

CLARK
& ASSOCIATES
Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



SAGE LAND & LIVESTOCK 150
Boulder, Sublette County, Wyoming

Productive farm and ranch land with recreational splendor

LOCATION & ACCESS

From the intersection of Tyler Avenue in Pinedale, travel south on Hwy 191 for approximately 11.8 miles; turn left onto Highway 353 and travel approximately 2.3 miles; turn right onto Boulder Canal Road and travel approximately 0.4 miles. The property is on your left at 49 Boulder Canal Road.

Several towns and cities in proximity to the property include:

Boulder, Wyoming (population 170)	3 miles west
Pinedale, Wyoming (population 2,030)	15 miles northwest
Jackson, Wyoming (population 9,577)	90 miles northwest
Rock Springs, Wyoming (population 23,036)	92 miles south
Salt Lake City, Utah (population 932,320)	243 miles southwest
Casper, Wyoming (population 55,316)	258 miles east
Laramie, Wyoming (population 30,816)	298 miles southeast
Cheyenne, Wyoming (population 59,466)	347 miles southeast
Denver, CO Metro Area (population 3,277,309)	426 miles southeast



SIZE & DESCRIPTION

The Sage Land & Livestock Ranch is a western property with a great combination of productive farm and ranch land plus recreational splendor. The land is rolling grass pastures with elevations of 7,190 to 7,760 feet that give rise to the Wind River Mountain Range to the east of the ranch. The ranch is comprised approximately 150± deeded acres, with irrigation rights, and is cross-fenced into five pastures for rotational feeding and calving.

CARRYING CAPACITY / RANCH OPERATIONS

The pastures are cross-fenced into five pastures for rotational feeding and calving. The owner has historically wintered bulls, heifers, and horses on the property. The property is owner-rated for 25 pairs year round or will winter 50 pairs and bulls for six months. *Note: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*



IMPROVEMENTS

The ranch has a very high quality, efficient set of improvements including a 2,272 sq. ft. home, a 2,476 sq. ft. shop, a roping arena, and other well-maintained outbuildings.

The home was completed in 2007 and has two bedrooms and one bathroom. The main floor has an open floor plan with a kitchen, large living area with space for dining and an office, and a laundry room. The loft could be used as an additional living area, a bedroom, or for storage. The home has great natural lighting from the many energy efficient windows. The house is all electric except for the propane range, however there is a chimney and propane line plumbed in so a gas fireplace insert could be easily installed to provide heat. The exterior of the home has a nice outdoor patio, lawn with new sod and a sprinkler system, and flower beds.



Living Room



Kitchen

The 26' x 66', pull-through shop has concrete floors, is insulated with forced air propane heat, and has 220 amp electrical service. There is a 20' x 26' bunkhouse in the shop that can easily have a kitchen and bathroom added. This building also includes a 20' x 12' tack room and a 20' x 54' open lean-to adjacent to the pipe and continuous panel horse corrals with automatic waterers. On the opposite side is a covered 20' x 40' concrete slab which provides parking and storage out of the weather. Other outbuildings include an equipment storage shed built in 2015, a 40' x 60' hay barn with a lean-to built in 2009, a 160 sq. ft. lean-to built in 2005, a 2011 loafing shed, and a 2005 loafing shed.

The property features a pipe and continuous panel roping arena with a Priefert chute and return alley. There is also a pipe and wood round corral that is perfect for working colts and horses along with numerous pens with automatic waters. All of the pens and the arena have had sand hauled in for excellent ground conditions and good drainage.



UTILITIES

- Electricity – Rocky Mountain Power \$5,200/annual
- Propane – multiple providers
- Water – One domestic well
- Sewer – Private septic systems at house and shop
- Communications –CenturyLink \$60/month, cell coverage available
- Internet – CenturyLink internet \$56/month
- TV – Satellite
- Trash Disposal – BNC \$105/quarterly, for bi-weekly service



Shop Lean-to



Shop Interior

REAL ESTATE TAXES

According the Sublette County Assessor's records, the real estate taxes on Sage Land & Livestock are approximately \$3,673 for the 2014 year for all 302 acres.



Arena

SOILS

Soils on the ranch are approximately 60% Blaha and similar soils which include sandy loam, sandy clay loam, and gravelly loam, and approximately 40% Jaycox and similar soils which include gravelly coarse sandy loam, sandy loam, and sandy clay loam.

WATER RESOURCES

Sage Land & Livestock has 302 acres or water right from the Boulder Irrigation District which is used to flood irrigate the property. The approximately yearly cost for irrigation water is \$1,104. There is also one domestic water well which serves both the home and livestock and supplies water to four automatic waterers.

MINERAL RIGHTS

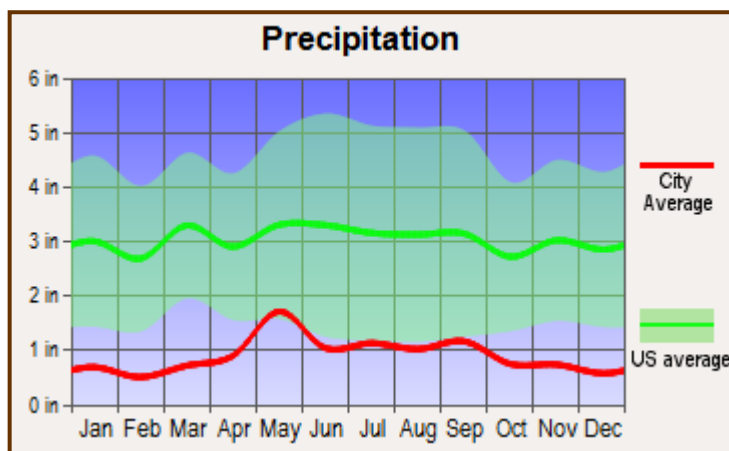
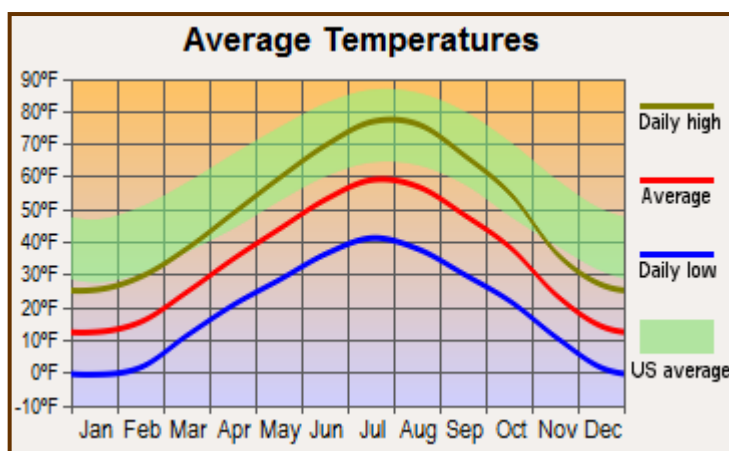
Any and all mineral rights associated with this property owned by the seller, if any, shall transfer to the buyer at closing.

CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Pinedale, Wyoming area is approximately 11 inches including 63 inches of snow fall. The average high temperature in January is 26 degrees, while the low is -1 degrees. The average high temperature in July is 78 degrees, while the low is 41 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. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.



Hay Barn

COMMUNITY AMENITIES

Geographically isolated from railroads and population centers, Sublette County retained its frontier culture for far longer than many areas of Wyoming and the West, and it remained one of the least densely populated areas in the state until well into the 20th century. Today the county has three incorporated towns, Big Piney, Marbleton, and Pinedale; and has several other smaller community centers, including Bondurant, Cora, Boulder, and Daniel. The major industries in Sublette County are cattle ranching, oil and gas, tourism, recreation, and government. The population for Sublette County from the 2010 census is 10,247.

Pinedale is the largest town in Sublette County and it is also the county seat. Nestled on the western flank of the Wind River Mountain Range, this small town with a western flair has many of the amenities of a larger town including several hotels, grocery shopping, boutique shopping, a farm and ranch/feed store, medical, dental, and veterinary services, professional services, a K-12 school, and several dining locations. Pinedale makes a great base camp for adventures into the beautiful Wind River Mountains and is right on your way to Yellowstone National Park, the Tetons and Jackson Hole. For more information on Pinedale visit www.pinedaleonline.com.

Sublette County is located in western Wyoming and is the gateway to the Wind River Mountains, the Upper Green River Valley, Wyoming Range, and more than 1,300 lakes. Spectacular scenery, wildlife, fishing, hiking, horseback riding, photography, and many more exciting adventures await you in Sublette County. For more information on Sublette County visit www.sublettechamber.com.

Pinedale offers a private airport and commercial airline service is available at Jackson, Wyoming; Rock Springs, Wyoming; and Salt Lake City, UT. The following is information on each of these airports:

Pinedale, Wyoming: Ralph Wenz Field, PNA, is located five miles southeast of Pinedale adjacent to U.S. Highway 191 and has an asphalt runway which measures 8,900'x100'. Additional information is available at <http://www.airnav.com/airport/KPNA>.

Jackson, Wyoming: The Jackson Hole Airport is serviced by American, Delta, and United Airlines seasonally and provide direct service to the following cities; Denver, Salt Lake City, Dallas/Ft. Worth, Minneapolis, Chicago, Atlanta, San Francisco, Houston, and Los Angeles. General aviation services, charter flights, and rental cars are also available. For more information, please visit <http://www.jacksonholeairport.com>.

Rock Springs, Wyoming: The Rock Springs - Sweetwater County Airport is located seven miles east of Rock Springs in Sweetwater County, Wyoming. United Airlines provides daily service to Denver International Airport, plus there are general aviation services. For more information, please visit <http://www.rockspringsairport.com>.

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 315 scheduled daily departures from the airport serving more than 90 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>.



Loafing Shed

RECREATION & WILDLIFE

Sublette County and the entire area is not only known for its hunting and fishing opportunities but also for numerous other outdoor activities including cross-country and downhill skiing, snowmobiling, dog sledding, mountain climbing, hiking, horseback riding, and many other activities typically throughout the Rocky Mountains. The entire area is an outdoor enthusiast and vacationer's paradise and Sage Land & Livestock is just minutes from some of the best fishing, backpacking, and hunting in the United States.

The Wind River Range encompasses an area of 2.25 million acres and forms a triple divide for three major western watersheds: the Columbia River, the Colorado River, and the Missouri. The Winds are the most popular section of the Bridger Wilderness of western Wyoming which was designated as a wilderness in 1964.

The Bridger Wilderness area makes up the majority of the Wind River Range's western slope. This wilderness is named after one of the most famous mountain men in American history, Jim Bridger, who lived in this area during the early 1800s. Most of the Bridger Wilderness lies within Sublette County and is managed by the Pinedale Ranger District of the Bridger-Teton National Forest.

The area is home to many species of wildlife including moose, elk, deer, black and grizzly bears, wolves, and mountain lions. Many of the high lakes are stocked with fish including Rainbow, Cutthroat, Brook, Golden and Brown trout, as well as Grayling and Mackinaw. For more information, please visit www.visitpinedale.org.



OFFERING PRICE

Option A: \$1,250,000 for 150 Acres.

Option B: \$1,990,000 for 302 Acres

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 \$120,000 (One Hundred Twenty 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.

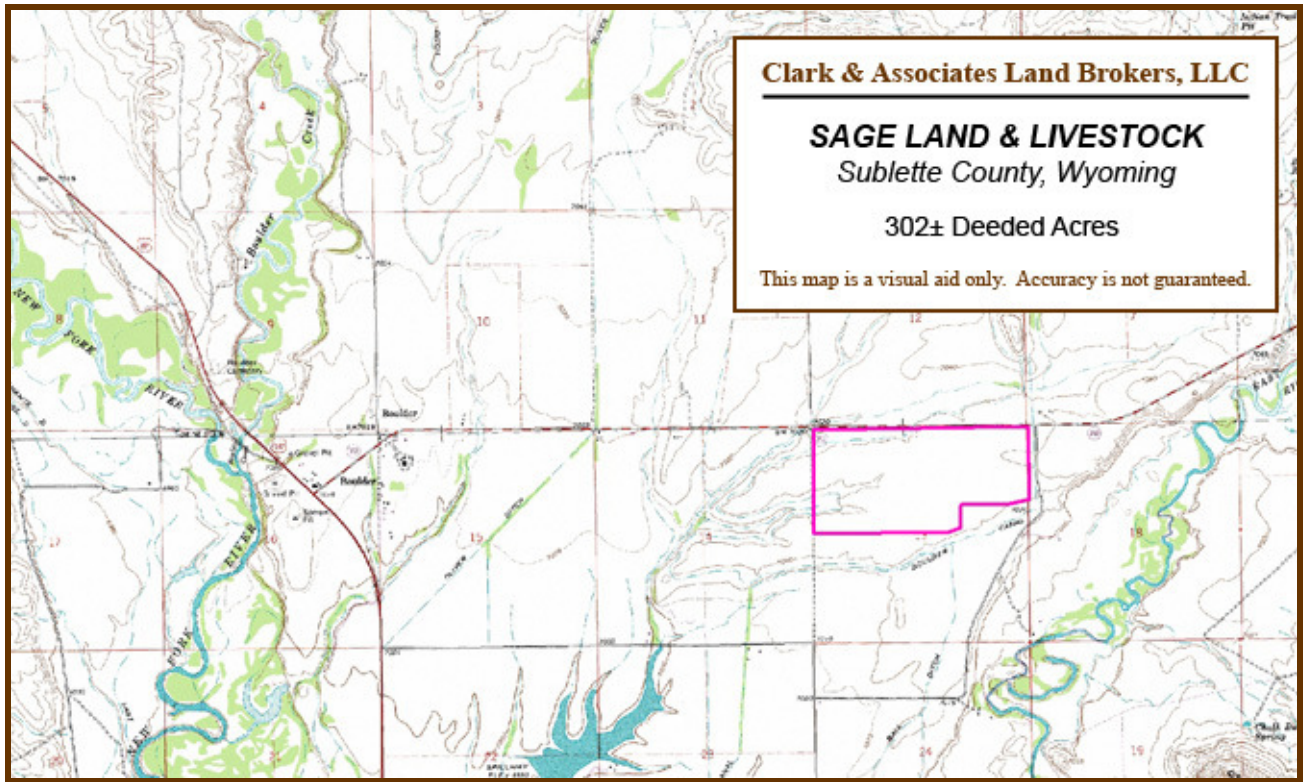
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

WYOMING LOCATION MAP



SAGE LAND & LIVESTOCK TOPO MAP



SAGE LAND & LIVESTOCK ORTHO MAP



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



Scott Leach
Associate Broker

Mobile: (307) 331-9095

scott@clarklandbrokers.com

Licensed in WY

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

Hulett, WY Office

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

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Billings, MT Office

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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Licensed in WY, MT, SD & ND

Buffalo, WY Office

37 North Main Street
Buffalo, WY 82834

Jon Keil - Associate Broker

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

Belle Fourche, SD Office

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

Ronald L. Ensz - Associate Broker

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

Torrington, WY Office

7850 Van Tassell Road
Torrington, WY 82240

Logan Schliinz - Associate Broker

(970) 222-0584 ~ logan@clarklandbrokers.com
Licensed in WY & CO

Douglas, WY Office

430 East Richards, Suite 2
Douglas, WY 82633

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY

Greybull, WY Office

3625 Greybull River Rd • PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

(307) 272-1098 ~ farmview@tctwest.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 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 _____