



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



FARSON HORSE RANCH
Farson, Sweetwater County, Wyoming

Located minutes from Farson, Wyoming, the Farson Horse Ranch is a productive irrigated farm with tremendous indoor horse training facilities.

LOCATION & ACCESS

The Farson Horse Ranch is located approximately four miles east of Farson, Wyoming on WY-28. There is a local feedstore/hardware/C-store in Farson. Other supplies for the ranch are primarily sourced in Rock Springs or Pinedale. Although a small town, Farson has a new school, community center and Volunteer Emergency Service facilities

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Farson, Wyoming (population 313) | 4 miles west |
| • Boulder, Wyoming (population 170) | 48 miles north |
| • Rock Springs, Wyoming (population 23,350) | 45 miles south |
| • Pinedale, Wyoming (population 2,030) | 58 miles north |
| • Jackson, Wyoming (population 10,532) | 141 miles northwest |
| • Casper, Wyoming (population 58,446) | 208 miles northeast |
| • Salt Lake City, Utah (population 200,544) | 209 miles southwest |
| • Laramie, Wyoming (population 32,306) | 252 miles southeast |



SIZE & DESCRIPTION

319± Deeded Acres

The Farson Horse Ranch is a horse and cattle operation with a hay base, and an excellent set of improvements. The ranch is comprised of multiple residences and excellent improvements for cattle and horses. The terrain is flat, irrigated hay fields, native pastures, and creek bottoms for grazing and calving. Little Sandy Creek winds through the property and provides year-round live water for livestock and wildlife.

The elevation on the property is 6,650 feet above sea level.



REAL ESTATE TAXES

The real estate taxes for the Farson Horse Ranch are TBD.

MINERAL RIGHTS

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

WATER RESOURCES

- 139 acres of allocated water rights provided by the Eden Valley Irrigation District
- Two domestic wells
- Artesian livestock well
- Little Sandy Creek at the ranch headquarters
- One spring fed reservoir



CARRYING CAPACITY / RANCH OPERATIONS

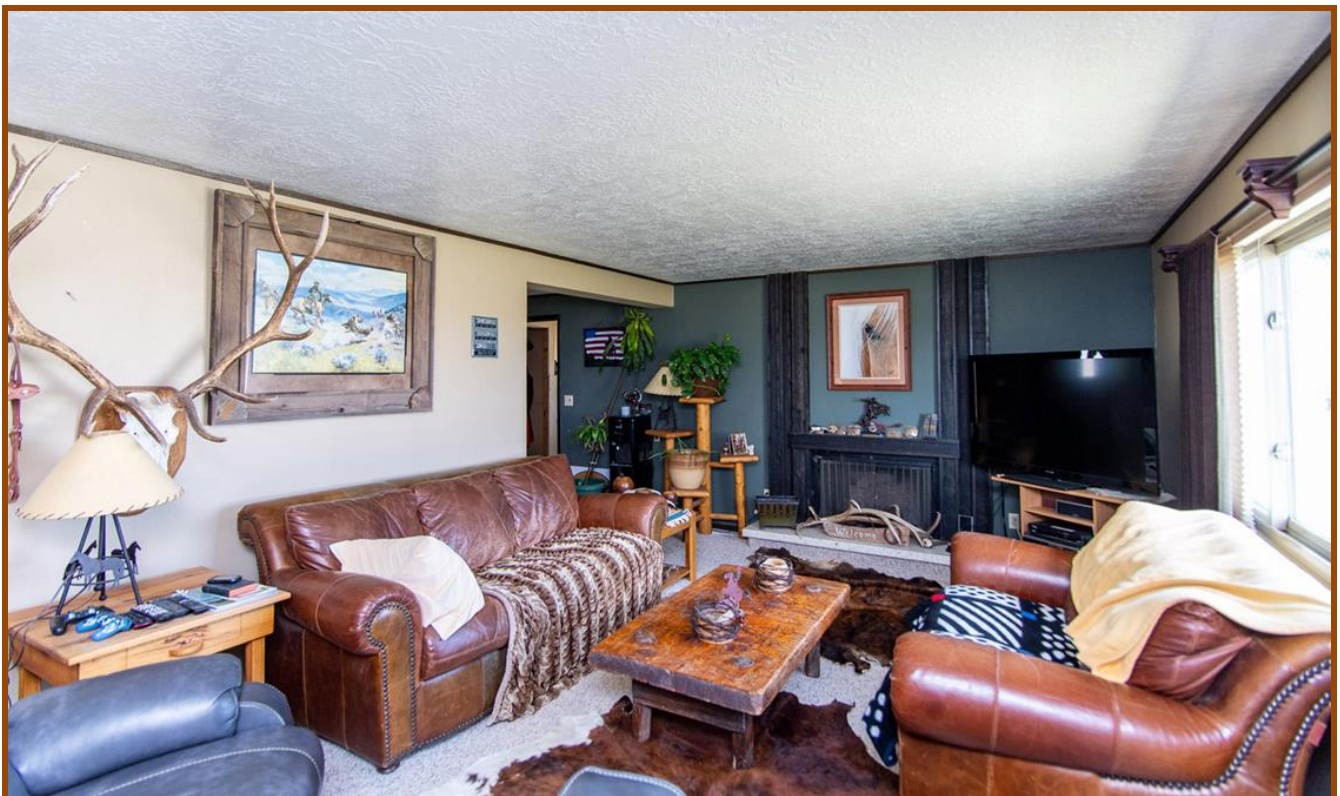
The ranch typically winters 350 cows and heifers, 12-15 bulls, and ten head of horses. All stock is wintered and fed at the headquarters with hay produced on the ranch. The ranch is fenced with four and five strands of barbed wire with steel and wood posts and are in good condition.

The ranch produces high-quality grass and alfalfa hay on 74± acres irrigated under three pivots, and an additional 65± acres of flood-irrigated native grass pasture are used for grazing and grass hay production. An average year of hay production is 2.5 tons/irrigated acre in two cuttings. The pivots are equipped to spread liquid fertilizer through the irrigation system. In total, the ranch has 139 acres of allocated water rights provided by the Eden Valley Irrigation district and sourced from the Bureau of Reclamation Big Sandy Reservoir.

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

IMPROVEMENTS

The main headquarters of the Farson Horse Ranch features:
-1,352 sq. ft. manager's home remodeled in 2004.



-2,000 sq. ft. two-story log barn built in 1950 and remodeled in 2012. Equipped with calving pen, hay loft, and heated vet room.



- 5,760 sq. ft. metal hay and equipment storage shop.
- 4,047 sq. ft. metal mechanic's shop.
- 2,500 sq. ft. metal horse barn
- Outdoor riding arena
- Several loafing sheds and a grain bin
- Cattle handling facilities include pipe corrals with alley, tub and hydraulic chute, and cattle loadout.

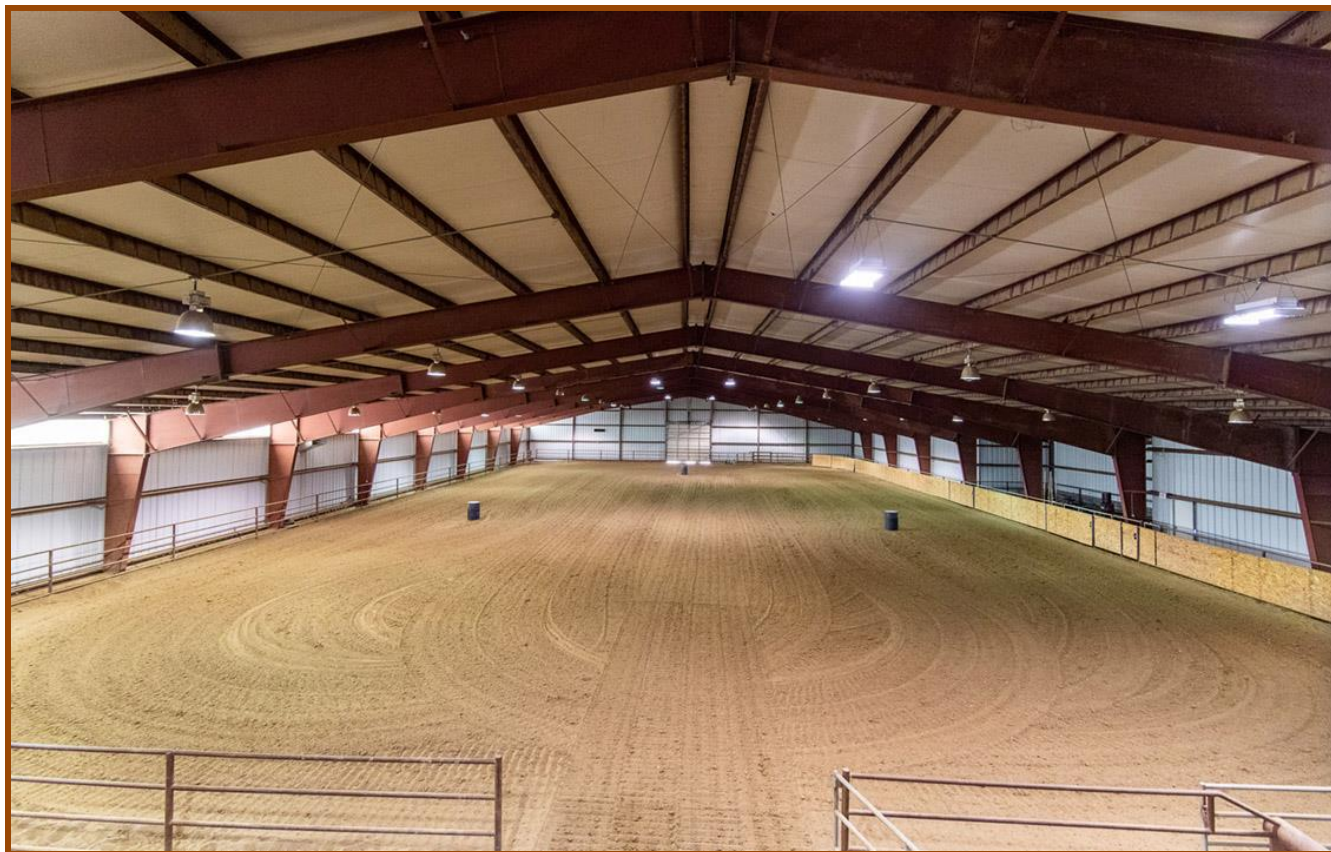


The owner's home is 2,500 square feet of beautiful living space situated in the upper level of the 125' X 250' heated arena constructed in 2005. Immaculate and beautiful it features two bedrooms, one bathroom, vaulted tongue-and-groove ceilings, headed floors, a full kitchen with kegerator, and large patio overlooking the indoor arena.





The 125' x 250' indoor arena has principally been used for team roping, barrel racing, and horse training. It features an office, tack room, utility room, two bathrooms, saddling area, roping boxes, return alley, and opposite end catch pen.



UTILITIES

Irrigation Water – TBD

Electricity – TBD

Arena Apartment Propane – \$1,792 for 2021

Arena riding area – Heater burns 5 gallons diesel/hour

Communications – Cell coverage is available

Water – Private well

Sewer – Private septic

Internet – Fiber Optic recently laid through Farson. Service providers currently planning buildout of local service. Starlink service forecasted availability is late 2022. Verizon

Wireless is currently the fastest service available.

Television – Satellite TV

SOILS ON THE DEEDED GROUND

- Farson sandy loam, 0 to 3 percent slopes, 37.6%
- Quealman-Fluvaquents complex, 0 to 3 percent slopes, 21.5%
- Means-Farson sandy loams, 0 to 1 percent slopes, 8.9%
- Means variant sandy loams, 0 to 1 percent slopes, 7.9%
- Farson variant gravely sandy loam, 0 to 1 percent slopes, 6.4%

RECREATION & WILDLIFE

According to the Wyoming Game and Fish, antelope area 91 opens on August 15th for archery hunting; rifle season opens September 10th. Please see the Wyoming Game and Fish website at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations. Nearby elk, deer, antelope, and bear hunting on public lands. 80% of 3.2 million acres in Sublette County are public lands. Wyoming limited draw elk area 100 in Sweetwater County is just southeast of the ranch. The Jack Morrow Hills area is well known locally for its trophy desert elk. Numerous historic features exist in the area including the Oregon/Morman Trail, a Pony Express Station at Elkhorn Junction, and Eocene fish fossil beds near the headquarters. Brook trout fishing exists on the deeded ground on the upper part of Little Sandy Creek.

The ranch is ideally situated as a base for exploring the remote Wind River Mountains along the continental divide within the vast Bridger Wilderness. There are no road crossings of the Wind River Mountains from historic South Pass east of the ranch to Togwotee Pass just south of Yellowstone Park - a distance of 120 miles.

<https://www.fs.usda.gov/recarea/btnf/recarea/?recid=77360>

The ranch is located 28 miles from the Seedskaadee National Wildlife Refuge on the tail waters of the Green River below Fontenelle Reservoir. This little-known gem produces great brown and rainbow trout fishing. <https://www.tworiversfishing.com/rivers/seedskaadee/>

The Killpecker Sand Dunes are located 9 miles southeast of the ranch and offer adventurous ATV and motorcycle riding on the 11,000 acres of designated open play space.

<https://www.tourwyoming.com/explore/sightseeing-and-attractions/killpecker-sand-dunes>

For the winter-enthusiast, Wyoming's Wind River Country has more than 600 hundred miles of groomed trail with solitude, blue skies, mountain vistas and thousands of acres of off-trail riding in virgin powder. Uniquely remote and accessible, the groomed Continental Divide Snowmobile Trail system carves its way below the towering peaks of the Absaroka and Wind River Mountain ranges and through some of the most majestic and wildlife-rich terrain in America. Highly visible signs and maps direct the self-guided adventurer through the Shoshone and Bridger-Teton national forests.

<https://wyoparks.wyo.gov/index.php/snowmobile/snowmobile-maps-trails>.



AIRPORT INFORMATION

Pinedale, Wyoming's airport has an 8900' runway and routinely handles the largest private aircraft. Farson has a privately owned 3300' grass strip which is utilized by local pilots with permission of the owner.

Commercial airline service is available at Rock Springs, Wyoming and Salt Lake City, Utah. The following is information on each of these airports:

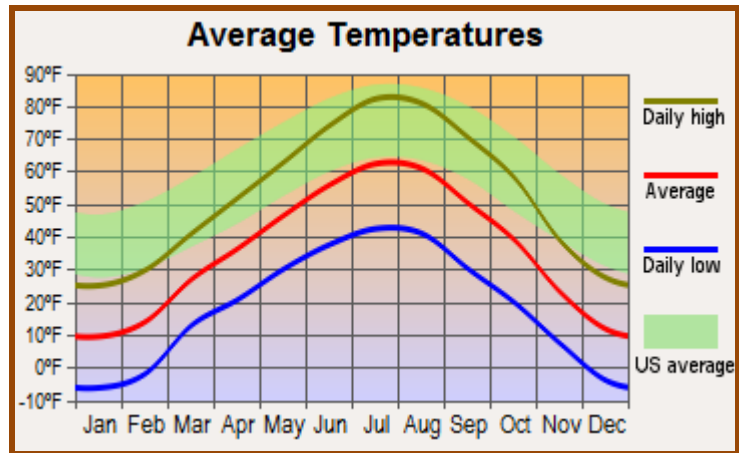
Rock Springs, Wyoming: The Rock Springs - Sweetwater County Airport is located seven miles east of Rock Springs in Sweetwater County, Wyoming with service to both Denver and Salt Lake City. Rock Springs is a town of roughly 20,000 people, while Sweetwater County has a little more than 40,000 people. To get to the airport, take Interstate 80 east out of Rock Springs. Leave the interstate at exit 111 and go south on State Highway 370. The airport is about 3.5 miles down the road on top of the mesa. For those of you with GPS systems, the airport is located at 41° 35' 39.183" N Latitude, 109° 03' 54.694" W Longitude. For more information, please visit <http://www.rockspringsairport.com>.

Salt Lake City, Utah: Salt Lake City International Airport is the 21st busiest airport in North America with more than 370 flights that depart daily to 99 nonstop destinations. SLC is currently undergoing a \$4 billion redevelopment program. For more information, visit the official website for <https://slcairport.com>.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Farson, Wyoming area is approximately 7.82 inches including 28.3 inches of snow fall. The average high temperature in January is 8 degrees, while the low is -18 degrees. The average high temperature in July is 85 degrees, while the low is 50 degrees. The charts to the right are courtesy of www.city-data.com.

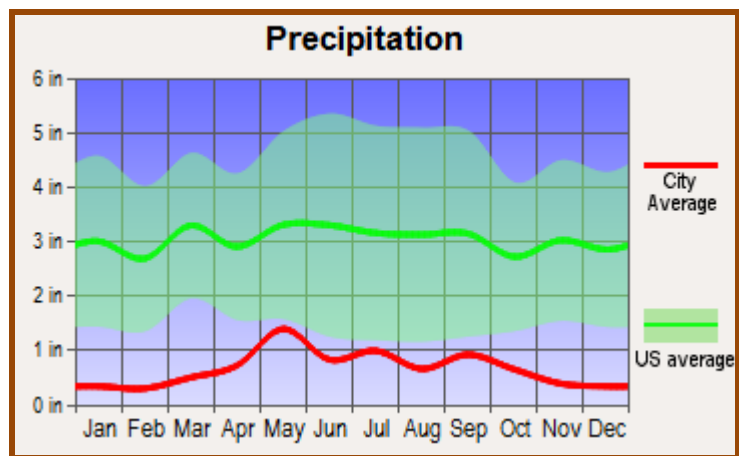


STATE OF WYOMING

Wyoming is a state that offers an incredible diversity of activities, geography, climate, and history. Just a territory in 1869, Wyoming became the 44th state in 1890. The state's population is 563,626, and provides a variety of opportunities and advantages for persons wishing to establish residency.

Wyoming's energy costs are the second lowest in the nation, and the cost of living index is below the national average. Wyoming ranks among the top ten in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:

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



According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, Wyoming is a model of good management and a prospering population. The state is particularly efficient at managing its debt, owing the equivalent of just 20.4% of annual revenue in fiscal 2010. Wyoming also has a tax structure that, according to the Tax Foundation, is the nation's most-favorable for businesses - it does not have any corporate income taxes. The state has experienced an energy boom in recent years. The mining industry, which includes oil and gas extracting, accounted for 29.4% of the state's GDP; more than in any other state. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

OFFERING PRICE

\$1,700,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing
 - B. accompanied by an earnest money deposit check in the minimum amount of \$80,000 (One Hundred Ninety Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker 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.

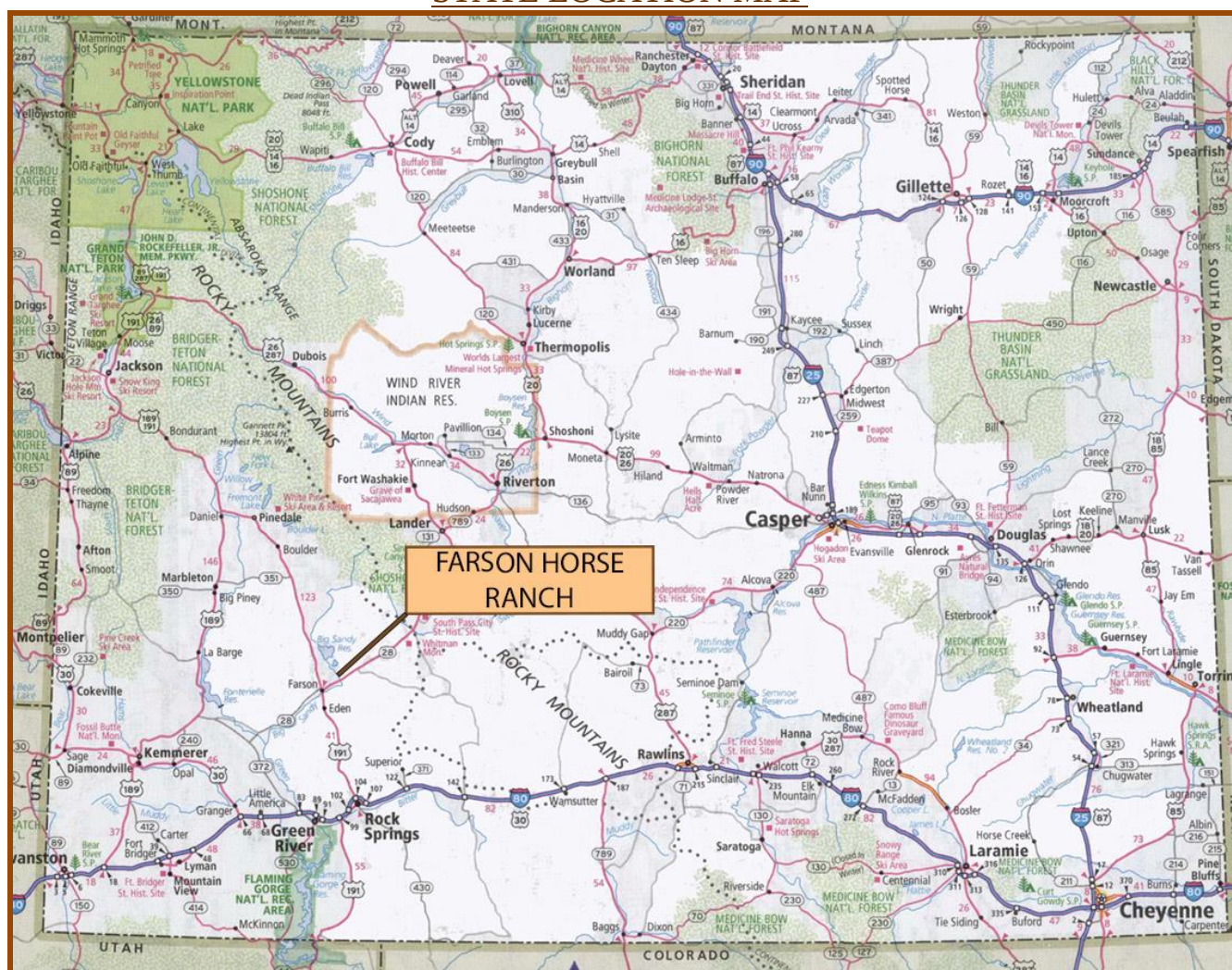
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.**

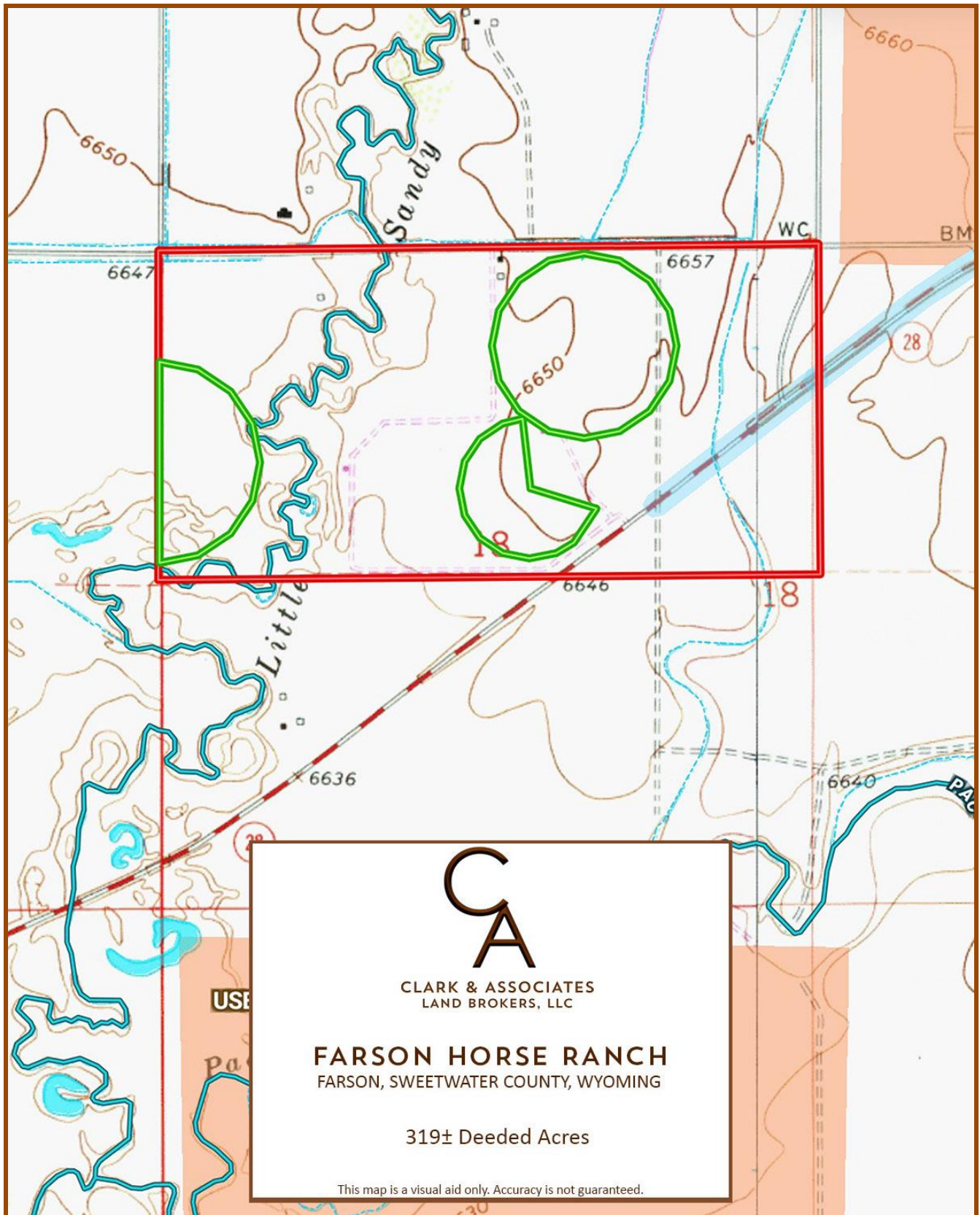
STATE LOCATION MAP



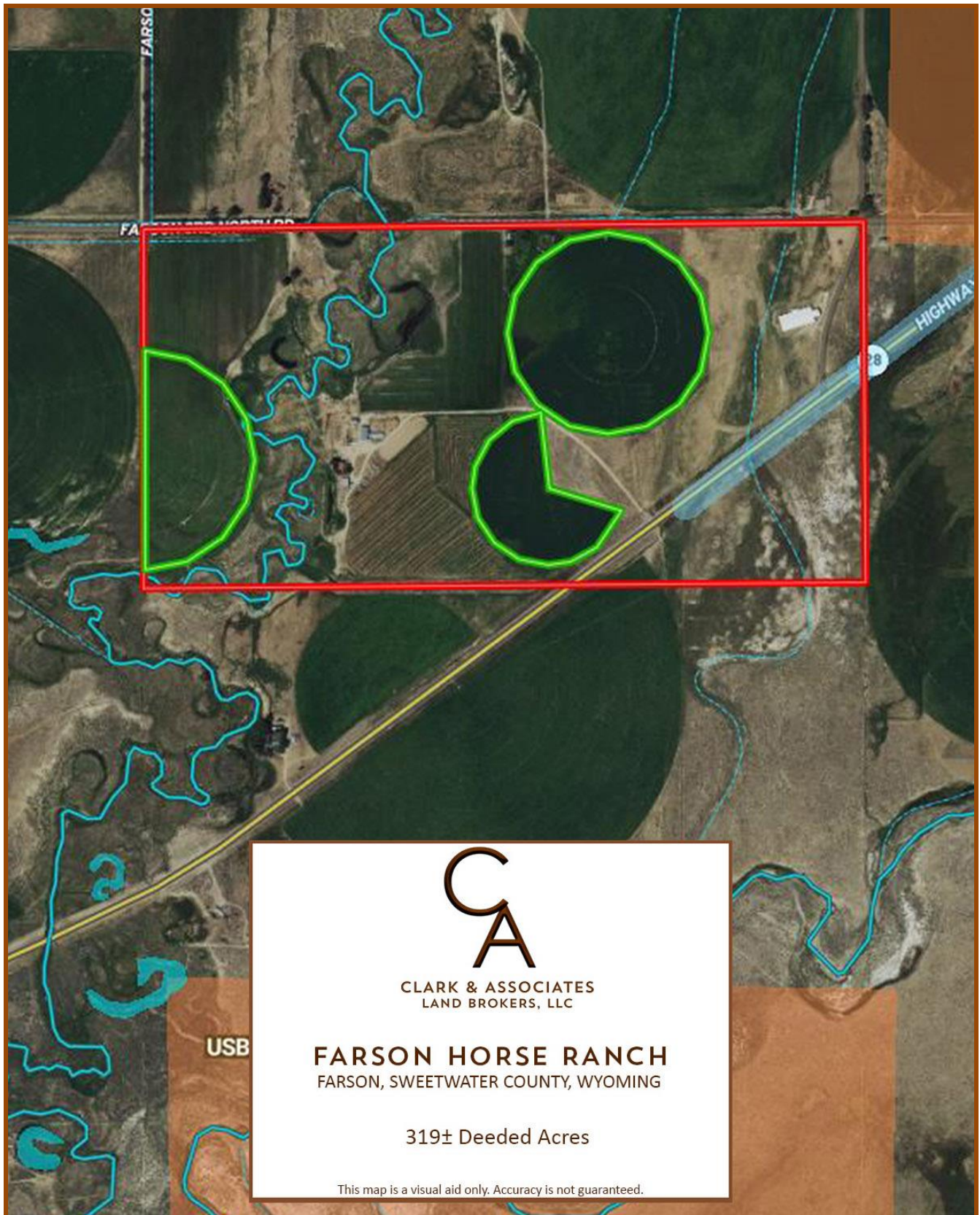
NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

FARSON HORSE RANCH TOPO MAP



FARSON HORSE RANCH ORTHO MAP



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



Scott Leach
Associate Broker,
REALTOR®

Mobile: (307) 331-9095

scott@clarklandbrokers.com

Licensed in WY, NE, SD,
CO & MT



Travis Gitthens
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REALTOR®

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travis@clarklandbrokers.com

Licensed in WY

Clark & Associates Land Brokers, LLC
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Lusk, WY Office

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Lusk, WY 82225

Cory G. Clark - Broker / Owner

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

Cheyenne, WY Office

2092 Road 220
Cheyenne, WY 82009

Mark McNamee - Associate Broker/Auctioneer/Owner

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Licensed in WY, MT, SD & NE

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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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

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Licensed in SD, WY & MT

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Michael McNamee - Associate Broker

(307) 534-5156 ~ mcnameeauction@gmail.com
Licensed in WY & NE

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 _____