



CLARK & ASSOCIATES
LAND BROKERS, LLC

Specializing in Farm, Ranch & Recreational Properties.

Proudly Presents



WILSON FARM

Lander, Fremont County, Wyoming

Beautiful, private farm adjacent to the town of Lander

LOCATION & ACCESS

The Wilson Farm's south and west boundary lies adjacent to the town of Lander, Wyoming. To access the farm, travel north from Main Street for approximately 1.1 miles on North Second Street. The driveway will be located on to the left.

Several towns and cities in a three-state area are in close proximity to and are easily accessible from the farm:

Lander, Wyoming (population 7,487)	1 mile south
Riverton, Wyoming (population 10,615)	26 miles northeast
Thermopolis, Wyoming (population 3,009)	80 miles northeast
Casper, Wyoming (population 55,316)	147 miles east
Jackson, Wyoming (population 9,577)	161 miles west
Salt Lake City, Utah (population 932,320)	291 miles southwest
Denver, Colorado (population 600,158)	352 miles southeast



SIZE & DESCRIPTION

There are 75.57± acres of deeded land including approximately 67 acres of irrigated land. The balance of the land is either farmstead or sub-irrigated. The topography of the farm is lush river bottom meadows and sloughs with native hay and grass vegetation. This easily accessed property can be used for grass hay production or as a summer pasture depending on the needs of the owner. The land is contiguous with a good, new perimeter fence and cross fences in place.

Historically, the hay records indicate that average annual hay harvest is approximately 75 tons with the highest being 95 tons. The ground has not been fertilized or seeded in several years. In 2014, the lessee of the farm reported that approximately 55 tons of hay was harvested. The acreage was used as pasture in 2012 and 2013; however, part of the main field was put up as hay in 2013 as it was getting ahead of the grazing stage.

SOILS

Soils on this farm are predominantly sandy loam with a few areas of heavy clay.



IMPROVEMENTS

The improvements sit on a knoll in a private location in the middle of the property. Set amongst cottonwoods, mature ornamental, and fruit trees, these historic buildings are all clean and functional and include the following:

- 1,400 sq. ft. home that was originally built in 1910 and improved over the years. The home has three bedrooms, two full baths, and hot water heat. Utilities are city water, city sewer, and natural gas. With the thermostat set at 68 degrees, the 2013 power cost averaged \$43.50 per month with gas averaging \$64.50. In 2014, power was \$32.00 per month and gas was \$79.58.
- Landscaping includes a nice yard and mature trees. A new asphalt shingle roof and fascia have been installed.
- 1000 sq. ft. garage/shop built in 2005 with a concrete floor and overhead doors.
- Barns, corrals, and storage sheds.



REAL ESTATE TAXES

The real estate taxes on the Wilson Farm are approximately \$1,920 per year.

MINERAL RIGHTS

There are no minerals rights that will transfer as there are none held by the Seller.

WATER RESOURCES

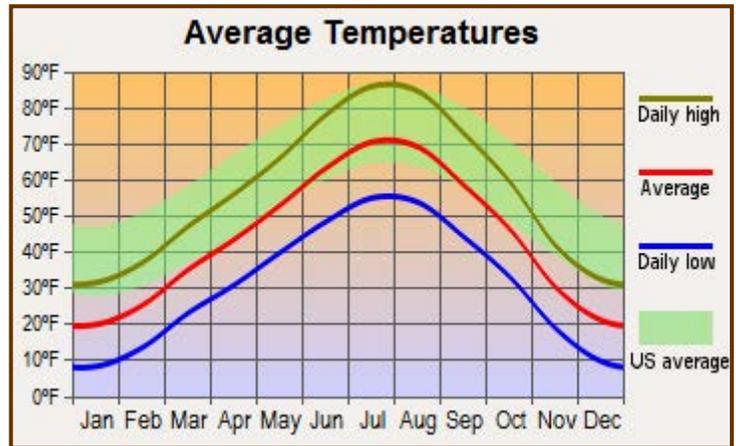
According to public records, irrigation water rights are early Territorial Rights and include the following: Olsen Ditch at 1.75 cubic feet per second (this is the 4th water right out of the Middle Popo Agie River); Outside Ditch at 0.36 cubic feet per second; and The Patton Jones Ditch at 0.29 cubic feet per second. The appropriation date is 1874, two years before the Little Big Horn massacre! The water is free of charge and delivered to the farm through a local ditch rider.

The farm is irrigated with dirt ditches and laterals using plastic dams and is very efficient to irrigate. Water is available May through October with normal precipitation. Note: Water rights information was obtained from Sellers documents. Clark & Associates Land Brokers, LLC does not guarantee accuracy of water rights. Prospective buyers should conduct their own research.



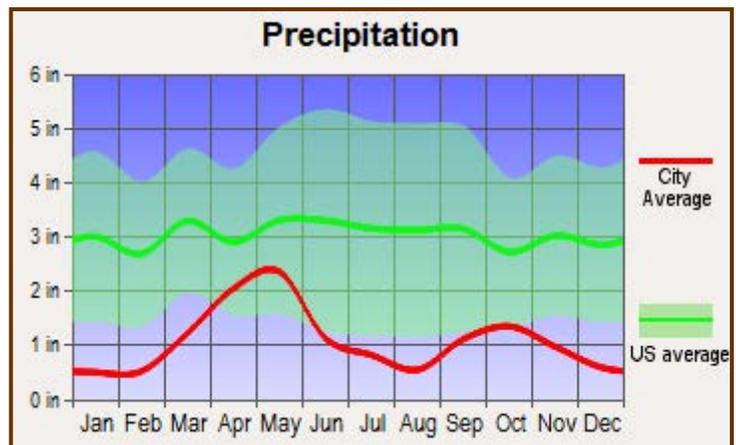
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lander, Wyoming area is approximately 13 inches including 99 inches of snow fall. The average high temperature in January is 32 degrees, while the low is 9 degrees. The average high temperature in July is 87 degrees, while the low is 56 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 10 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. 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.

COMMUNITY AMENITIES

Of the 25 municipalities within Fremont County, Riverton and Lander are the largest. The city of Riverton offers many amenities including the Riverton Memorial Hospital, a municipal airport, museum, parks, and a country club. The public school system includes four elementary schools, a middle school, and a high school as well as private Catholic and Lutheran schools. Riverton is also home to Central Wyoming Community College. There are several activities to see and participate in Fremont County year-round including:

- The Wild West Winter Carnival held in Riverton in February
- The Winter State Fair held in Lander in March
- From spring to fall are the Native American Pow-Wows
- 1838 Rendezvous Site held the end of June
- Rendezvous Celebration held throughout the month of July which includes hot-air balloon races, antique car and bike show, Day in the Park, demolition derbies, rodeos, dances, and fireworks
- Fremont County Fair and Rodeo are held the end of July and first part of August.
- Held in September is the Cowboy Poetry Gathering.

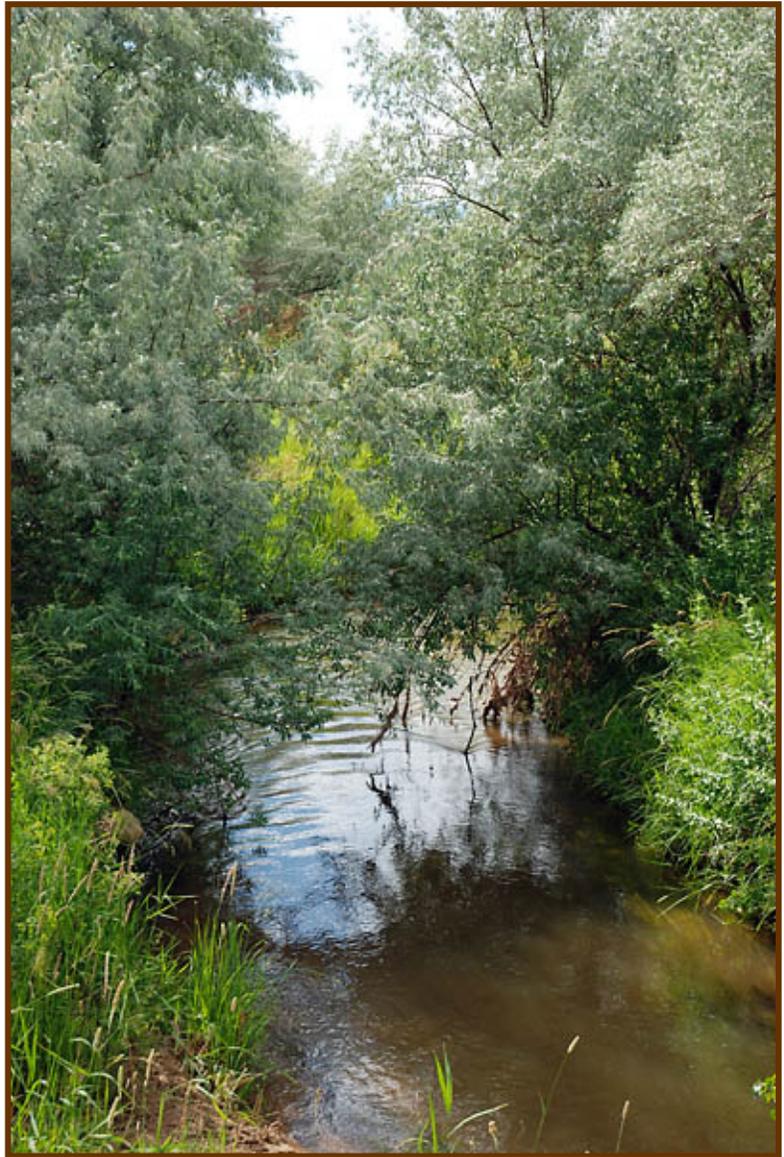
To learn more of what is available to see and do in and around Fremont County, visit www.windrivercounty.com.



Commercial airline service is available at Riverton, Wyoming; Casper, Wyoming; Salt Lake City, Utah; and Denver, Colorado. The following is information on each of these airports.

Riverton, Wyoming: The Riverton Regional Airport is located three miles northwest of Riverton. Commercial flights are provided by Great Lakes Airlines and shares codes with United Airlines and Frontier Airlines. The airport also offers rental car service and other amenities for travelers. Additional information is available at www.flyriverton.com.

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>.

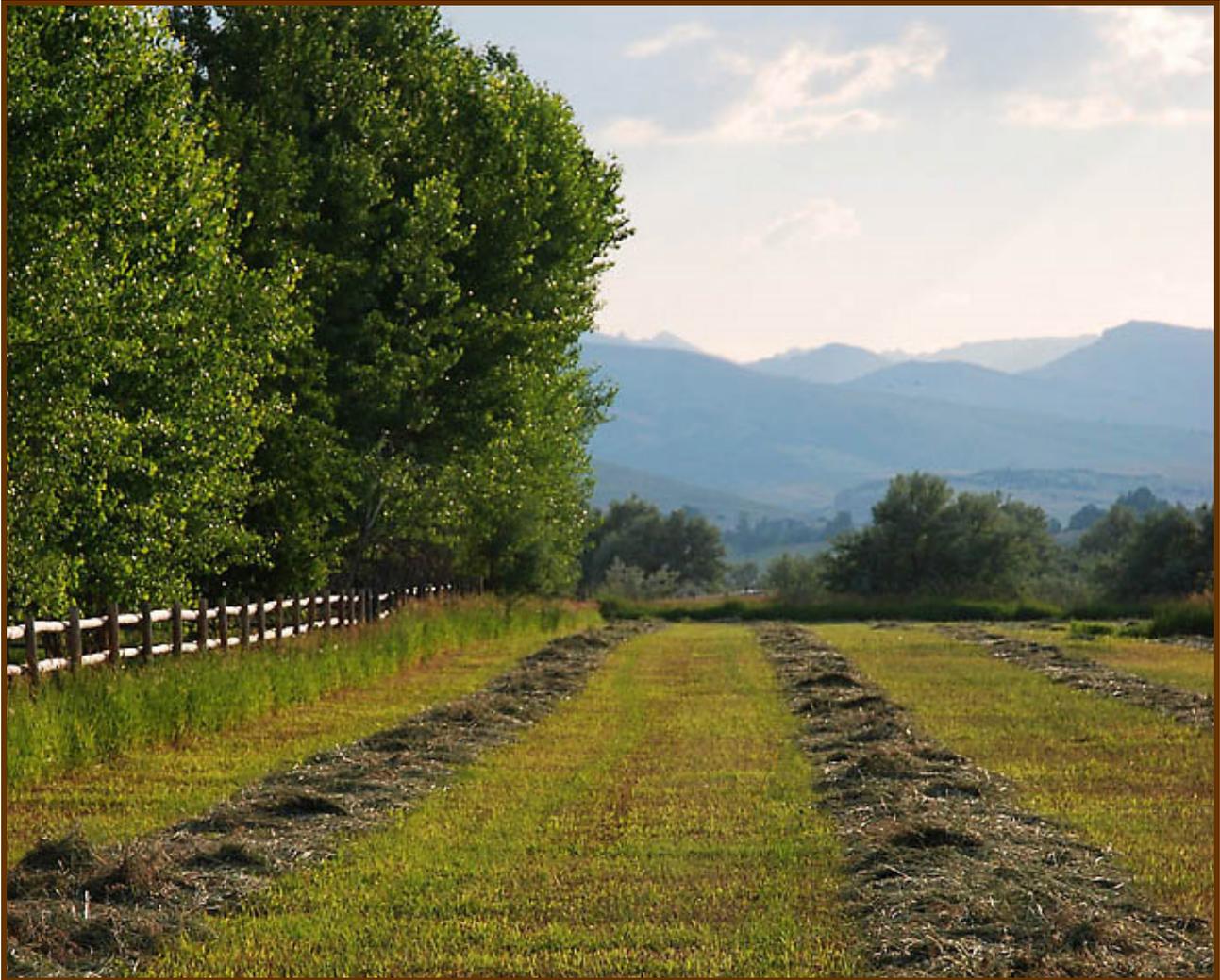


Salt Lake City, Utah: The Salt Lake City International Airport offers daily flights from Alaska Airlines, American Airlines, Delta, Frontier, JetBlue, SkyWest Airlines, Southwest Airlines, United, and US Airways. There are approximately 645 scheduled daily flights from the airport serving more than 89 cities with non-stop flights. The airport is both a commercial and general aviation airport. For specific information about the airport, flight schedules, and amenities, please visit <http://www.slcairport.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

There are both mule deer and whitetail deer on the property in addition to waterfowl and small game. The confluence of Squaw Creek, where it flows into Baldwin Creek, is on the property and is populated with brown trout. The farm controls both banks of Baldwin Creek for approximately 3/4 of a mile.



OFFERING PRICE

Price reduced from \$1,200,000 to \$816,400.

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

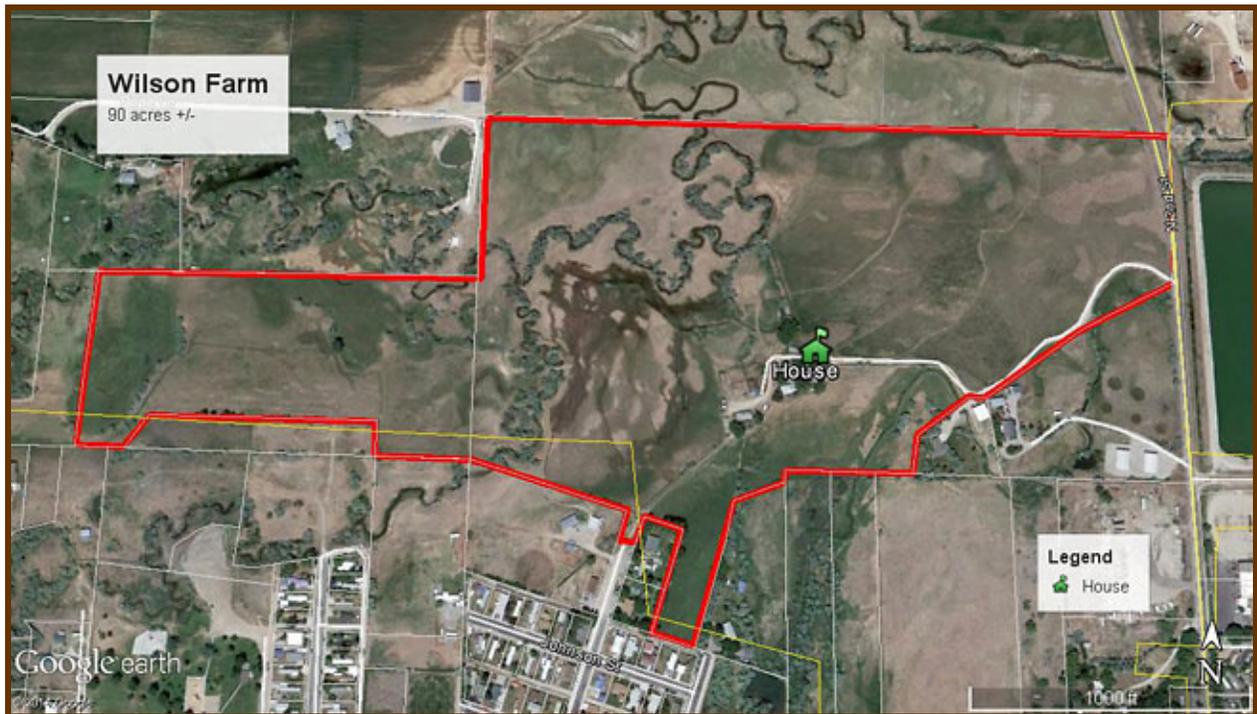
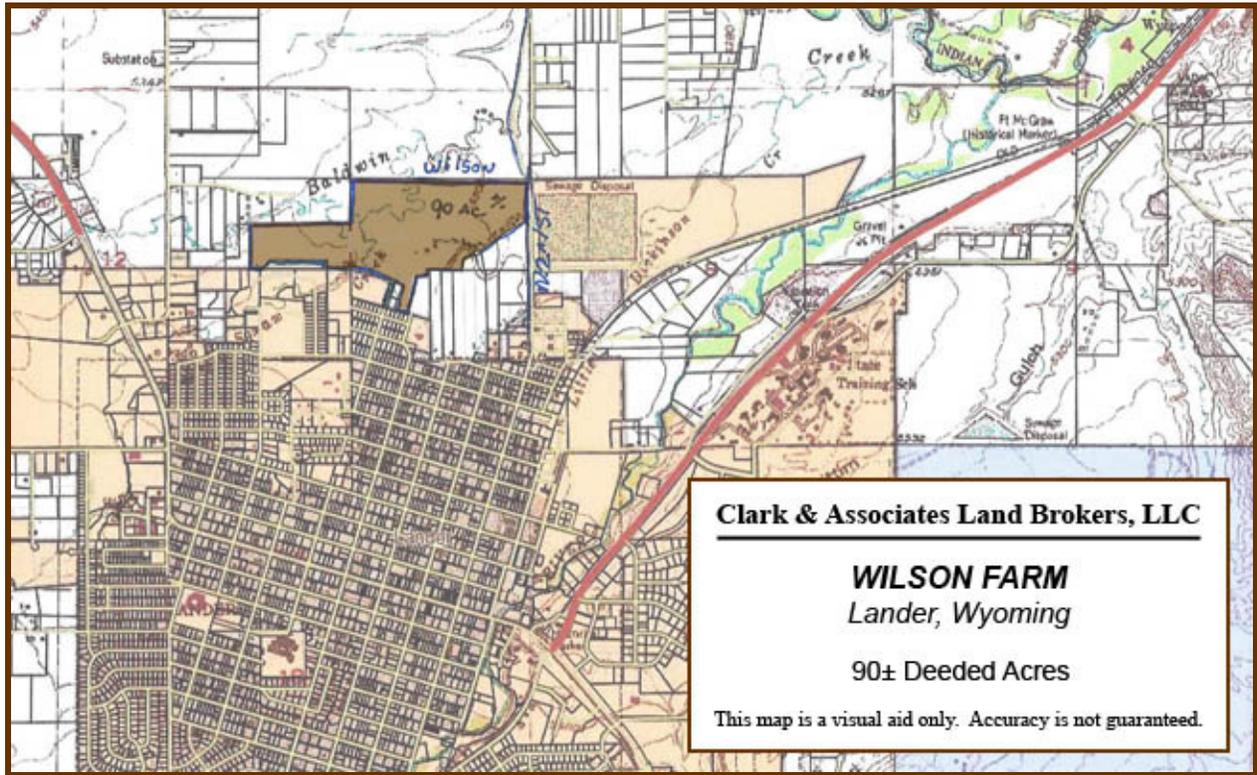
- I. All offers shall be:
 - a. in writing;
 - b. accompanied by an earnest money deposit check in the minimum amount of \$100,000 (One Hundred Thousand Dollars); and
 - c. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.



WYOMING LOCATION MAP



WILSON FARM LOCATION MAPS



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



Cory Clark
Broker / Owner

Office: (307) 334-2025
Mobile: (307) 351-9556

clark@clarklandbrokers.com

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



Ken Weekes
Sales Associate

Mobile: (307) 272-1098

farmview@tctwest.com

Licensed in WY

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

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Lusk, WY 82225

Hulett, WY Office

16 Strawberry Hill Road • PO Box 159
Hulett, WY 82720

Billings & Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Buffalo, WY Office

37 North Main Street • PO Box 366
Buffalo, WY 82834

Belle Fourche, SD Office

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

Torrington, WY Office

2210 Main Street
Torrington, WY 82240

Douglas, WY Office

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

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Cory G. Clark - Broker / Owner

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Licensed in WY

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Licensed in SD, WY, MT & NE

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Licensed in CO, NE & WY

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Licensed in WY, SD, & NE

Ken Weekes - Sales Associate

(307) 272-1098 ~ farmview@tct.west
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 FIELITY 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 ESTABILSHED, 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 _____