



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch & Recreational Properties

Proudly Presents



DRY CREEK RANCH
Glenrock, Converse County, Wyoming

LOCATION & ACCESS

The Dry Creek Ranch is located 7 miles south of Glenrock, Wyoming via Mormon Canyon Road, a well-maintained county road. From Glenrock turn south on Mormon Canyon Road and travel 6.8 miles to the ranch headquarters which are located at 670 Mormon Canyon Rd.

Several towns and cities are easily accessible from the ranch:

- Glenrock, Wyoming (population 2,420) 7 miles north
- Casper, Wyoming (population 55,316) 55 miles west
- Laramie, Wyoming (population 30,816) 110 miles south
- Rawlins, Wyoming (population 9,259) 111 miles southwest
- Cheyenne, Wyoming (population 59,466) 206 miles southeast
- Denver, Colorado (population 701,621) 241 miles southeast



SIZE & DESCRIPTION

The Dry Creek Ranch is located in the hard grass country of central Wyoming approximately eight miles southeast of Glenrock. This 1,785± acre ranch has been owned and operated by the same family for over 100 years and consists of 1,760± deeded acres and 25± BLM lease acres. The owners have used this ranch primarily for summer grazing.

The diverse topography of pine and cedar tree-covered ridges and heavily sodded native grass pastures provide natural beauty along with grazing for livestock and excellent habitat for wildlife including elk, mule deer, antelope, and upland birds. Water for livestock and wildlife is provided from live water including approximately three miles of Dry Creek, along with springs located throughout the ranch. There are two submersible wells located at the ranch headquarters.



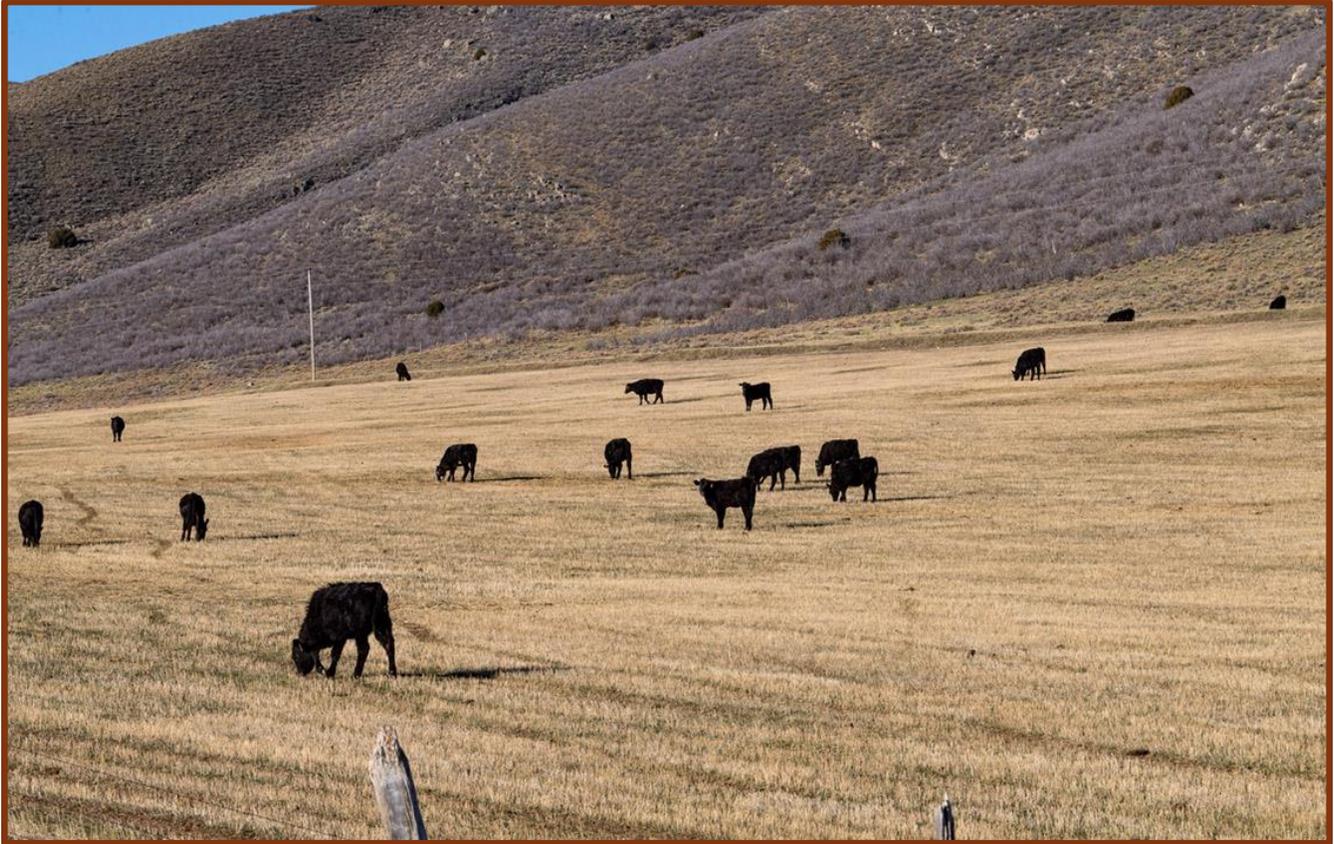
LEASE INFORMATION

There are approximately 25 BLM lease acres that are part of the Dry Creek Ranch. The BLM lease are allotted 7 AUMs per year which equates to an annual cost of \$9.45 based on the current rate of \$1.35 per AUM. BLM leases are renewable every ten (10) years with the annual AUM rate varies from year to year and is determined by the Bureau of Land Management. You may call Casper BLM office at (307) 261-7600 for further information.

CARRYING CAPACITY / RANCH OPERATIONS

Due to the high elevation of the Dry Creek Ranch, which ranges between 5,700-6,600 feet above sea level, it has historically been utilized for summer grazing.

*Note: carrying capacity can vary due to weather conditions and management practices.
Interested parties should conduct their own analysis.*



REAL ESTATE TAXES

According to the Converse County assessor's office, the real estate taxes for the Dry Creek Ranch are approximately \$4,208.81 per year.

MINERAL RIGHTS

Any and all mineral rights associated with this property owned by the seller, if any, shall transfer to the buyer at closing.

IMPROVEMENTS

Improvements to the Dry Creek Ranch include:

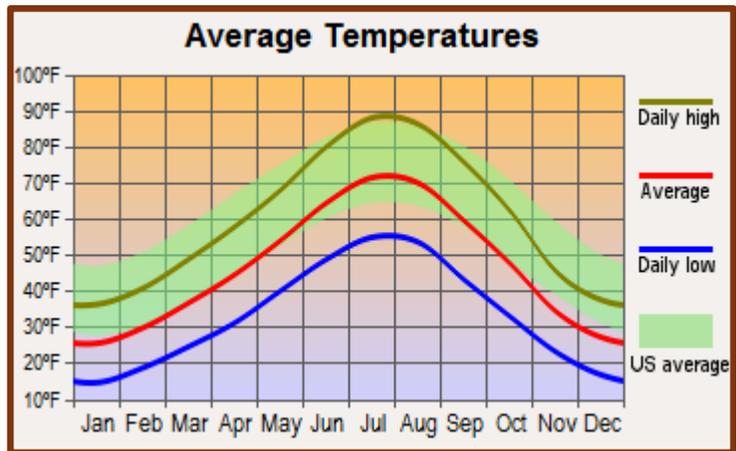
- 1 story ranch style home with 756 sq. ft, built in 1900
- Cabin with 299 sq. ft., built in 1900
- Cabin with 288 sq. ft., built in 1930
- 1 story ranch style home with 1,476 sq. modular home, built in 2004 with porch and wood decks.
- Barn with 530 sq. ft., built in 1914.
- Two concrete block detached garages with 792 sq. ft. built in 1954 and 600 sq. ft., built in 1985, respectively
- Pole Barn with 800 sq. ft. built in 1982
- Barn with 1,152 sq. ft, built in 1962.
- Equipment storage building with 1,1440 sq. ft., built in 1984
- Equipment storage building with 1,800 sq. ft., built in 1996
- Tool Shed with 234 sq. ft. built in 1914
- Loafing Shed with 165 sq. ft., built in 1920
- Loafing Shed with 168 sq. ft., built in 1920
- Tool Shed with 99 sq. ft., built in 1920
- Detached garage with 1,040, sq. ft built in 2002.
- Three equipment storage pole barns with 1,500 sq. ft., 1,000 sq. ft., and 400 sq. ft., built in 2002
- Hay storage shed with 144 sq. ft. built in 2007
- Barn with 336 sq. ft., built in 1975
- Two prefabricated storage sheds with 510 sq. ft., each built in 1959





CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Glenrock, Wyoming area is approximately 15.9 inches including 58.7 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 17 degrees. The average high temperature in July is 88 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.



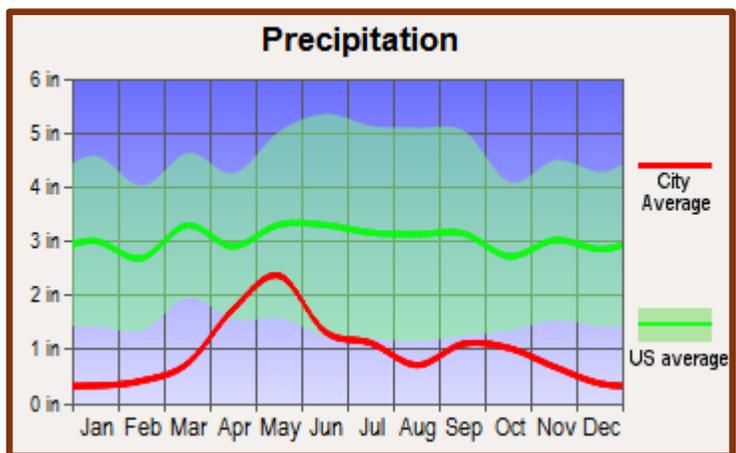
STATE OF WYOMING

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.

AIRPORT INFORMATION

Casper, Wyoming is located in central Wyoming and is the second largest city in the state. Casper is the county seat of Natrona County and in addition to city and county government offices, it also has several federal government offices including a branch office of the 10th Circuit Federal Court, Social Security Administration, and the Federal Bureau of Investigation to name a few. The official website for the City of Casper at www.casperwy.gov states the following:

Casper is a great place to relax and have fun. The Casper Events Center is the largest indoor venue in the state; it draws in national artists and concerts on a regular basis, seats up to 9,500 people at a time and attracts more than 250,000 visitors each year.

If you prefer downhill skiing, Casper is home to the Hogadon Ski Area, which offers 14 trails and over 600 feet of vertical drop. The city boasts 42 parks, a large recreation center, an ice arena and an indoor aquatics center. The city also offers nine family sports leagues featuring 500 teams totaling 5,268 players.

Still haven't found what you're looking for? The city also is the home to four golf courses, including the 27-hole Municipal Golf Course. It also boasts five museums, two minor league sports teams, the Stuckenhoff shooting range, and the Central Wyoming Symphony Orchestra.

Casper is the site of the Central Wyoming Fair & Rodeo which is held annually during the second week of July featuring PRCA rodeo action, carnivals, 4-H and open exhibits and concerts. The National Collegiate Rodeo Finals are also held in Casper in June of each year and showcase the best of the nation's young college rodeo stars.

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

Casper, Wyoming: Delta and United provide daily air service with connections to Denver, and Salt Lake City, Utah, while Allegiant provides service to select locations from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit <http://iflycasper.com>. Complete aeronautical information can be found at <http://www.airnav.com/airport/CPR>.

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 170 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.



RECREATION & WILDLIFE

The Dry Creek Ranch has a thriving elk population and is located in highly coveted Area 7 for elk hunting. The genetics and habitat in this area produce trophy bulls in the 300 to 400 point class annually. It is common to see elk herds that range from 20 up to 200 animals, depending on the time of the year. There are two landowner elk licenses available.

Trophy mule deer and whitetail hunting on the ranch is exceptional with the rough buck brush-covered hills and sub-irrigated creek bottoms. Located in Area 65 the deer population has had an excellent opportunity to mature with the current owners' management and has produced outstanding results. Other hunting opportunities include antelope, turkeys, coyotes, mountain lion, bobcat, and prairie dogs.



NOTE:

This property is being sold by an irrevocable trust that has placed restrictions on who can purchase the property. Please note that offers may be rejected pursuant to those restrictions.

OFFERING PRICE

\$1,650,000

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).



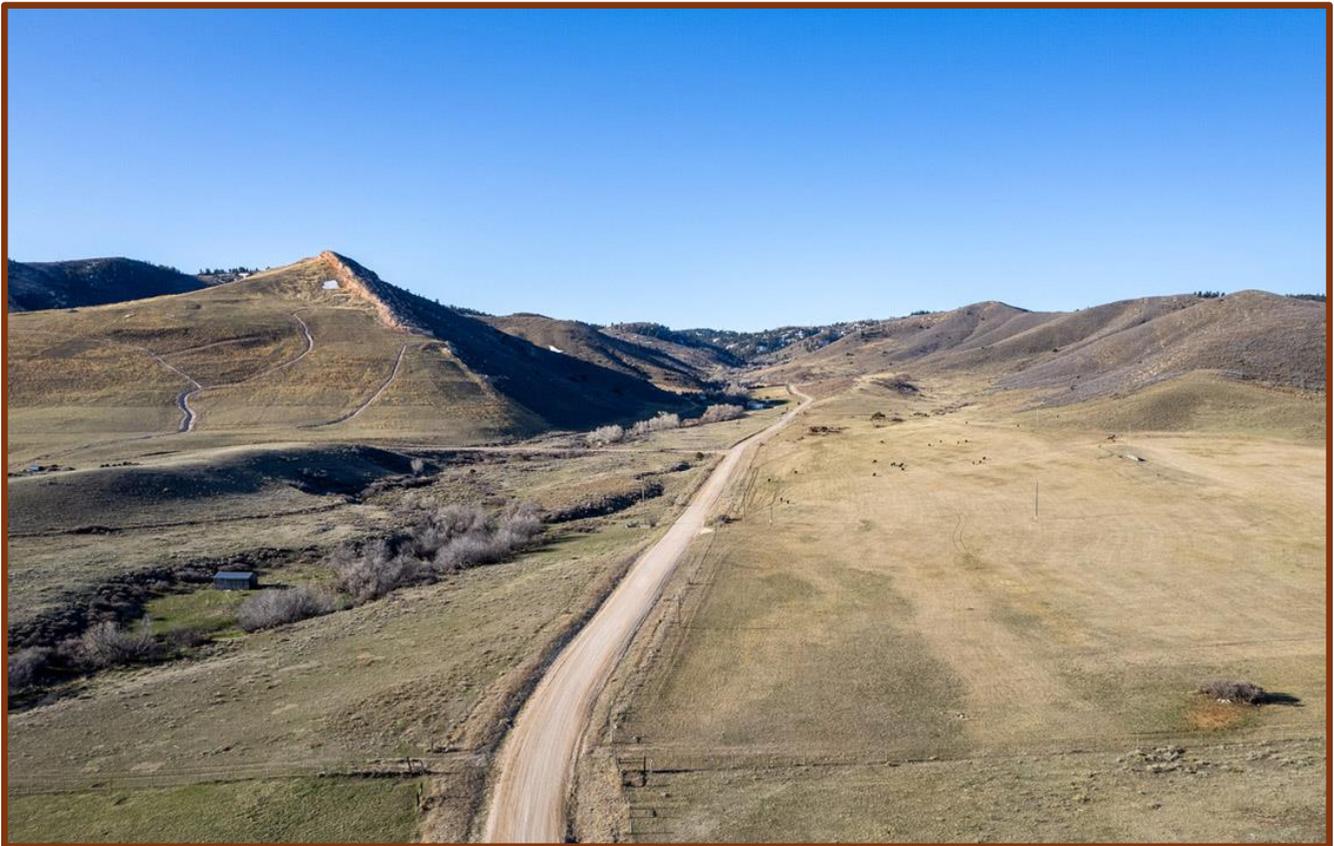
CONDITIONS OF SALE

- I. All offers shall be:
 - a. in writing;
 - b. accompanied by an earnest money deposit check in the minimum amount of \$90,000 (Ninety 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.

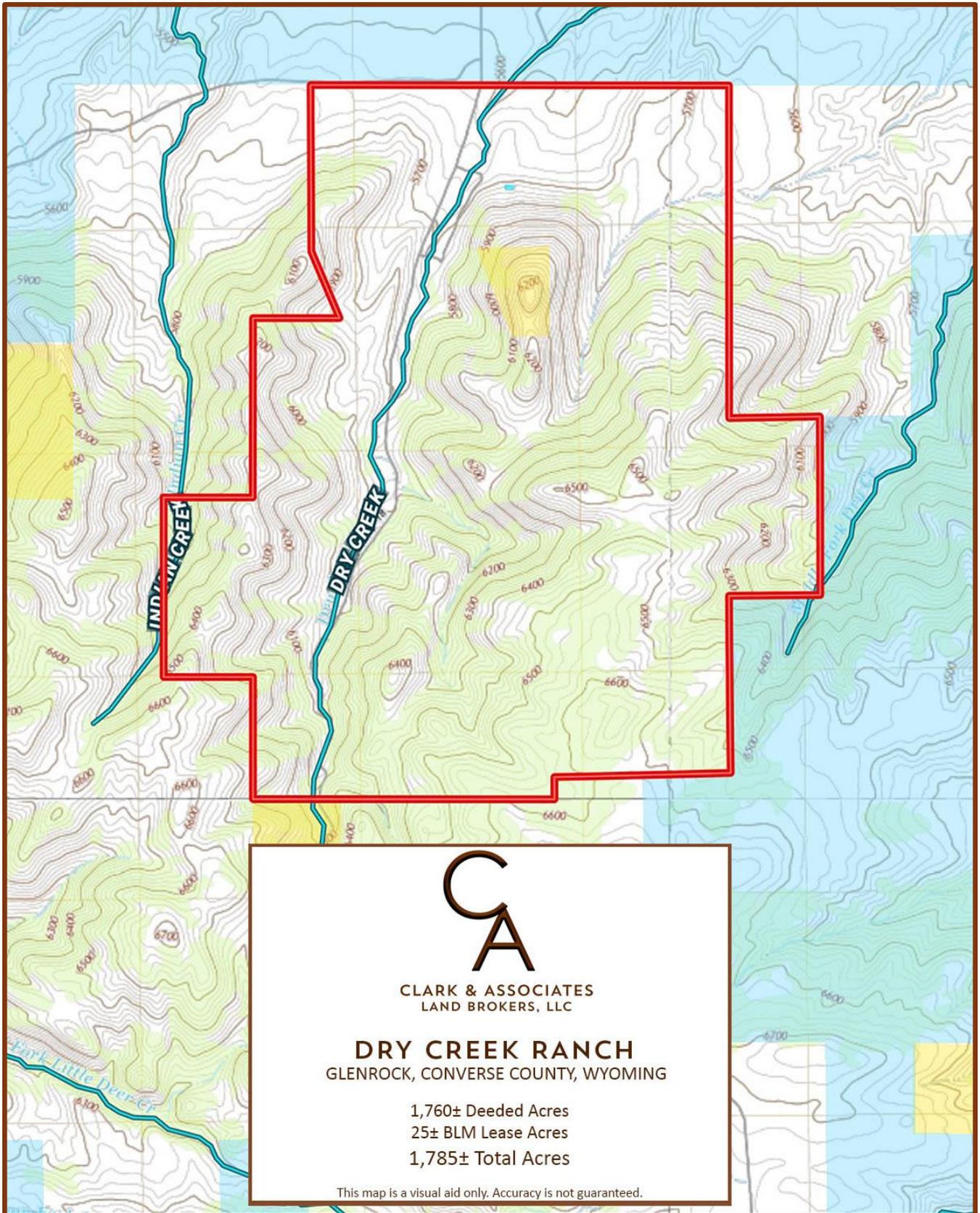
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



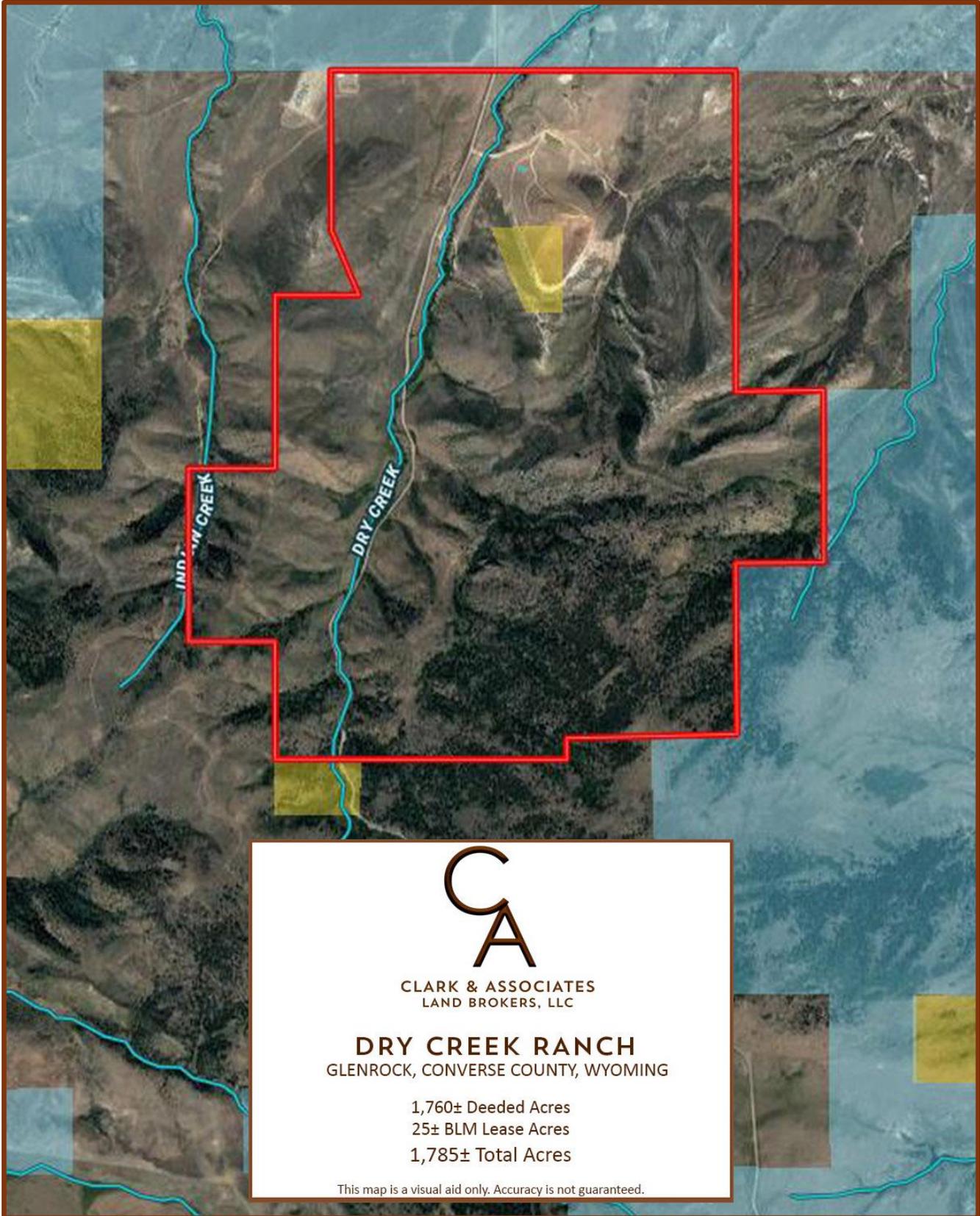
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed 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.

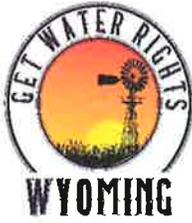
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

DRY CREEK RANCH TOPO MAP



DRY CREEK RANCH ORTHO MAP





Get Water Rights Wyoming

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

April 16, 2024

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

Re: Dry Creek Ranch Water Right Search: LOTS 4-7: NOW TR.52: LOT 12: TRS.51 A ,B, C, D & TR.58: LOTS 8-10: SE4NE4: SE4: S6 T32 R75: 659.03 ACRES E2: E2W2: LOTS 5-7: TR.55A: S7 T32 R75: 557.68 ACRES W2NW4: S8 T32 R75: 80.00 ACRES LOT 6: S18 T32 R75: 12.58 ACRES

OT 9: S1 T32 R76: 47.67 ACRES LOTS 1-3: NE4SW4: SE4NE4: E2SE4: SW4SE4: NOW TR.56: TR.53: LOTS B,C OF TR.55: S12 T32 R76: 403.47

Dear Mr. Clark,

Based on your email request, the following water rights were found in the records of the State Engineer and Board of Control. Based full aliquot parts of the reference land description, the following water rights were found:

SURFACE WATER

Permit No. 9181D

Lakso No. 2 Ditch, Priority Date: July 12, 1909. Certificate Record No. 41, page 551, Order Record No. 5, page 705, Proof No. 16659. Source: Dry Creek, trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T32N, R76W

Section 12	NENE	6.00 acres
	<u>SENE</u>	<u>3.00 acres</u>
	TOTAL	9.00 acres (0.13 cfs)

Permit No. 9301D

Hakalo Ditch, Priority Date: Sept. 9, 1909. Certificate Record No. 41, page 554, Order Record No. 5, page 705, Proof No. 16662. Source: Dry Creek & Hakalo Reservoir, trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T32N, R75W

Section 6	NENW(Lot 3)	26.00 acres
	<u>SENW</u>	<u>10.00 acres</u>
	TOTAL	36.00 acres (0.51 cfs)

Permit No. 11471D

Mormon Ditch, Priority Date: Sept. 14, 1912. Certificate Record No. 41, page 552, Order Record No. 5, page 705, Proof No. 16660. Source: Dry Creek, trib North Platte R. This appropriation is for original supply irrigation for the following lands:

T32N, R75W

Section 6	NENE(Lot 1)	7.00 acres
	<u>NWNE(Lot 2)</u>	<u>9.00 acres</u>
	TOTAL	16.00 acres (0.23 cfs)

Permit No. 1604R

Hakalo Reservoir, Priority Date: Sept. 9, 1909. Certificate Record No. 41, page 553, Order Record No. 5, page 705, Proof No. 16661. Source: Dry Ck, trib North Platte R. This appropriation for 1.2 ac-ft is for irrigation of lands under Permit No. 9301D,

Permit No. 4042R EXPIRED

Hakalo No. 2 Reservoir, Priority Date: Dec. 4, 1926. Capacity: 22.85 ac-ft. This permit expired in 1929 but is still on the books. If it doesn't exist, I recommend cancelling the permit.

GROUNDWATER

Permit No. UW 71462

Hakalo #1 Well, Priority Date: Nov. 12, 1985. Source: Groundwater. This permit is for stock use at 8.25 gpm at the following location:

T32N, R75W

Section 6 OS SENW (Lot 51B)

Permit No. UW 80772

Hakalo No. 2 Well, Priority Date: Sept. 25, 1989. Source: Groundwater. This permit is for stock use at 4 gpm at the following location:

T32N, R75W

Section 6 OS NWNW (Lot 51A)

Permit No. UW 120406

Hakalo #1 Well, Priority Date: Nov. 4, 1999. Source: Groundwater. This permit is for stock use at 10 gpm and an annual volume of 3,000 gallons at the following location:

T32N, R75W

Section 6 NENE

Permit No. UW 127113

Hakalo Well #2, Priority Date: July 14, 2000. Source: Groundwater. This permit is for stock use at 3 gpm and an annual volume of 1 ac-ft at the following location:

T32N, R75W

Section 6 OS NENW (Lot 51C)

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

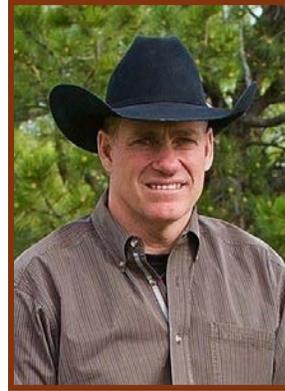


Cory Clark
Broker, REALTOR®

Cell: 307-351-9556

clark@clarklandbrokers.com

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



Mark McNamee
Associate Broker/Owner,
REALTOR®

Mobile: (307) 760-9510

mcnamee@clarklandbrokers.com

Licensed in WY, MT, SD, NE

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Cory G. Clark - Broker / Owner

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

Cheyenne, WY Office

2092 Road 220
Cheyenne, WY 82009

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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

Belle Fourche, SD Office

907 Ziebach Street, Lot 804 • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

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

Torrington, WY Office

6465 CR 39
Torrington, WY 82240

Michael McNamee - Associate Broker

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

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

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

Dayton, WY Office

157 Tongue Canyon Road • PO Box 358
Dayton, WY 82836

Matt Johnson – Associate Broker

(307) 751-4951 ~ matt@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 Sell'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 OF 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 _____