



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



PHEASANT RIDGE FARM – MATNEY UNIT

Hawk Springs, Goshen County, Wyoming

The Pheasant Ridge Farm-Matney Unit consists of 225± deeded acres with a newer 132± acre center pivot.

LOCATION & ACCESS

The Matney Unit is conveniently located approximately five miles northwest of Hawk Springs, Wyoming. Hawk Springs is situated in the heart of Goshen County approximately 20 miles south of Torrington, Wyoming. Year-round access to the property is excellent. From Hawk Springs, travel north on US Highway 85 for approximately one mile, then turn left on to County Road 34, a well-maintained graveled county road, and continue west approximately three miles; turn north on Goshen County Road 35 and proceed one mile to the property. From Torrington, travel 17 miles south on US Highway 85 to Goshen County Road 38; travel west three miles to Goshen County Road 35.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Hawk Springs, Wyoming (pop. 170) | 5 miles southeast |
| • Yoder, Wyoming (pop. 490) | 7 miles north |
| • Torrington, Wyoming (pop. 5,651) | 20 miles north |
| • Scottsbluff, Nebraska (pop. 14,732) | 52 miles east |
| • Cheyenne, Wyoming (pop. 50,000) | 64 miles southwest |
| • Fort Collins, Colorado (pop. 118,652) | 111 miles southwest |
| • Denver, Colorado (pop. 713,252) | 163 miles southwest |



SIZE & DESCRIPTION

225± Deeded Acres

The Matney Unit consists of 225± deeded acres with 132± pivot-irrigated acres and 93± acres of pasture land. The irrigated acres are serviced by a hydraulic T&L, 7-tower full pivot, with a power end gun. The pivot was installed new in 2011.

With good soils and Horse Creek Irrigation District Water, this highly productive farm would make a great addition to another farm or a tremendous feed base for an existing ranch.

The perimeter of the farm is fenced on three sides with four or five strands of barbed wire.

WATER RESOURCES

- Irrigation water from Horse Creek Reservoir

RANCH OPERATIONS

For 2024, the pivot on the Pheasant Ridge Farm - Matney Unit, is planted to Triticale with the option of planting it back to alfalfa in the fall. Typical yields on the farm for alfalfa hay are 4 ½ to 5 ton per acre.



SOILS

The following soils are found throughout the Matney Unit:

- Kirkham loam
- Anselmo and Shingle soils
- Manter and Anselmo fine sandy loams
- Santana loams

These soils are very productive for crops and for growing a variety of hard grasses including native gramma, buffalo and Western wheat grass which are premium grazing grasses.

IMPROVEMENTS

There are no improvements on this property.

UTILITIES

Electricity – Wyrulec

Gas/Propane – None

Communications – None

Water – Irrigation

Sewer – None

Television – None



REAL ESTATE TAXES

Taxes are to be determined. Seller will have a survey completed in order to provide the correct number of acres as well as the legal description, as well as the owner's commitment for the title insurance.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be retained by the sellers.

COMMUNITY AMENITIES

Four small towns south of Torrington: Hawk Springs (pop. 170), Yoder (pop. 490), Huntley (pop. 302), and Veteran (pop. 130) combine to form the rural community known as Southeast. All are located within ten miles of Yoder where the Southeast Schools, elementary, junior high and high school, are situated, and the school system provides excellent bus service for all school-age children. The Pheasant Ride Farm-Matney Unit is close enough to larger towns and cities for a family to enjoy country living with easy access to schools, shopping and other city conveniences.

Torrington, Wyoming, population 5,631, is the county seat of Goshen County and is within twenty minutes of the property. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, two sale barns, and farm and implement dealerships.

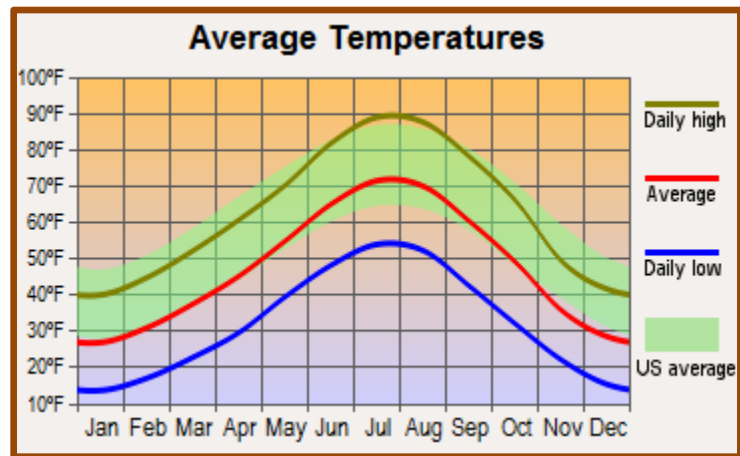
Scottsbluff, Nebraska, population 14,732, is less than an hour from The Pheasant Ride Farm-Matney Unit, and also offers medical facilities, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping malls and centers, golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff and the surrounding area, log on to www.visitscottsbluff.com.

Within a radius of 150 miles of The Pheasant Ride Farm-Matney Unit are several colleges and universities with over 2,000 student enrollment:

Chadron State College, Chadron, Nebraska	125 miles
University of Wyoming, Laramie, Wyoming	115 miles
University of Northern Colorado, Greeley, Colorado	120 miles
Aims Community College, Greeley, Colorado	120 miles
Colorado State University, Fort Collins, Colorado	110 miles
Casper College, Casper, Wyoming	161 miles

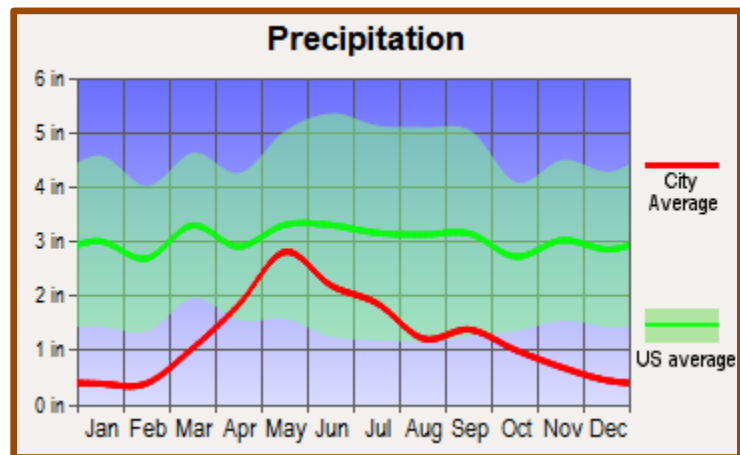
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hawk Springs, WY area is approximately 14.9 inches including 46.8 inches of snow fall. The average high temperature in January is 45 degrees, while the low is 17 degrees. The average high temperature in July is 92 degrees, while the low is 57 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, 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, which shrunk by 1.2% in 2011 alone; 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

\$675,000

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



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$33,000.00 (Thirty-Three 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.

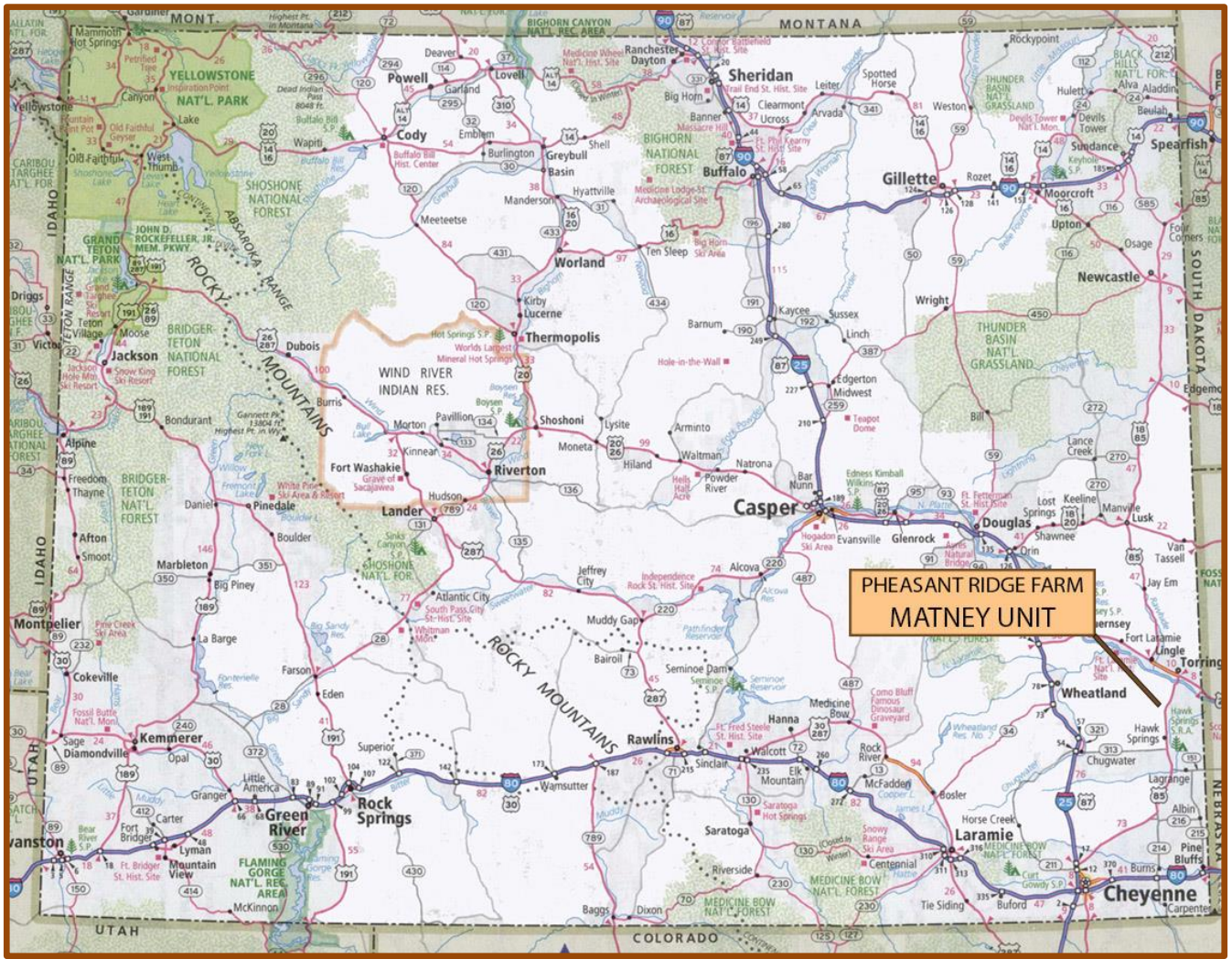
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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

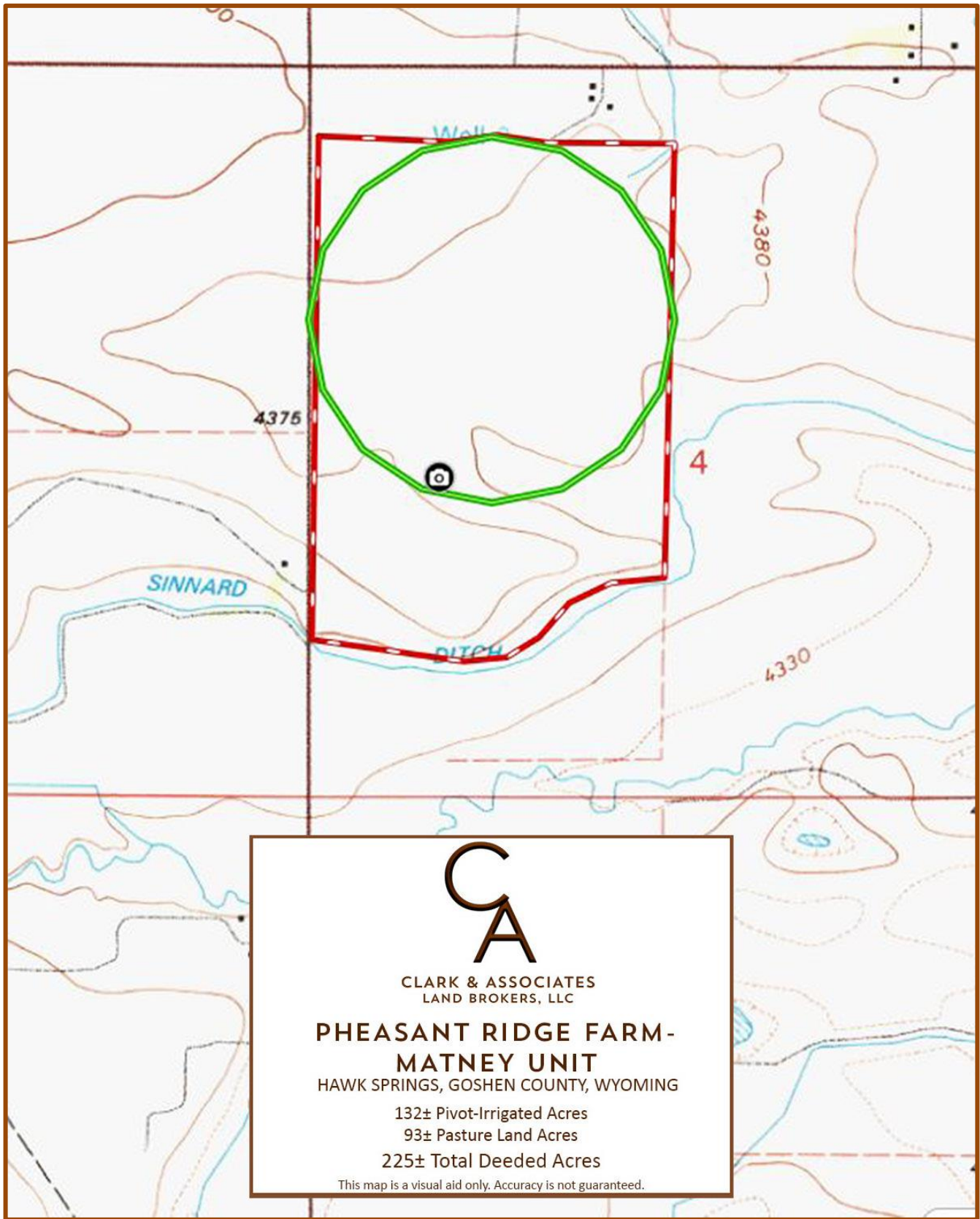
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage 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

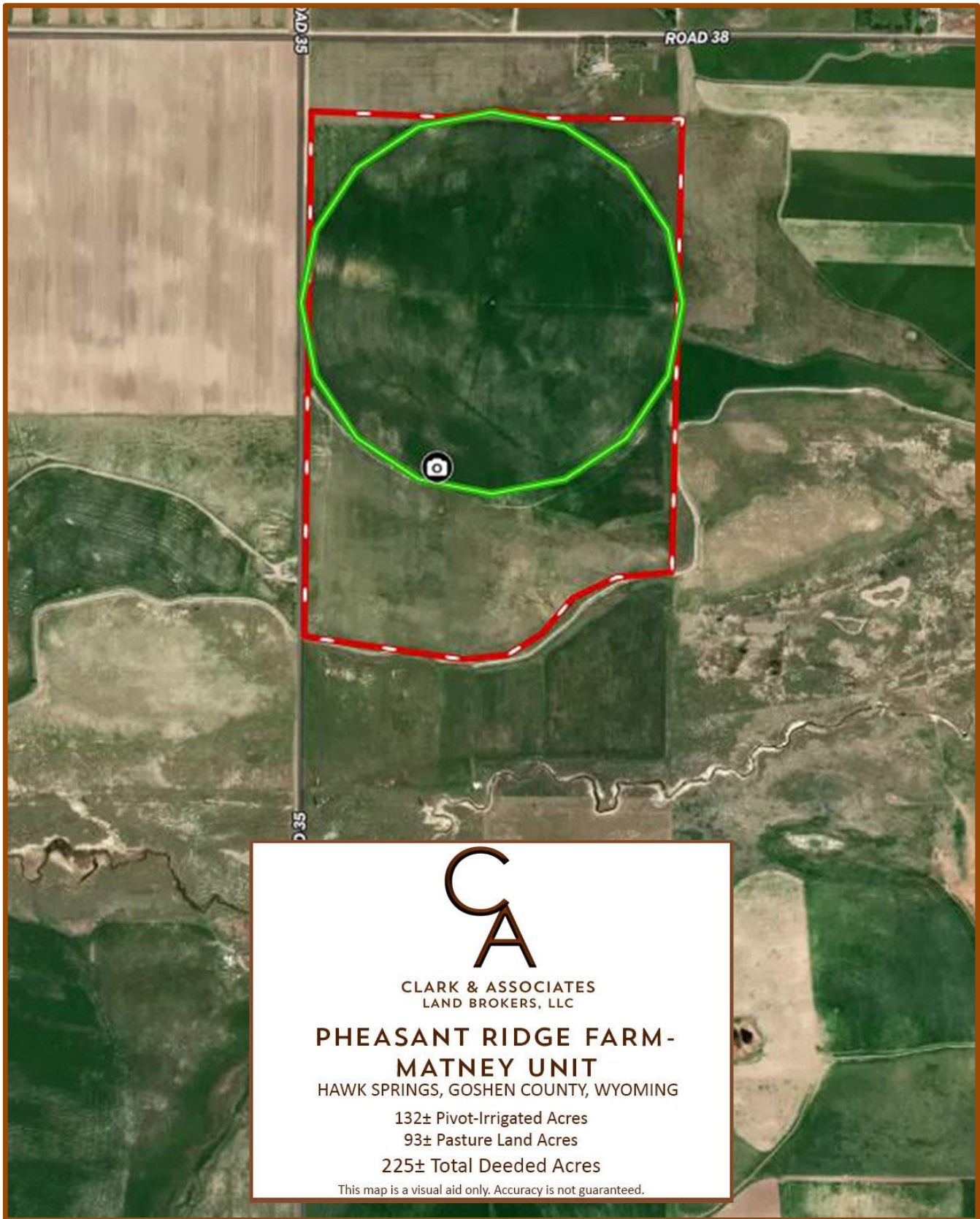


NOTES

PHEASANT RIDGE FARM – MATNEY UNIT TOPO MAP



PHEASANT RIDGE FARM – MATNEY UNIT ORTHO MAP



CLARK & ASSOCIATES
LAND BROKERS, LLC

**PHEASANT RIDGE FARM -
MATNEY UNIT**

HAWK SPRINGS, GOSHEN COUNTY, WYOMING

132± Pivot-Irrigated Acres

93± Pasture Land Acres

225± Total Deeded Acres

This map is a visual aid only. Accuracy is not guaranteed.



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: Pheasant Ridge farm Units

Matney Unit - S½ Sec 5 & E½SE¼ Sec 6, T21N, R62W

Shaw Unit - W½ Sec 4, T21N, R62W

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

MATNEY UNIT

Permit No. 8514D (see map with P16076D)

Hawk Springs Ditch as changed in part to the Supplemental Supply Ditch (Spy Ditch), Priority Date: July 18, 1908 (direct flow) and May 25, 1913 (stored). Certificate Record No. 97, page 341; Order Record No. 102, page 351; Proof No. 23731-38. Source: Horse Ck, trib North Platte R, & Hawk Springs Res. (Permit Nos. 1307R & 2568R). This appropriation is for original supply and secondary supply irrigation, stock & domestic use for the following lands:

T21N, R62W

Section 4 SWNW 19.70 acres

NENW (Lot 3)	2.40 acres
<u>NWNW (Lot 4)</u>	<u>17.90 acres</u>
TOTAL	40.00 acres (0.57 cfs)

Permit No. 8514D (see map with P16076D)

Hawk Springs Ditch as changed in part to the Supplemental Supply Ditch (Spy Ditch), Priority Date: July 18, 1908 (direct flow) and May 25, 1913 (stored). Certificate Record No. 97, page 342; Order Record No. 102, page 355; Proof No. 23731-43. Source: Horse Ck, trib North Platte R, & Hawk Springs Res. (Permit Nos. 1307R & 2568R). This appropriation is for original supply and secondary supply irrigation, stock & domestic use for the following lands:

T21N, R62W

Section 4	SWNW	17.90 acres
	SENW	34.80 acres
	NESW	9.60 acres
	NWSW	9.00 acres
	<u>NENW (Lot 3)</u>	<u>16.20 acres</u>
	TOTAL	87.50 acres (1.25 cfs)

Permit No. 16076D

Sinnard Lateral Ditch, Priority Date: Oct. 4, 1920. Certificate Record No. 82, page 19; Order Record No. 51, page 561; Proof No. 37844. Source: Sinnard Draw, trib Horse Ck, trib North Platte R. This appropriation is for irrigation of the following lands:

Original Supply

T21N, R62W

Section 4	<u>SENW</u>	<u>4.00 acres</u>
	TOTAL	4.00 acres (0.06 cfs)

Supplemental Supply having original supply and secondary supply under P8514D

Section 4	SENW	13.20 acres
	<u>NESW</u>	<u>8.80 acres</u>
	TOTAL	22.00 acres

GROUNDWATER

Permit No. UW 19369

Craven #2 Home Pasture Well, Priority Date: March 21, 1960. Source: Groundwater. This permit is for stock use at 5 gpm at the following location:

T21N, R62W

Section 4 NWSW

Permit No. UW 19368

Craven #1 Home Well, Priority Date: March 21, 1954. Source: Groundwater. This permit is for domestic and stock use at 20 gpm at the following location:

T21N, R62W

Section 4 NENW

SURFACE WATER

SHAW UNIT

Permit No. 8514D (see map with P16076D)

Hawk Springs Ditch as changed in part to the Supplemental Supply Ditch (Spy Ditch), Priority Date: July 18, 1908 (direct flow) and May 25, 1913 (stored). Certificate Record No. 97, page 241; Order Record No. 101, page 306; Proof No. 23731-18. Source: Horse Ck, trib North Platte R, & Hawk Springs Res. (Permit Nos. 1307R & 2568R). This appropriation is for original supply and secondary supply irrigation, stock, & domestic use for the following lands:

T21N, R62W

Section 5	NESW	24.80 acres
	NWSW	31.90 acres
	SWSW	23.30 acres
	SESW	26.50 acres

Section 6	NESE	33.60 acres
	<u>SESE</u>	<u>30.90 acres</u>
	TOTAL	171.00 acres (2.44 cfs)

Permit No. 8514D

Hawk Springs Ditch as changed in part to the Supplemental Supply Ditch (Spy Ditch), Priority Date: July 18, 1908 (direct flow) and May 25, 1913 (stored). Certificate Record No. 98, page 157; Order Record No. 105, page 33; Proof No. 23731-62. Source: Horse Ck, trib North Platte R, & Hawk Springs Res. (Permit Nos. 1307R & 2568R). This appropriation is for original supply and secondary supply irrigation, stock, & domestic use for the following lands:

T21N, R62W

Section 5	NESW	4.00 acres
	NESE	13.90 acres
	NWSE	22.00 acres
Section 6	<u>NESE</u>	<u>3.80 acres</u>
	TOTAL	43.70 acres (0.62 cfs)

Permit No. 16076D

Sinnard Lateral Ditch, Priority Date: Oct. 4, 1920. Certificate Record No. 82, page 19; Order Record No. 51, page 561; Proof No. 37844. Source: Sinnard Draw, trib Horse Ck, trib North Platte R. This appropriation is for irrigation of the following lands:

Supplemental supply irrigation having original supply and secondary supply under P8514D:

T21N, R62W

Section 5	NESW	24.80 acres
	NWSW	29.00 acres
	SWSW	23.30 acres
	SESW	5.50 acres
Section 6	NESE	4.30 acres
	<u>SESE</u>	<u>10.10 acres</u>
	TOTAL	97.00 acres

GROUNDWATER

Permit No. UW 20967

Coy No. 1 Well, Priority Date: March 21, 1926. Source: Groundwater. This permit is for domestic & stock use at 25 gpm at the following location:

T21N, R62W

Section 5 NESE

These are records found in the State Engineer's Office and Board of Control records as of May 6, 2024, and may or may not reflect the actual situation on the ground. Failure to use water for five (5) consecutive years when water is available may constitute grounds for forfeiture of the water right.



John R. Barnes, President
J R Barnes Consulting, LLC
DBA Get Water Rights Wyoming

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



Mark McNamee
Associate Broker,
REALTOR®

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mcnamee@clarklandbrokers.com

Licensed in WY, MT,
NE & SD



Cory Clark
Broker, REALTOR®

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ND, NE & SD

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Cory G. Clark - Broker / Owner

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Cheyenne, WY 82009

Mark McNamee - Associate Broker/Auctioneer/Owner

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Billings/Miles City, MT Offices

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Billings, MT 59105

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Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

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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

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Licensed in WY & CO

Dayton, WY Office

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

Matt Johnson – Associate Broker

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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 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 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 _____