loams, 0 to 3 percent slopes – 25.7%
- Keeline-Nidix-Taluce complex, 10 to 60 percent slopes – 22.5%
- Fluvaquentic Endoaquolls-Whetsoon complex, 0 to 3 percent slopes – 19.5%
- Keeline fine sandy loam, 3 to 6 percent slopes – 16.2 %
- Sweatbee fine sandy loam, wet, 0 to 3 percent slopes – 4.5%
- Clarkelen, wet-Anvil loams, 0 to 3 percent slopes – 3.9%
- Bayard fine sandy loam, 0 to 3 percent slopes – 3.2%

CARRYING CAPACITY / RANCH OPERATIONS

The Christensen Headquarters has historically run 150 cow/calf pairs year-round. The ranch mainly consists of irrigated pastures with high quality native grasses. It is common for weight gains of 1.8 to 2 pounds per day on yearling cattle. The ranch is cross fenced for flexible management and efficient grazing rotation. Most exterior fences are four and five strands of barbed wire with steel posts and are in good condition, along with moveable electric fences.

The ranch has room to feed or background calves in pipe pens with 624' of concrete feed bunks and aprons. All the corrals on the Christensen Headquarters are constructed of steel and the cattle working facilities consist of a steel tub and alley. There is a loading chute for easy semi-truck and/or trailer loading.

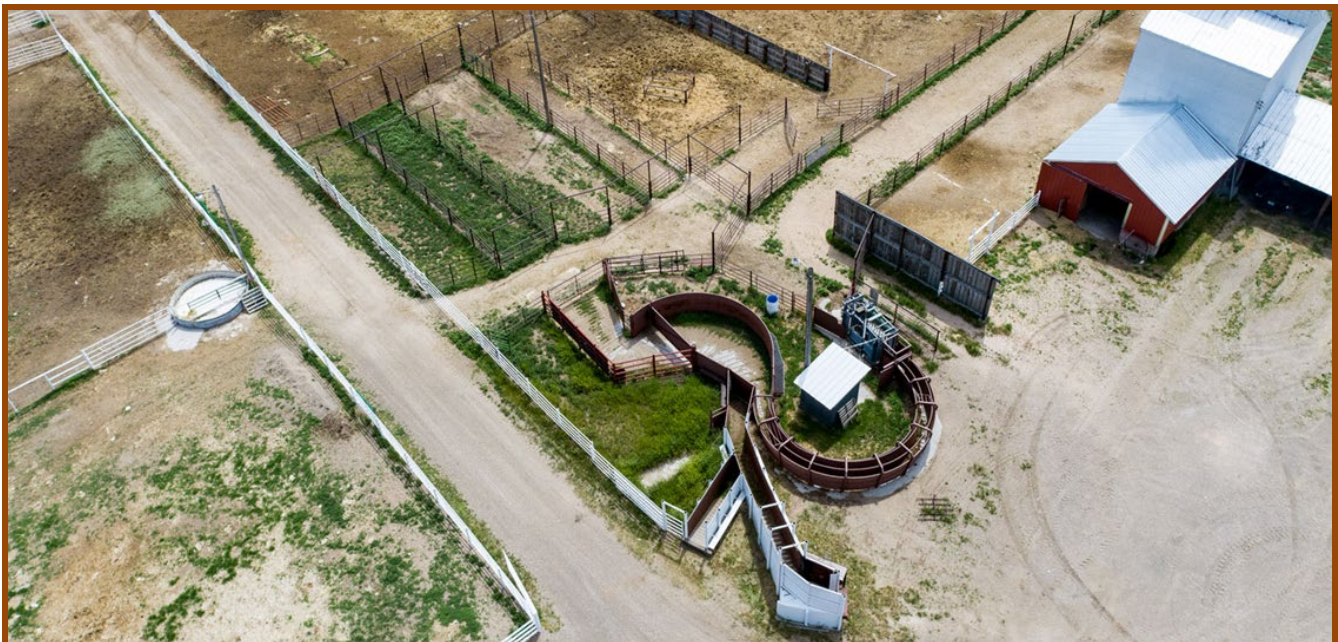
The irrigated hay meadows and winter pasture could produce high quality grass hay but are currently being utilized as irrigated pasture.

Below is the approximate feeding from 2021/2022:

150 head of bred angus cows December 1 to April 1. approx. feed ratio:
20 lbs Corn Silage per day for a total 180 tons
3 lbs DDG/Distillers Grain 27 tons
5 lbs Ground hay 45 tons
3 lbs Wheat straw 27 tons

450 head of calves from weaning October to January approx. feed ration:
25 lbs of Corn Silage
5 lbs of Corn
2 lbs of ground hay
2 lbs of Distillers grain/ DDG
1/2 lb of Rumensin feed additive

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



REAL ESTATE TAXES

According to the Platte County Assessor's records, the real estate taxes for the Christensen Headquarters are approximately \$7,361 annually.

MINERAL RIGHTS

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

IMPROVEMENTS

Improvements on the Christensen Headquarters include the following:

MAIN RESIDENCE:

The main home on the Christensen Headquarters consists of 3,958 sq. ft. with three bedrooms, 3½ bathrooms, spacious kitchen, living room, dining room, great room with wet bar, exercise room, den, office (or additional bedroom) and entertainment room which includes a pool table and wet bar, root cellar, wine cellar and two mudrooms. The home is heated with two forced-air propane York furnaces, electric baseboard heaters and two wood-burning stoves as well as being cooled by a 3-ton air conditioner unit plus an evaporative cooler in the sunroom. The kitchen was designed with the chef in mind, consisting of modern stainless-steel appliances throughout featuring a Viking professional dual oven with a 4-burner gas range, BBQ grill, griddle and double-oven, an electric 4-burner stove and oven, two dishwashers, Kitchen Aid four-foot double-door refrigerator and freezer, all of which are complimented by custom-built solid oak cabinetry. The main house is surrounded by a beautifully manicured, landscaped yard with mature trees, shrubs and lush floral and vegetable gardens, all on underground sprinkler. The serene back yard patio, with its cook shack, makes outdoor entertaining a must in the spectacular setting. The yard also includes an ATV garage, poultry shed, and tool shed.

GUEST HOUSE #1

This 1,070 sq. ft. home includes three bedrooms, one full bath, living room, office, mud room and kitchen with a dishwasher, range and refrigerator. The home can be heated with either a wood-burning stove, propane or electric heat. The home has an outdoor patio and a fenced yard.

GUEST HOUSE #2

This 1½ story, 798 sq. ft. home features two bedrooms and one full bath, living room, laundry room and kitchen with an electric range, refrigerator, and dish washer. The home has electric heat.

GUEST HOUSE #3

This 654 sq. ft. home features one bedroom and one full bath with an all-in-one washer/dryer, living room with a wood-burning stove and kitchen with an electric range, refrigerator. The home has electric heat.

OUTBUILDINGS:

- 3,770 sq. ft. red calving barn. The barn has calving jugs, maternity chute, and a hot box. There is a tack room and medicine room in the barn. The attached lean-to has four pens with metal gates.
- 1,600 sq. ft. steel shop features concrete floor, electricity, 3 overhead doors, windows, shelving and is insulated.
- 1,176 sq. ft. feed shed.
- 1949 inoperative, historic landmark grain elevator.
- Various other outbuildings.







UTILITIES

Electricity – WREA
Propane – Westco 1,000- and 500-gallon propane tanks are owned.
Communications – Cell coverage is available
Internet – Wyoming Wireless
Television – Satellite TV by Dish Network
Water – Four private wells
Sewer – Private
Garbage – Pickup is available

COMMUNITY AMENITIES

Wheatland, Wyoming is the county seat of Platte County and offers all the desirable amenities of a traditional, rural Wyoming town with its small-town friendliness and atmosphere. Located along I-25, Wheatland is close to farms and ranches, mountains, plains, reservoirs and many historical and recreational sites.

Wheatland has medical facilities at the Platte County Memorial Hospital and Nursing Home, an excellent K-12 school system, farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, a nine-hole municipal golf course, and an airport. For additional information regarding Wheatland as well as the surrounding area, visit www.wheatlandwy.com.

AIRPORT INFORMATION

Wheatland, Wyoming: 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.



WILDLIFE & RECREATION

This ranch is private and scenic with mule deer, whitetail deer, turkey and waterfowl. The river bottom and rock outcroppings provide good wildlife habitat. Recreational opportunities such as kayaking, hunting, hiking, camping and four-wheeling trips can be found on the ranch or in the Laramie Mountains to the west. Laramie Peak, west of Wheatland, is the highest point in the Laramie Mountains with an elevation of 10,272 feet. The peak offers a steep 4.8-mile trail to the top that is open to ATVs, horses and hikers.

About a half hour from Wheatland, Wyoming is the western edge of 14-mile long Glendo Reservoir. Glendo State Park is one of southeast Wyoming's most popular boating parks, offering visitors waterskiing, fishing, sailing, and other water-based activities along with seven campgrounds, six boat ramps, and a marina concession. Glendo Reservoir offers superb fishing possibilities, providing species of walleye, trout, yellow perch, and channel catfish.

Guernsey State Park has one of Wyoming's most attractive reservoirs. Bluffs east of the park block the wind from the park area and leave the waters warm and inviting for swimmers and water skiers. The park also offers boating, camping, fishing, hiking, bird-watching, and picnicking.

The following is from the Wyoming Tourism website at www.wyomingtourism.org:

The Grayrocks Wildlife Habitat Management Area is seven miles south of Guernsey and nine miles northeast of Wheatland along the Laramie River. There is a dam and reservoir along the Laramie River that supplies cooling water for the Laramie River Power Plant. Through a cooperative agreement between the Wyoming Game & Fish Commission and the Missouri Basin Power Project, these lands are being managed for optimum public recreational activities and to maintain or improve present wildlife habitat.

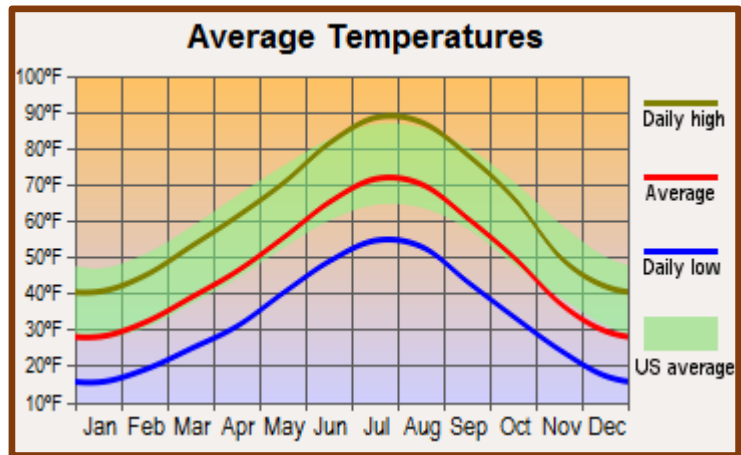
The average elevation of this area is 4,500 feet, with plains, rolling hills, sharp breaks, and cliffs. To the west, the land rises gradually for about five miles to the Laramie Range, which rises abruptly to elevations of 9,000 feet. Laramie Peak, the highest peak in the mountain range, stands at 10,272 feet.

The Oregon Trail Ruts State Historic Site, just north of Wheatland, is one of the most visible remnants of the Oregon Trail, with tracks cut into solid rock. At the Register Cliff State Historic Site, one can see where emigrants who camped along the banks of the North Platte River etched their names into the soft sandstone cliff.



CLIMATE

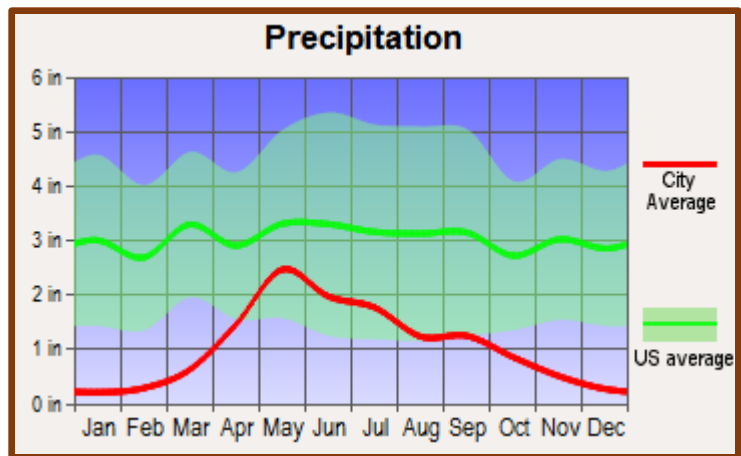
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Wheatland, Wyoming area is approximately 14.1 inches including 39.7 inches of snow fall. The average high temperature in January is 44 degrees, while the low is 17 degrees. The 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 \$4,250,000

The Seller shall require an all-cash sale. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$250,000 (Two Hundred Fifty 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.

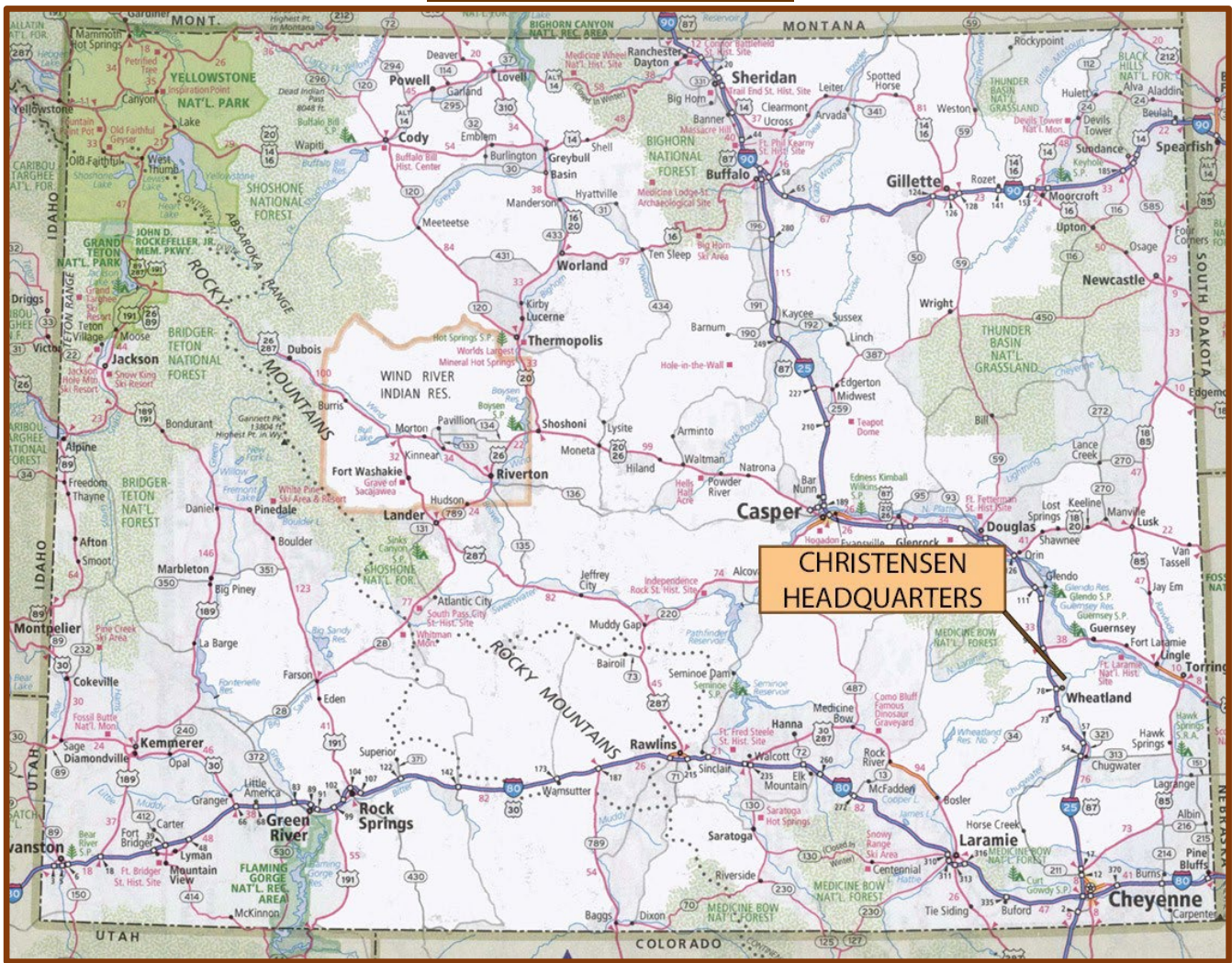
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.**

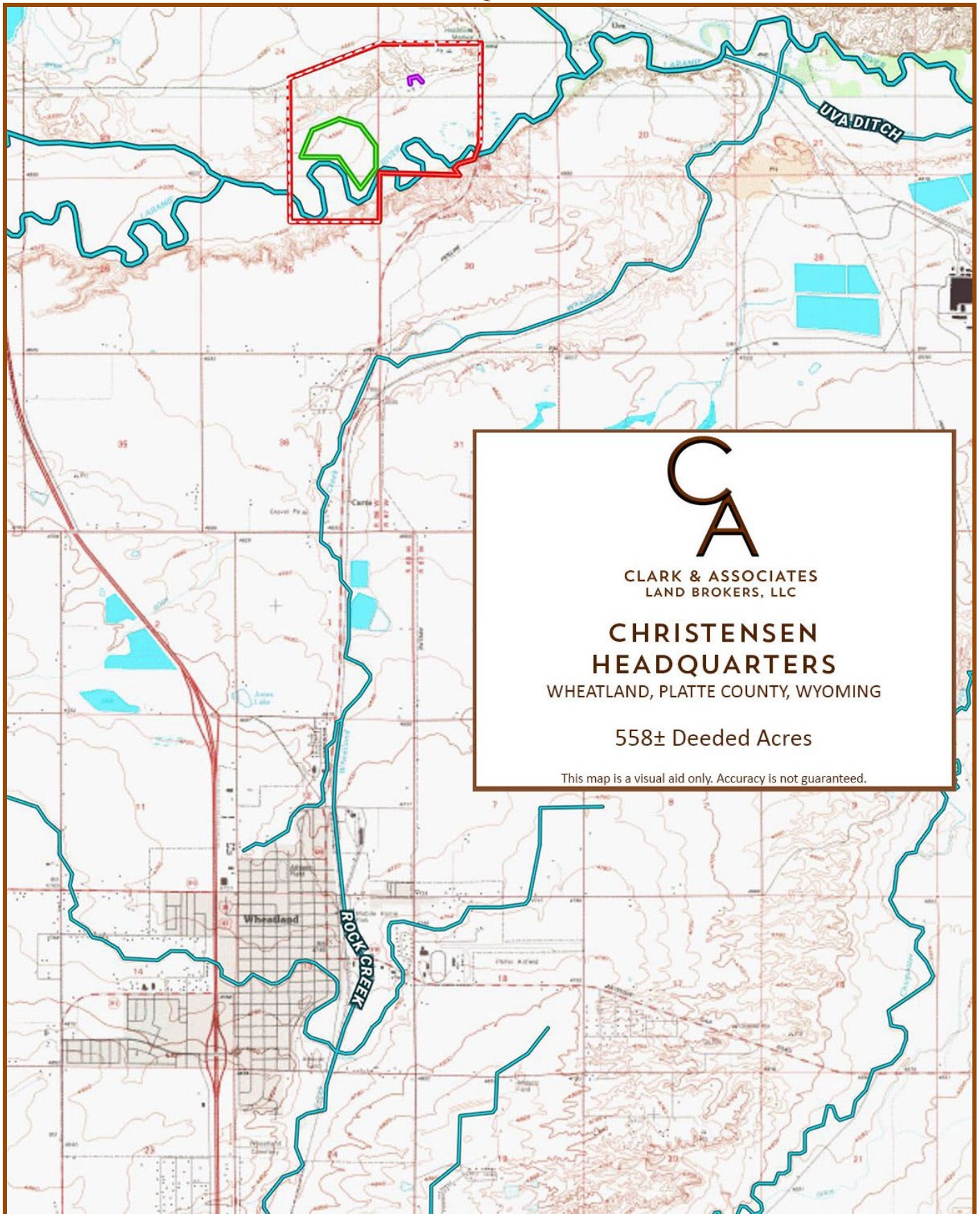
STATE LOCATION MAP



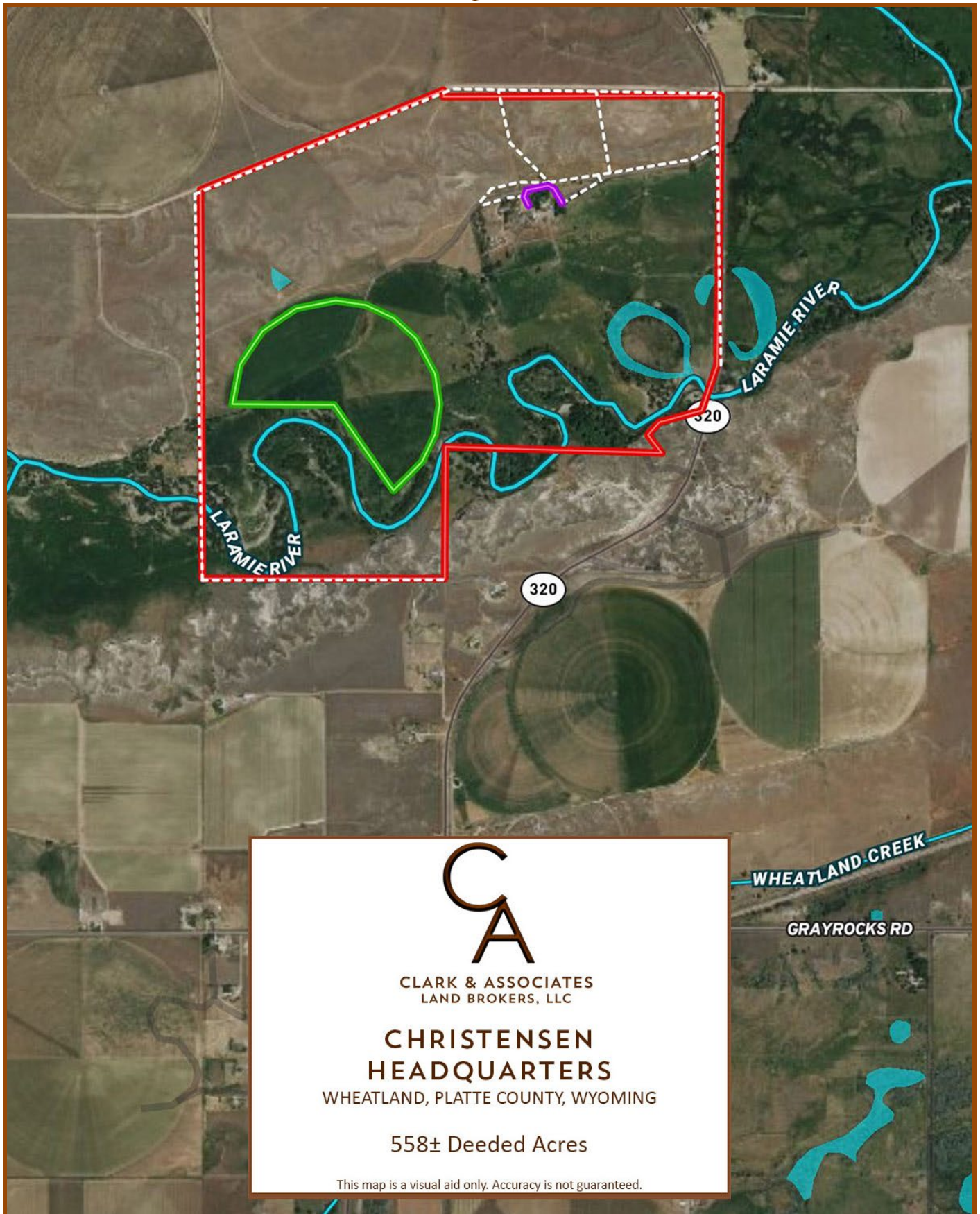
NOTES

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CHRISTENSEN HEADQUARTERS TOPO MAP



CHRISTENSEN HEADQUARTERS ORTHO MAP





Get Water Rights Wyoming

John Barnes, PE

502 Dayshia Lane, Cheyenne, WY 82007

307-630-8982

waterrightsjohn@gmail.com

May 4, 2022

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

Re: Water Rights Search: Platte County-

T25N R68W SEC 24 SE4; -25 N2NE4 240 ACRES

T25N R68W SEC 24 PS2NE4, PSE4NW4 55 ACRES

T25N R67W SEC 19 PSW4NE4, S2NW4, SW4 265.72 ACRES

Total 560.72 deeded 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

SURFACE WATER

Permit No. T4476D

Cross No.2 Ditch, Priority Date: 1875. Certificate Record No. 85, page 101; Order Record No. 61, Page 477; Proof No. 4476. Source: Laramie River, trib North Platte River. This appropriation is for stock use and original supply irrigation for the following lands:

T25NI R67W

Section 19	SWNW	4.00 acres
	SENW	15.00 acres
	NESW	32.00 acres
	NWSW	32.00 acres
	SWSW	32.00 acres
	NWSE	40.00 acres (Only part is within the ownership)
	SWSE	15.40 acres (Only part is within the ownership)

T25NI R68W

Section 24	NESE	14.50 acres
	NWSE	3.10 acres
	SWSE	23.10 acres
	SESE	36.90 acres
Section 25	NENE	20.00 acres
	NWNE	15.00 acres

Thru the von Forell Ditch:

T2SNI R68W

Section 24	SWSE	4.00 acres
	SESE	1.00 acres
Section 25	NENE	10.00 acres
	NWNE	10.00 acres

Cross T Ditch No. 2, Priority Date: 1881. Certificate No. 48, page 14; Order Record No. 7, page 248; Proof No. 4487. Source Laramie River, trib North Platte River. This appropriation is for stock use and original supply irrigation for the following lands:

T2SN. R67W

Section 19 SWNE 30.00 acres (Only part is within the ownership)
See map with T4486.

GROUNDWATER

Permit No. UW17420

Von No. 1 Well, Priority Date: Dec. 27, 1972. Source: Groundwater. This permit is for domestic and stock use at 25 gpm at the following location:

T25N. R67W

Section 19 SENW

Permit No. UW49335

Ziller No. 1 Well, Priority Date: Aug. 6, 1979. Source: Groundwater. This permit is for domestic use at 15 gpm at the following location:

T2SN. R67W

Section 19 SESW


Permit No. UW150003

Suezee B Well, Priority Date: Mar. 21, 2003. Source: Groundwater. This permit is for domestic use at 24 gpm and an annual volume of 325,000 gallons at the following location:

T2SN. R67W

Section 19 SENW

These are records found in the State Engineer's Office and Board of Control records as of May 2, 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

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Cheyenne, WY 82009

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Billings/Miles City, MT Offices

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Billings, MT 59105

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Belle Fourche, SD 57717

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Wheatland, WY 82201

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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 _____