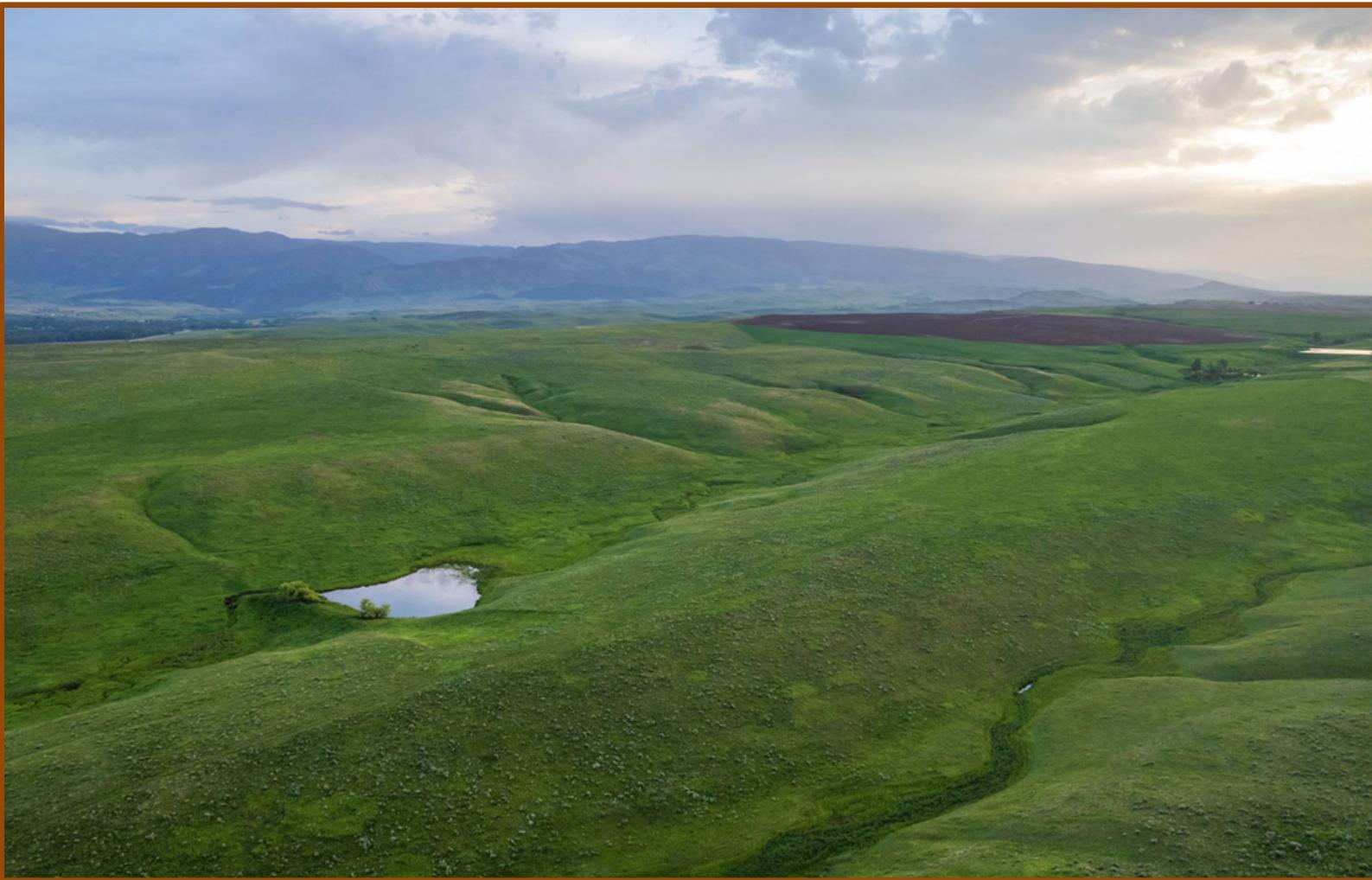




**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



**TERRY RANCH-STOOPS DRAW UNIT**  
*Ranchester, Sheridan County, Wyoming*

*Located approximately two miles west of Ranchester, Wyoming, in the highly sought-after lands of Sheridan County, the Terry Ranch-Stoops Draw Unit features 520± deeded acres.*

## LOCATION & ACCESS

The Terry Ranch-Stoops Draw Unit is located in Sheridan County, one of Wyoming's fastest growing counties, approximately two miles west of Ranchester, Wyoming. US Highway 14 provides year-round access to the property.

Several towns and cities in proximity to the property include:

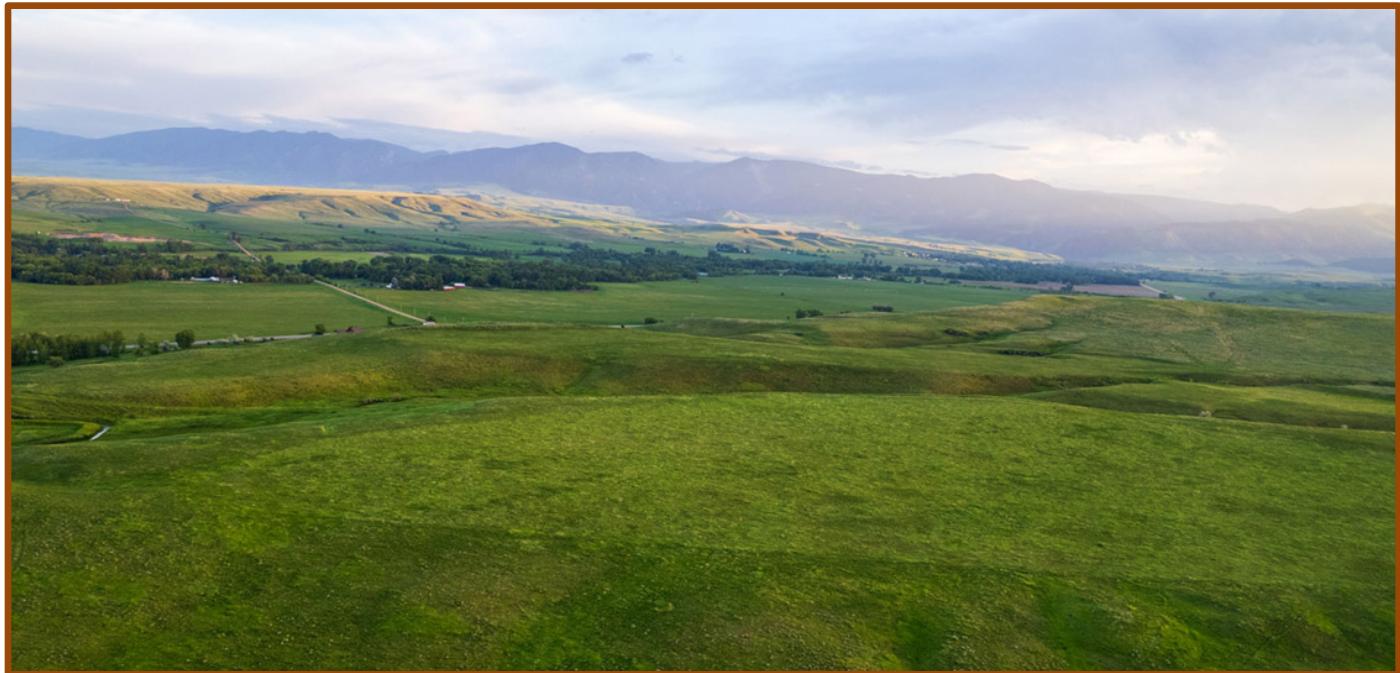
Ranchester, Wyoming (population 1,064)	2 miles east
Sheridan, Wyoming (population 17,849)	18 miles southeast
Billings, Montana (population 119,706)	115 miles north
Casper, Wyoming (population 58,523)	162 miles north
Gillette, Wyoming (population 32,884)	119 miles southeast
Cheyenne, Wyoming (population 59,466)	339 miles southeast

## SIZE & DESCRIPTION

### **520± Deeded Acres**

Comprised of 520± deeded acres, historically, the Terry Ranch-Stoops Draw Unit has been used for livestock grazing. The property is located just minutes from downtown Ranchester, Wyoming along US Highway 14. Approximately 160± acres of the Stoops Draw Unit are located within Sheridan County Urban Residential Zoning, and the remainder within Agricultural Zoning.

Terry Ranch-Stoops Draw Unit provides shelter, feed and water to a variety of wildlife species including deer, antelope, and numerous other species that are indigenous to the area. Springs and seeps along the surface as well as a permitted reservoir provide a reliable water source to wildlife and livestock.



## REAL ESTATE TAXES

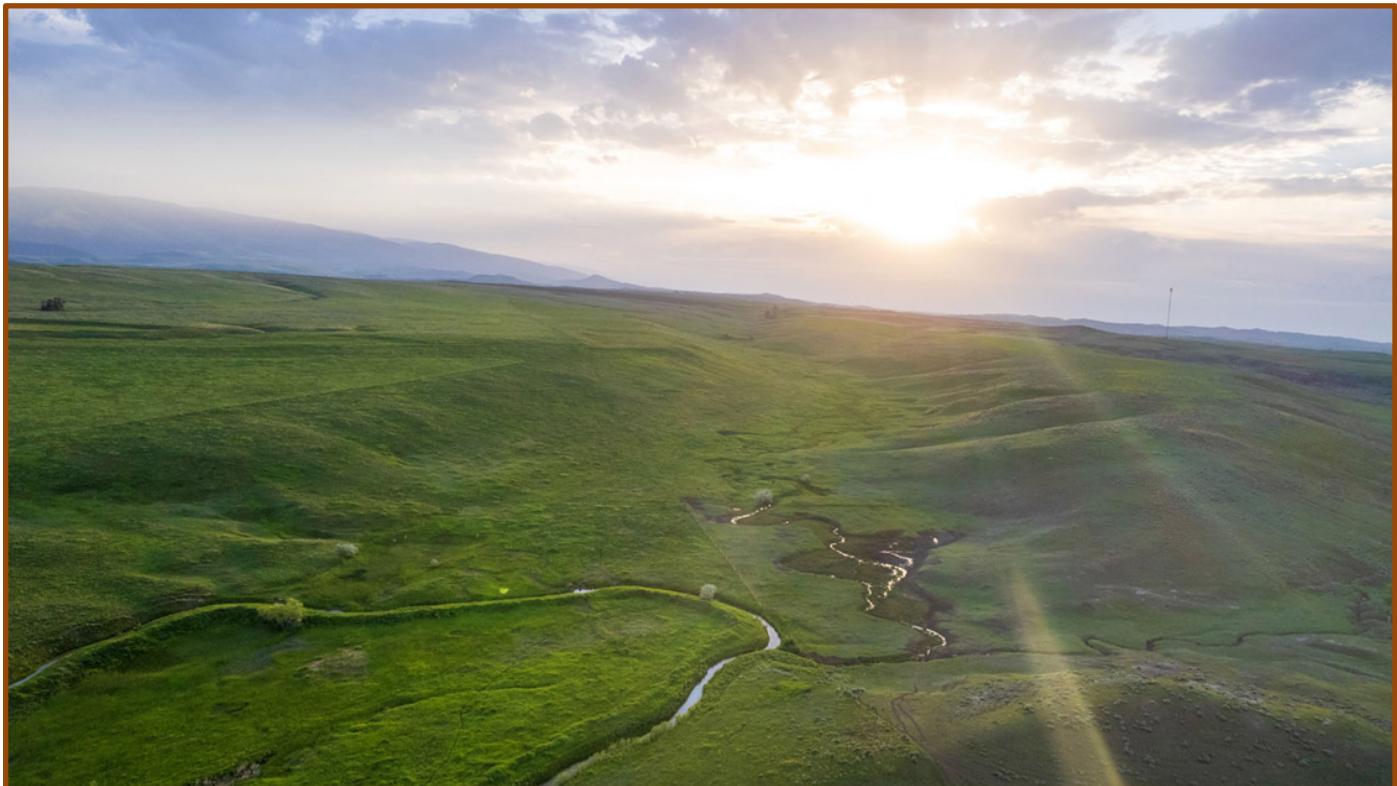
According to the Sheridan County Assessor's records, the real estate taxes for the Terry Ranch-Stoops Draw Unit were approximately \$728.67 in 2024.

## MINERAL RIGHTS

Mineral rights owned by Seller, if any, are held in a separate LLC and can be negotiated. Sand and Gravel have been specifically severed.

## WATER RESOURCES

Water resources for the Terry Ranch-Stoops Draw Unit include a permitted Stock Reservoir with a capacity of 4.22 acre-feet. Springs and seeps are located along both slopes of Stoops Draw, a tributary to Tongue River and contribute to surface flow throughout the extent of the property. A professional water rights search has been completed for the subject property and is available for perspective buyers to review upon request.



## USDA PROGRAM

The Terry Ranch- Five Mile Unit has been enrolled in the USDA Ventenata Control Equip Program in 2024. All payments, if any, will be that of the Buyers, if qualified. Additional information about the program can be obtained by contacting the Sheridan County USDA office at (307) 672-5820 ext 2.

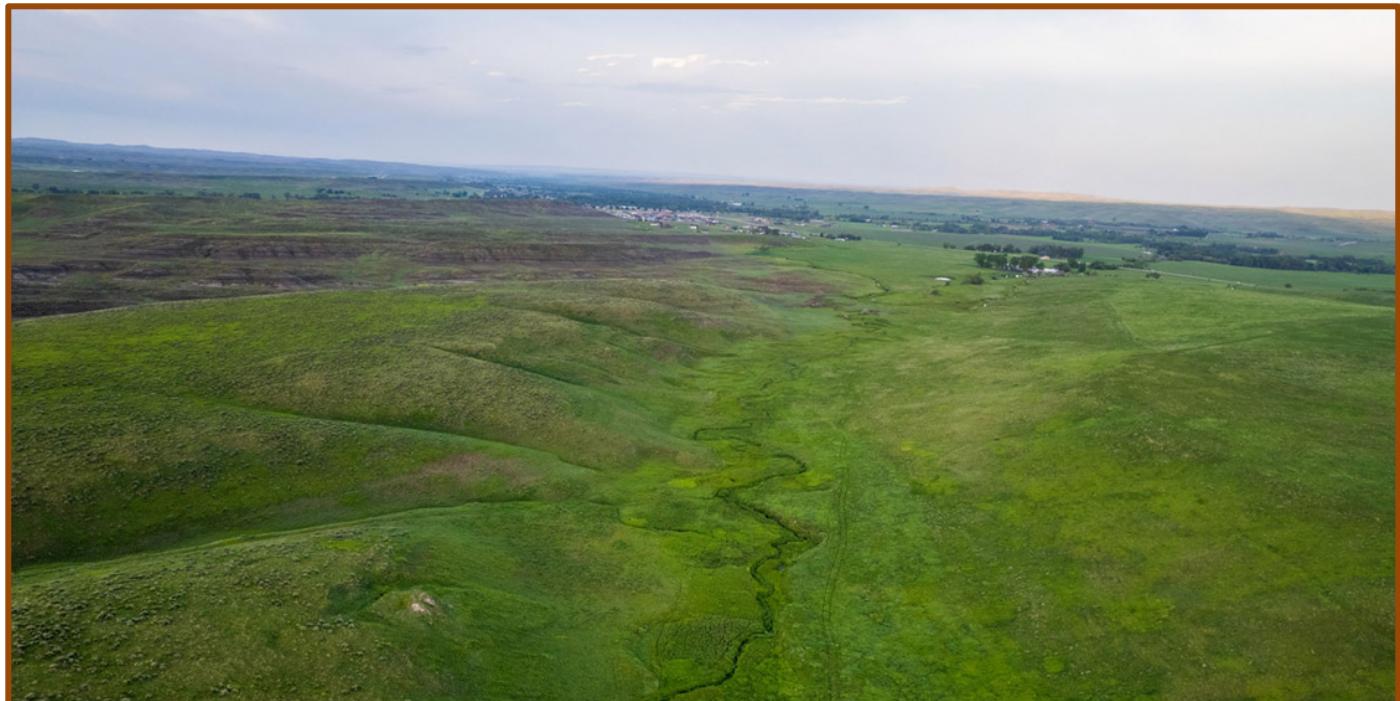
## RECREATION & WILDLIFE

Wildlife is plentiful in the area and offers opportunities for the hunting enthusiast. Numerous species of animals including antelope and deer frequent the property, along with an occasional elk.

**Recreation:** An abundance of outdoor activities has made the Big Horn Mountains one of the top tourist destinations in the region. With over 1.1 million acres of terrain, no matter the season, the Big Horns, a sister range of the Rocky Mountains, offers recreational adventures for all. Most peaks in the range soar well above 9,000 feet above sea level with Cloud Peak, the highest peak in the range coming in at 13,175 feet high, plus numerous others over 13,000 feet as well. Impressive scenery and many species of wildlife are added benefits to the wide variety of activities.

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

**Hunting:** Hunting opportunities in the area are abundant. A landowner may qualify for landowners' licenses for the species such as antelope, deer and elk. Potential buyers are strongly encouraged to contact local game wardens for landowner licensing information. Specific dates and hunting regulations, including draw odds, can be found on the Wyoming Game and Fish website at <https://wgfd.wyo.gov/>.



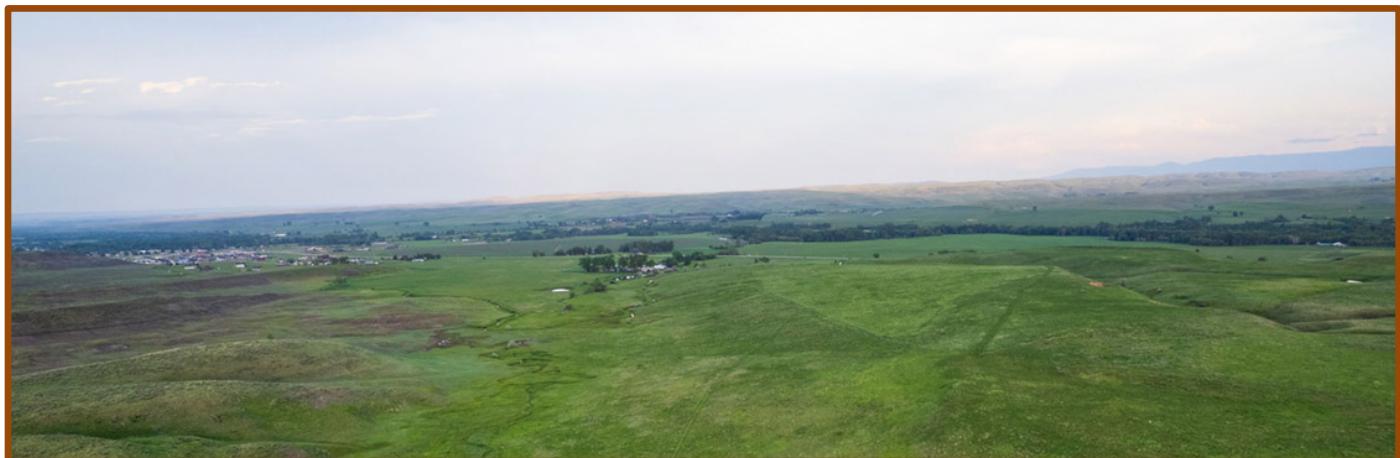
## COMMUNITY AMENITIES

**Ranchester:** Ranchester is a small town with deep ranching roots located just nine miles south of the Montana border. It has basic necessities common among small town living including banking needs, long term health care, childcare and eateries. Sheridan County Schools #1 offers an excellent K-12 school system. Located at the base of the Big Horn Mountains, the recreational and hunting opportunities are endless.

**Sheridan, Wyoming:** Known as the Jewel of Wyoming, Sheridan is the county seat of Sheridan County. With breathtaking views of the Big Horn Mountains, Sheridan is a historic town with all the modern-day amenities. The original downtown was platted in 1882 in honor of Civil War General Philip Sheridan. The arrival of major railroads cemented Sheridan's permanence as a thriving business center. Today, downtown Sheridan boast 46 buildings that have been included in the National Registry of Historic Places and is home to dozens of unique shops, restaurants, galleries and cafes. Sheridan serves as the epicenter for regional festivals and is known for hosting some of the most legendary events including iconic cowboy classics. Visit [www.sheridanwyoming.org](http://www.sheridanwyoming.org) for more information.

Sheridan College, part of the Northern Wyoming Community College District offers a modern campus with endless learning opportunities. Ranked 5<sup>th</sup> Best Community College in the Nation in 2020, it boasts some of the strongest programs in the region such as Nursing, Dental Hygiene, Diesel Technology, Welding Technology and Machine Tool Technology. The world-class facilities and residence halls are similar to a four-year university and with more than \$3 million in scholarships annually, Sheridan College has something to offer for every student. Visit [www.sheridan.edu](http://www.sheridan.edu) for additional information.

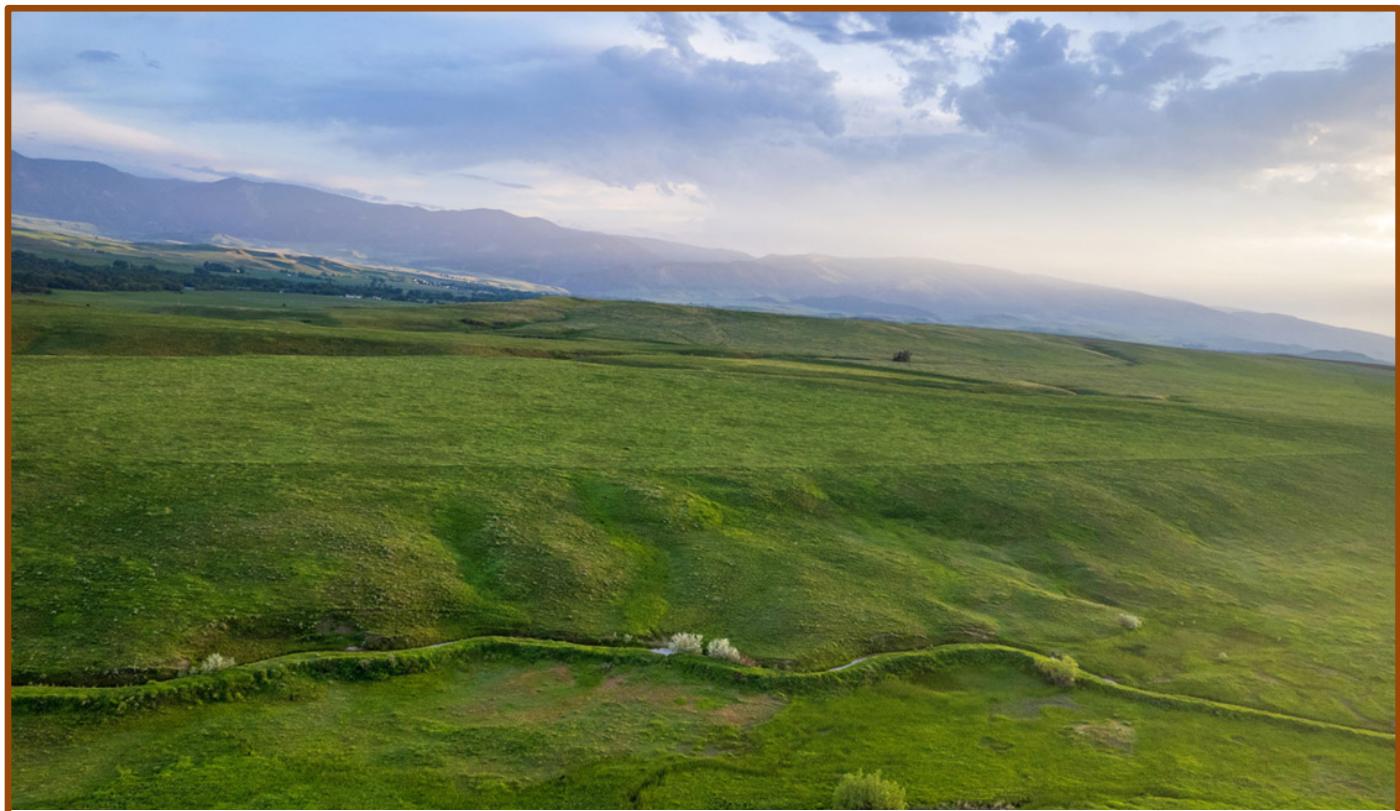
An abundance of outdoor activities has made the Big Horn Mountains and Sheridan, Wyoming one of the top tourist destinations in the region. With over 1.1 million acres of terrain, no matter the season, the Big Horns, a sister range of the Rocky Mountains, offers recreational adventures for all. Most peaks in the range soar well above 9,000 feet above sea level with Cloud Peak, the highest peak in the range coming in at 13,175 feet high, plus numerous others over 13,000 feet as well. Impressive scenery and many species of wildlife are added benefits to the wide variety of activities.



## AIRPORT INFORMATION

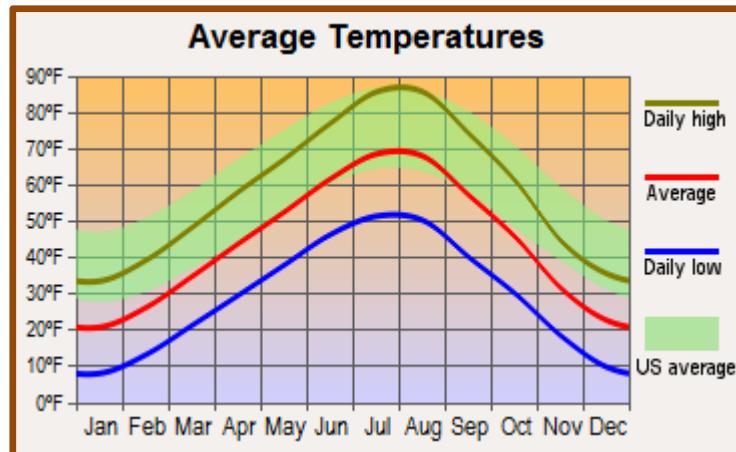
Commercial airline service is available at Sheridan and Gillette, Wyoming; Billings Montana; and Denver, Colorado. The following is information on each of these airports:

- **Sheridan, Wyoming:** United Express Airlines operates flights daily from Sheridan to Denver International Airport. For more information, visit [www.sheridancountyairport.com](http://www.sheridancountyairport.com).
- **Gillette, Wyoming:** The Campbell County Airport has daily commercial flights operated by Delta, Great Lakes, and United Airlines. The website for the Campbell County Airport is [www.iflygillette.com](http://www.iflygillette.com) and for complete aeronautical information, please visit: [www.airnav.com/airport/KGCC](http://www.airnav.com/airport/KGCC).
- **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](http://www.flydenver.com).
- **Billings, Montana:** Situated on the rim rocks overlooking the city, Billings Logan International Airport is Montana's largest and busiest airport. The service area includes the Western Dakotas, Eastern Montana, and Northern Wyoming. Scheduled passenger airline service is provided by America West Express, Delta Airlines, Northwest Airlines, United Airlines, with regional service provided by Big Sky Airlines, Horizon Air, and Skywest Airlines. There are approximately 25 to 30 passenger flights per day. For more information regarding this airport, please visit <http://www.flybillings.com>.



## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Ranchester, Wyoming area is approximately 16.9 inches including 67.4 inches of snow fall. The average high temperature in January is 36 degrees, while the low is 10 degrees. The average high temperature in July is 86 degrees, while the low is 51 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).



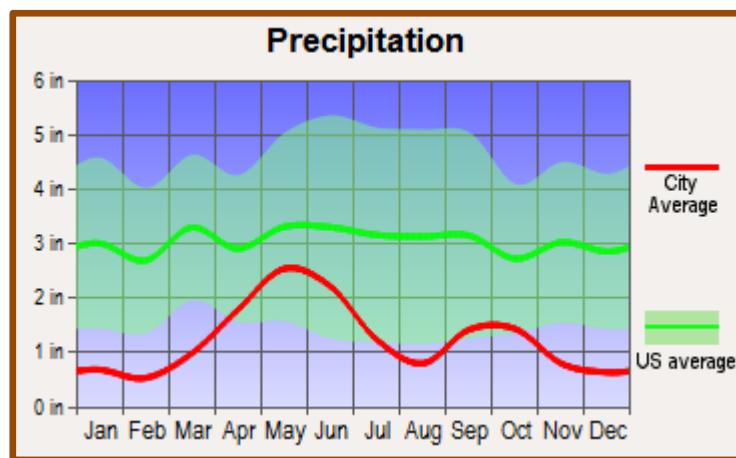
## STATE OF WYOMING

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

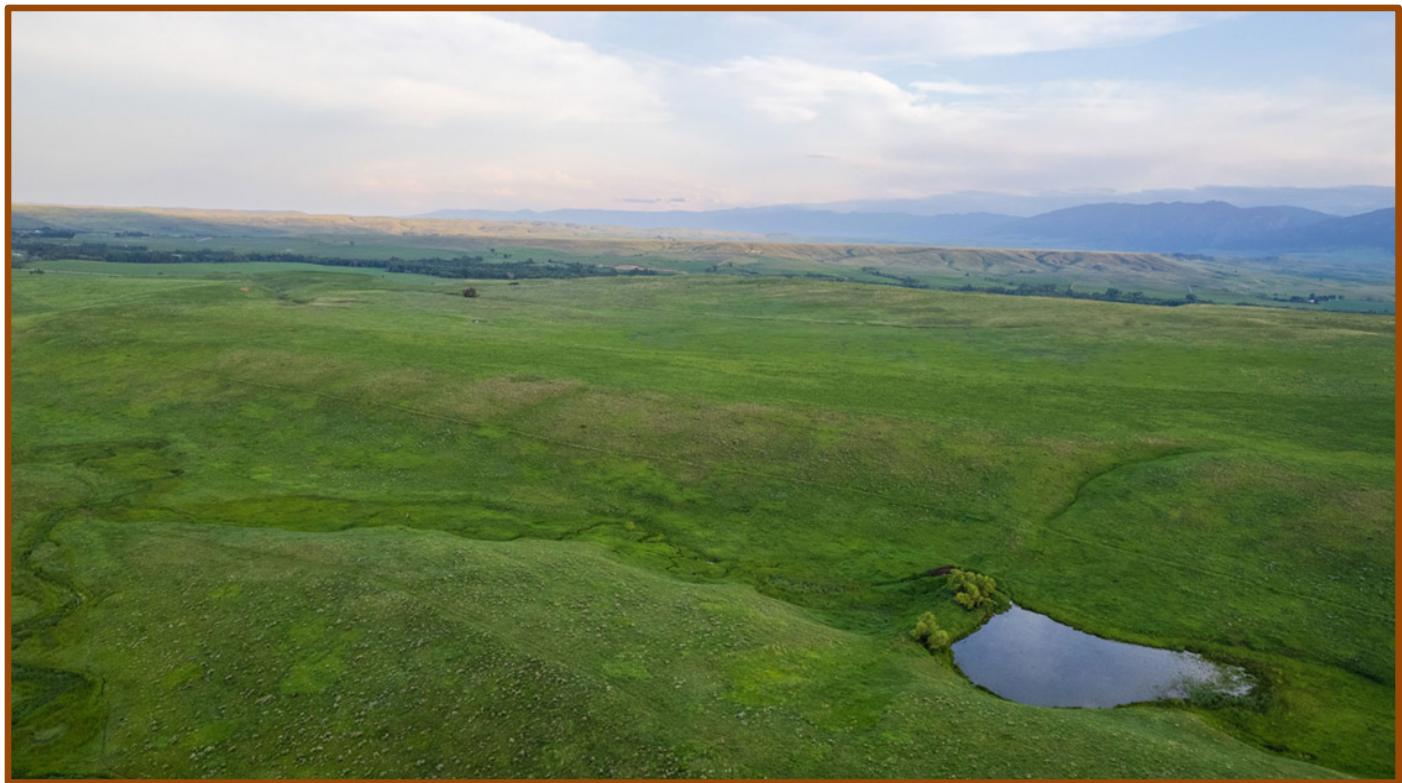
According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, Wyoming is a model of good management and a prospering population. The state is particularly efficient at managing its debt, owing the equivalent of just 20.4% of annual revenue in fiscal 2010. 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

**\$5,200,000**

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).



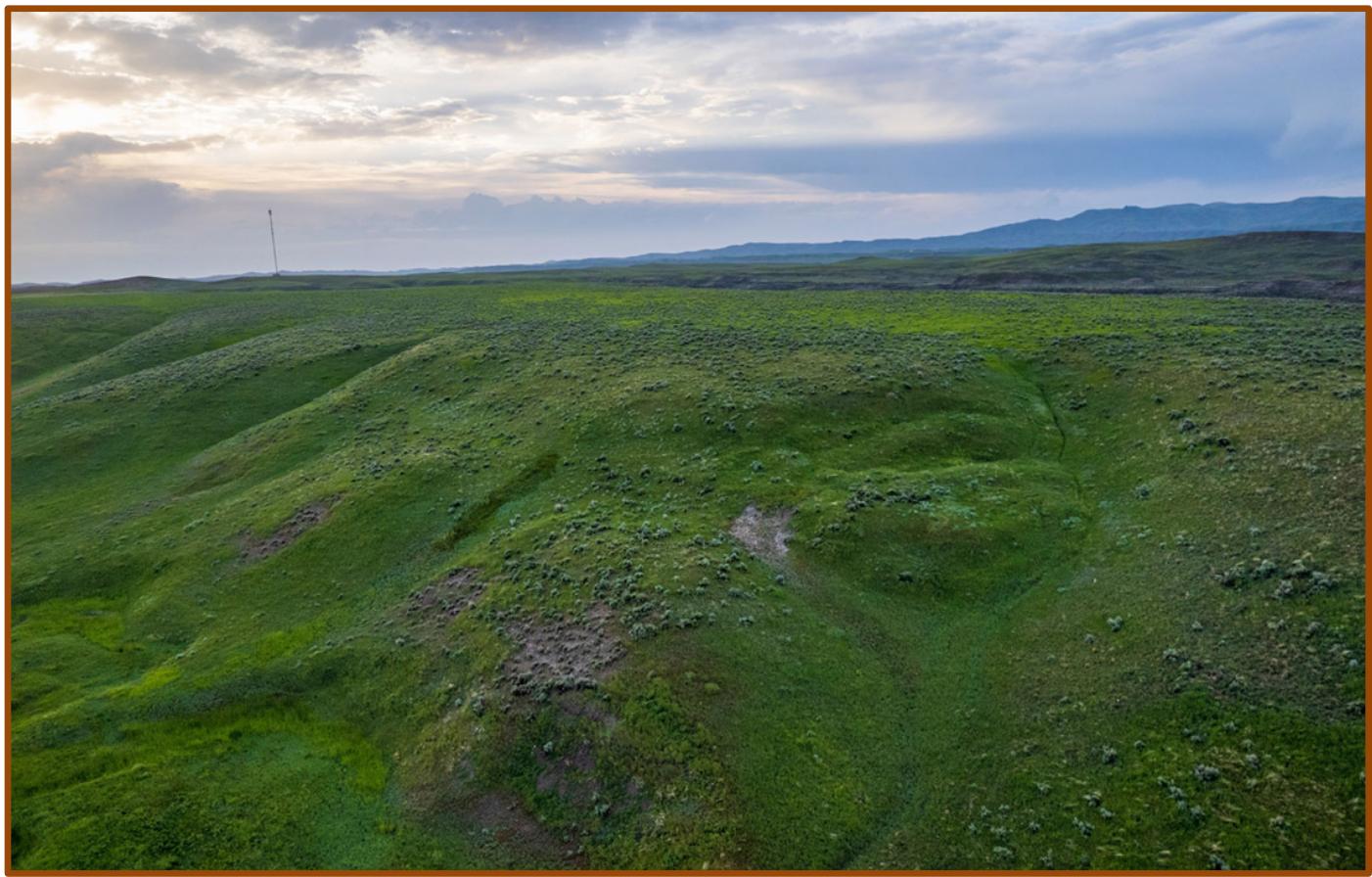
## CONDITIONS OF SALE

- I. All offers shall be:
  - A. in writing;
  - B. accompanied by an earnest money deposit check in the minimum amount of \$175,000 (One Hundred Seventy-Five 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.



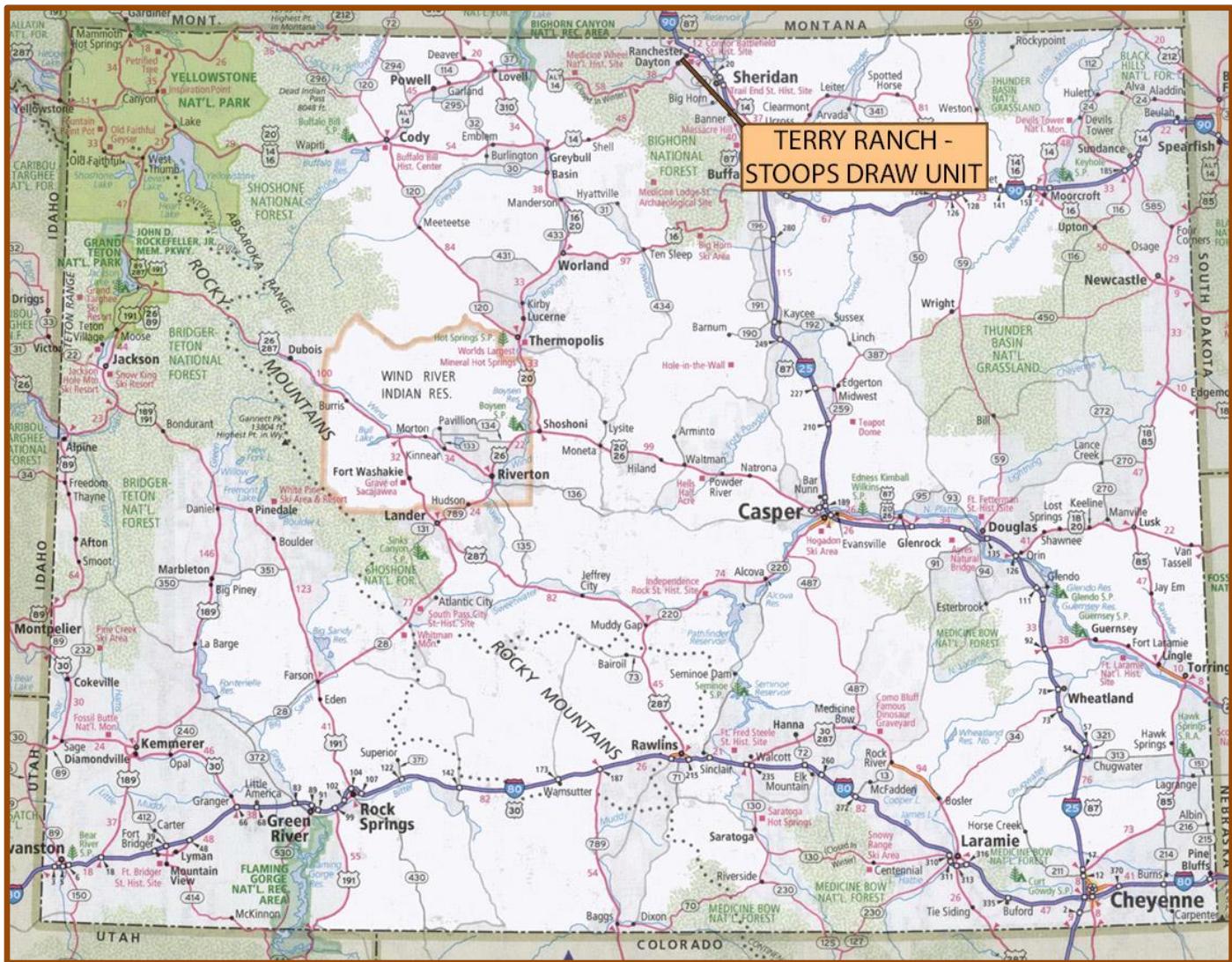
---

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.

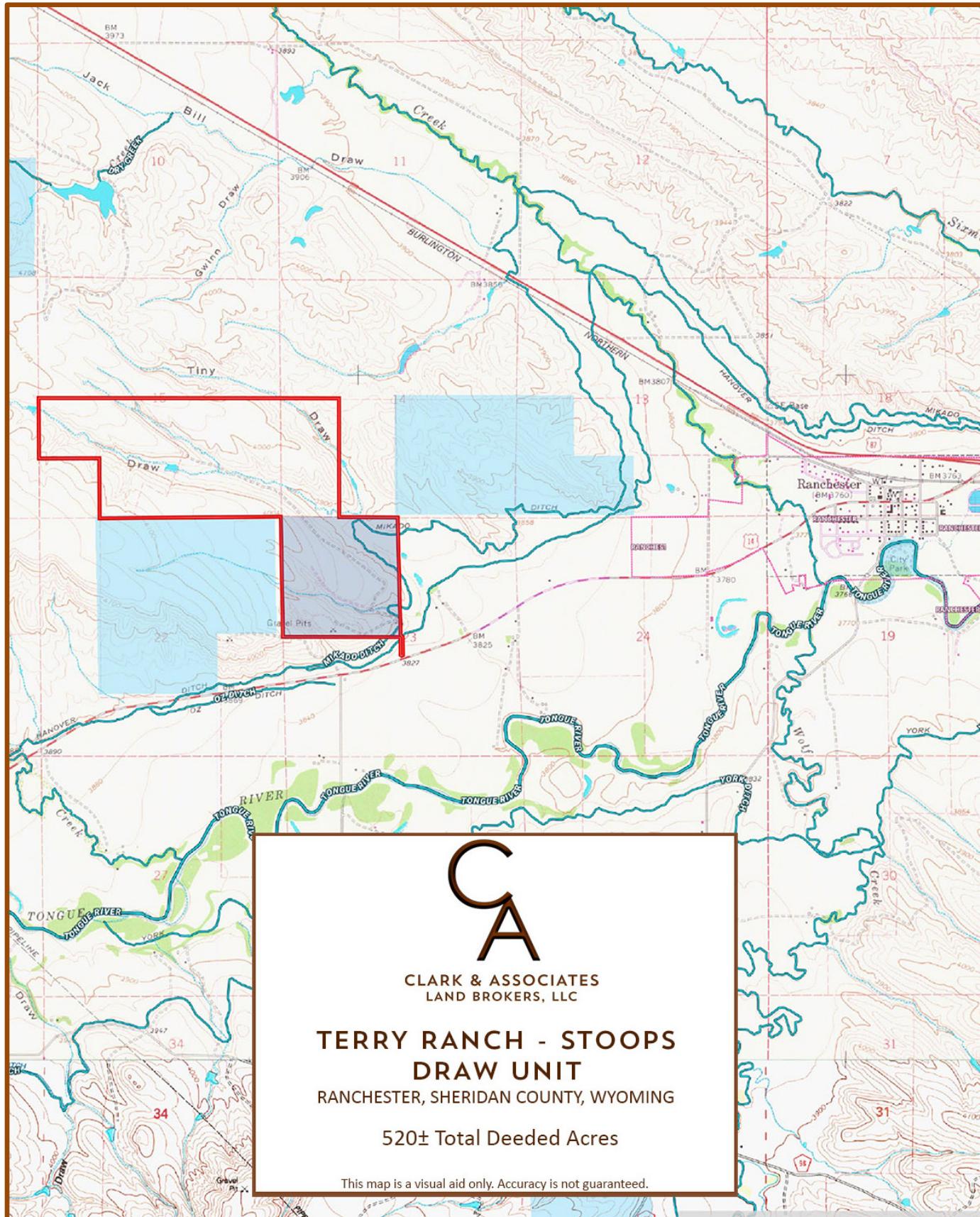
---

## STATE LOCATION MAP

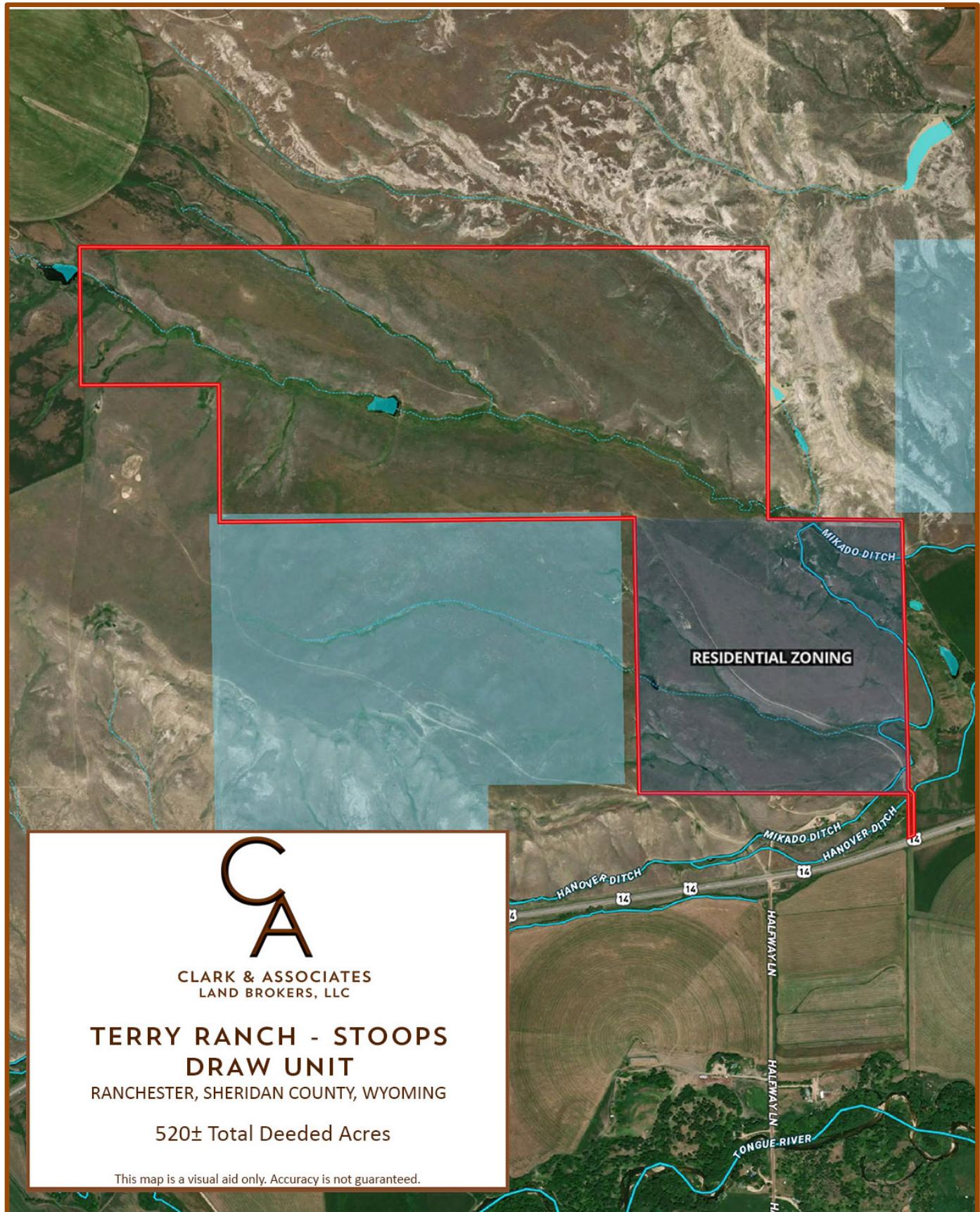


## NOTES

## TERRY RANCH – STOOPS DRAW UNIT TOPO MAP



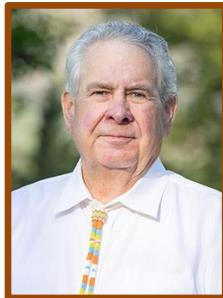
## TERRY RANCH – STOOPS DRAW UNIT ORTHO MAP



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



**Mark McNamee**  
Associate Broker/Owner,  
REALTOR®  
Mobile: (307) 760-9510  
[mcnamee@clarklandbrokers.com](mailto:mcnamee@clarklandbrokers.com)  
Licensed in WY, MT, SD, NE



**Matt Johnston**  
Associate Broker/Owner,  
REALTOR®  
Mobile: (307) 751-4951  
[mattj@vcn.com](mailto:mattj@vcn.com)  
Licensed in WY



**Cory Clark**  
Broker/Owner, REALTOR®  
Cell: 307-351-9556  
[clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)  
Licensed in WY, CO, NE, MT, ND & SD

---

## **Clark & Associates Land Brokers, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

---

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

**Cory G. Clark - Broker / Owner**  
(307) 351-9556 ~ [clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)  
Licensed in WY, MT, SD, ND, NE & CO

**Kaycee, WY Office**  
40 Latigo Lane  
Buffalo, WY 82834

**Mark McNamee - Associate Broker/Auctioneer/Owner**  
(307) 760-9510 ~ [mcnamee@clarklandbrokers.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 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 FIELTITY 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 \_\_\_\_\_