



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch & Recreational Properties.

*Proudly Presents*



***ELK RIVER CROSSING***

*Glendo, Platte County, Wyoming*



## BROKER'S COMMENTS

Elk River Crossing captures the solitude of the Wyoming lifestyle you have imagined where the pressures of our modern world melt away. Situated at the end-of-the-road, this recreational and agricultural property consists of 34.98 acres of which 20 acres are irrigated hay ground. The handcrafted log home is 4,350 sq. ft. with 4 bedrooms and 4 ½ baths. Elk River Crossing is wrapped around by 1/3 a mile of the North Platte River, which has excellent rainbow trout fishing. Elk, deer, wild turkeys and waterfowl frequent the property.

## LOCATION AND ACCESS

Elk River Crossing is located in the northwest area of Platte County approximately 12 miles south of Glendo, Wyoming at 411 Cassa Road and can be accessed year around. To reach the property, one exits Interstate 25 at Glendo, exit 111, traveling east into the town of Glendo; at the stop sign, turn right on to Hwy 319 traveling along it for approximately eight miles to Cassa Road; turn left onto South Cassa Road; follow the gravel county road for two miles turning right at the mailboxes; cross the railroad tracks and turn right; follow the private road for one mile turning left before the yard that has an elk fence around it; continue on the private road for one mile where the road dead-ends at 411 Cassa Road.

Several towns and cities in proximity to the property include:

Glendo, Wyoming (population 229)	12 miles north
Wheatland, Wyoming (population 3,548)	30 miles south
Douglas, Wyoming (population 5,288)	39 miles north
Torrington, Wyoming (population 5,534)	67 miles east
Casper, Wyoming (population 53,542)	89 miles northwest
Cheyenne, Wyoming (population 56,915)	93 miles south
Scottsbluff, Nebraska (population 14,785)	96 miles east
Laramie, Wyoming (population 27,523)	103 miles southwest
Fort Collins, Colorado (population 138,736)	141 miles south
Gillette, Wyoming (population 28,726)	148 miles north
Denver, Colorado (population 598,707)	197 miles south
Rapid City, South Dakota (population 69,451)	200 miles northeast



SIZE  
35± deeded acres

DESCRIPTION OF THE LAND AND ELEVATION

This land displays much of the beautiful diversity found in Wyoming. The ranch sits at an altitude of 4,714 feet and is surrounded by 5,250' high pine and cedar tree-covered hills with rock outcroppings. The hills offer excellent protection from the normal Wyoming winds. The river is lined with many mature cottonwood trees. The irrigated alfalfa field produces an annual income of approximately \$2,000. The large yard is beautifully landscaped with flagstone walkways, granite boulder flower beds and has an underground sprinkler and drip system. Elk River Crossing is a completely private residence.



LEASE INFORMATION

The 20 acre alfalfa field is leased to a local ranch for \$2,000 per fiscal year.

REAL ESTATE TAXES

The 2017 real estate taxes on the Elk River Crossing were \$4,846.



## IMPROVEMENTS

- The 4,350 sq. ft. log home was hand crafted in 2004.
- There is an attached three-car garage with entry into the mud room/laundry room.
- The large kitchen has custom hickory cabinets. Appliances include dishwasher, trash compactor, side-by-side refrigerator, an extra fridge in the mudroom, Jenn-Air electric cooktop, Jenn-Air wall oven and microwave. The cook top is situated in an island with a vegetable sink and the counters are a solid surface. There is also a large raised island with room for five bar stools. Laminate floors finish out the kitchen.
- The kitchen is open to the dining room and great room.
- The great room measure 39'x25' with cathedral ceilings that are 24 feet high and finished in knotty pine. Ten massive Pella windows make up the prow front that overlooks the North Platte River. The log truss support displays decorative iron art work in the center. The great room has a full, moss rock, gas fireplace. The floors are low-maintenance tile.
- The loft overlooks the great room. It is bordered by a handcrafted log rail system and would make a nice office, library or sitting room. The floors are wood and there is a peaceful balcony that overlooks the hay meadow and hills.
- The master bedroom suite is 580 sq. ft. with a Pella door that opens onto the back porch for easy access to the hot tub that is situated under a log gazebo. The bedroom has a large walk-in closet. The master bathroom has heated tile floors, a double Jacuzzi tub, a large walk-in shower as well as double sinks with a hickory vanity.
- There are two other bedrooms on the main floor that have full private baths with heated tile floors.
- The walkout basement is a quiet alcove with moss rock walls, pillars and a knotty pine ceiling. The basement could serve as an extra large bedroom or a family room. There is a full bathroom in the carpeted basement.
- A special feature to the home is the large walk-in gun vault lined with custom pine gun racks.









### UTILITIES

Cell phone coverage is available.  
There is also a landline through Qwest  
Annual propane costs \$2,944  
Leased propane tank  
The home has central air and heat  
Annual electric \$1,559 from Rocky Mountain Power

### WATER

The North Platte River wraps around Elk River Crossing for approximately 1/3 of a mile. The owner reports that the property is allotted approximately 20 acres of water rights from the river.



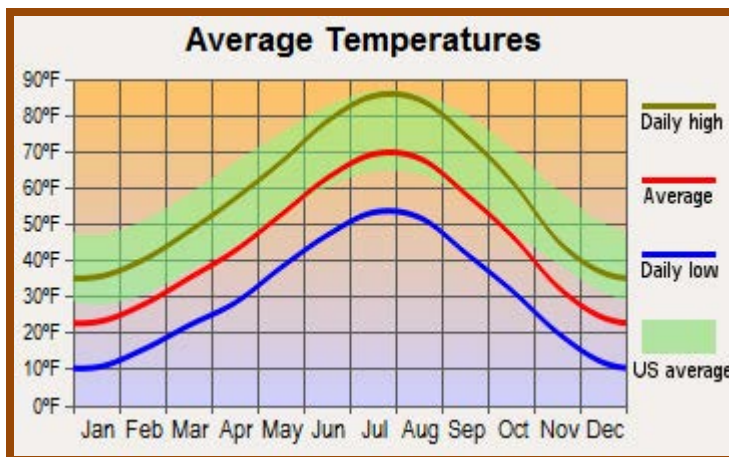
### MINERAL RIGHTS

All mineral rights presently owned by the Sellers, if any, shall be transferred to the Buyer. There is no oil, gas, or other mineral production on the property.



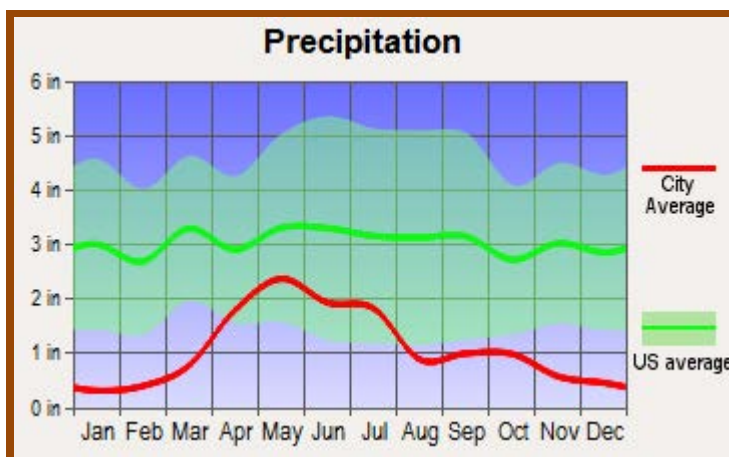
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Glendo area is approximately 15.8 inches including 62.8 inches of snow fall. The average high temperature in January is 34 degrees, while the low is 14 degrees. The average high temperature in July is 92 degrees, while the low is 59 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. The Wyoming Territory was established in 1868 and Wyoming became the 44th state in 1890. The state is the tenth largest by area, but it is one of the least densely populated. The topography consists of the High Plains in the east and mountain ranges of the Rocky Mountains in the western two thirds.



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
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax
- Low retail sales tax
- No corporate income tax
- No gross receipts tax
- No inventory 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. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.



## COMMUNITY AMENTIES

Glendo has an excellent Kindergarten through grade 12 school, senior center, senior housing, Glendo branch library, Catholic Church, Episcopal Church, and Community Church, four motels, several RV parks, two convenience stores, gas station, four restaurants, marina, boat repair garages, boat storage units, beauty shop, and a post office. See [www.glendowy.com](http://www.glendowy.com) for more information on Glendo.

Wheatland, Wyoming is the county seat of Platte County and offers all the desirable amenities of a traditional, rural Wyoming town with its small-town friendliness and atmosphere. Located along I-25, Wheatland is close to farms and ranches, mountains, plains, reservoirs and many historical and recreational sites. With a population of 3,548, Wheatland has medical facilities at the Platte County Memorial Hospital and Nursing Home, an excellent K-12 school system, farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, a nine hole municipal golf course, and an airport. For additional information regarding Wheatland as well as the surrounding area, visit [www.wheatlandwy.com](http://www.wheatlandwy.com).

Major employers in the Wheatland area include:

- |   |   |
|---|---|
| <input type="checkbox"/> Platte County School District #1 | <input type="checkbox"/> Laramie River Station            |
| <input type="checkbox"/> BNSF Railway                     | <input type="checkbox"/> Platte County Memorial Hospital  |
| <input type="checkbox"/> JO Enterprises                   | <input type="checkbox"/> Platte County School District #2 |
| <input type="checkbox"/> Wyoming Premium Farms            | <input type="checkbox"/> Britz-Heidbrink                  |
| <input type="checkbox"/> Camp Guernsey                    |   |



## RECREATION

About 14 miles from Elk River Crossing is Glendo Reservoir, which was designated a state park in 1958. Fourteen miles in length, the reservoir has a total capacity of 795,196 acre feet of water, making it a sought-after recreational area for all water sport activities. Stocked with fish by the Wyoming Game & Fish Commission, Glendo Reservoir offers superb fishing possibilities, providing species of walleye, trout, yellow perch, and channel catfish. With seven campgrounds, six boat ramps, and a marina concession within a few minutes from the property, one can take advantage of all that Glendo Reservoir offers.

Glendo State Park is one of southern Wyoming's most popular boating parks, offering visitors waterskiing, fishing, sailing, and other water-based activities. Guernsey State Park has one of Wyoming's most attractive reservoirs. Bluffs east of the park block the wind from the park area and leave the waters warm and inviting for swimmers and water skiers. The park also offers boating, camping, fishing, hiking, bird watching and picnicking.

Hunting, hiking, camping, and four-wheeling trips can be found in the Laramie Mountains to the west. Laramie Peak, west of Glendo, is the highest point in the Laramie Mountains with an elevation of 10,272 feet. The peak offers a steep 4.8-mile trail to the top that is open to ATVs, horses, and hikers.

The Oregon Trail Ruts State Historic Site, southeast of Glendo, is one of the most visible remnants of the Oregon Trail, with tracks cut into solid rock. At the Register Cliff State Historic Site, one can see where emigrants who camped along the banks of the North Platte River etched their names into the soft sandstone cliff.





## AIRPORT INFORMATION

Glendo Airport is suitable for daylight use by small, private aircrafts.

Phifer Airfield is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at [www.wheatlandwy.com/airport.htm](http://www.wheatlandwy.com/airport.htm).

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

**Cheyenne, Wyoming:** Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. From there they fly to many cities throughout the west and the airline also has Cheyenne aeronautical information can be found at [www.cheyenneairport.com/pilotinfo.htm](http://www.cheyenneairport.com/pilotinfo.htm).

**Casper, Wyoming:** United Express, SkyWest, and Mountain Air Express provide daily air service with connections to Denver, Colorado, Salt Lake City, Utah, and Colorado Springs, Colorado from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit [www.iflycasper.com](http://www.iflycasper.com). Complete aeronautical information can be found at [www.airnav.com/airport/CPR](http://www.airnav.com/airport/CPR).

**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 is [www.flydenver.com](http://www.flydenver.com).

## OFFERING PRICE

**\$1,400,000**

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). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as they do not risk incurring any additional liability or expense.



## CONDITIONS OF SALE

- I. All offers shall be:
  - A. In writing;
  - B. Accompanied by an earnest money deposit check in the minimum amount of \$40,000 (Forty 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 listing broker'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

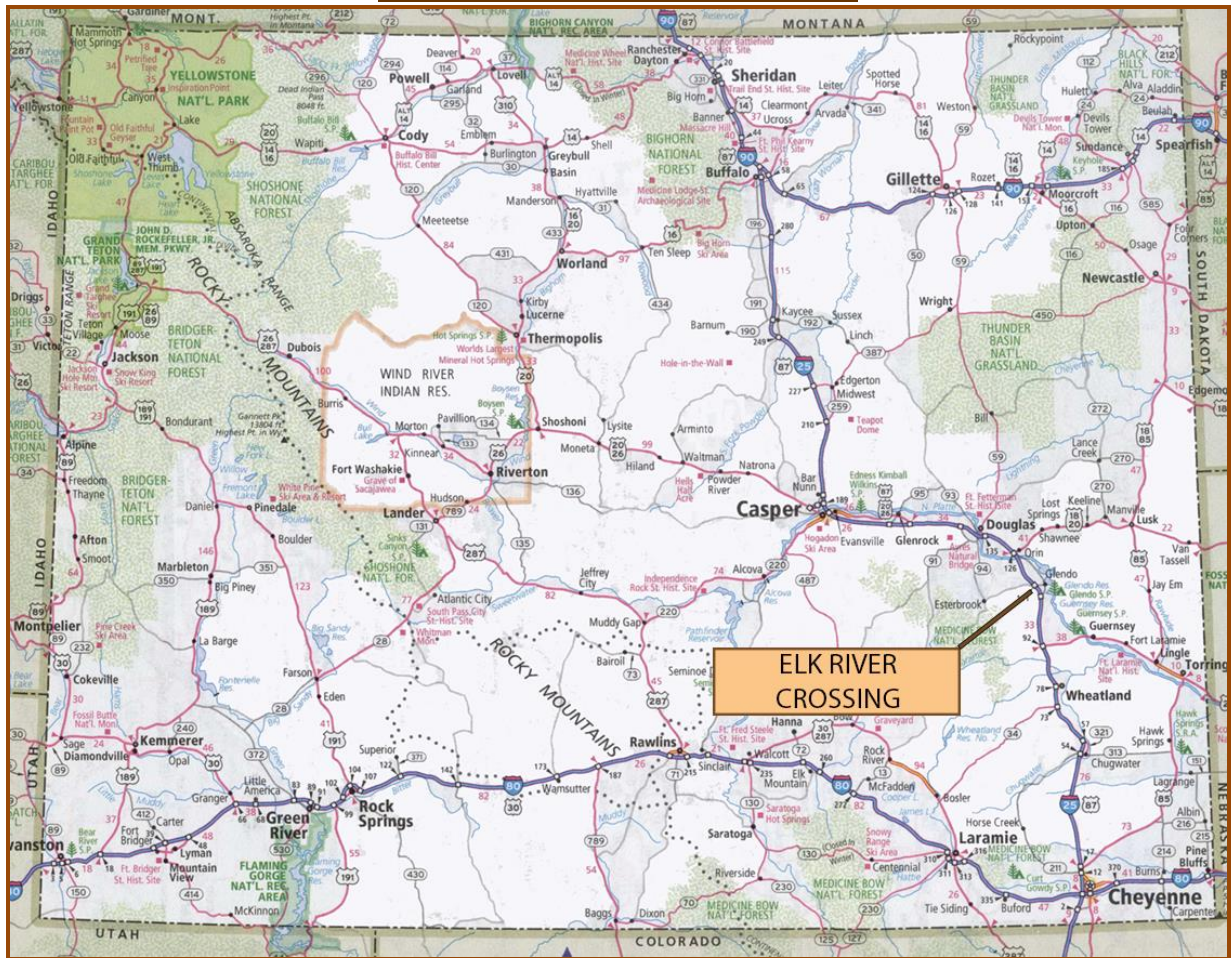
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property 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.





## WYOMING LOCATION MAP



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.**

## NOTES

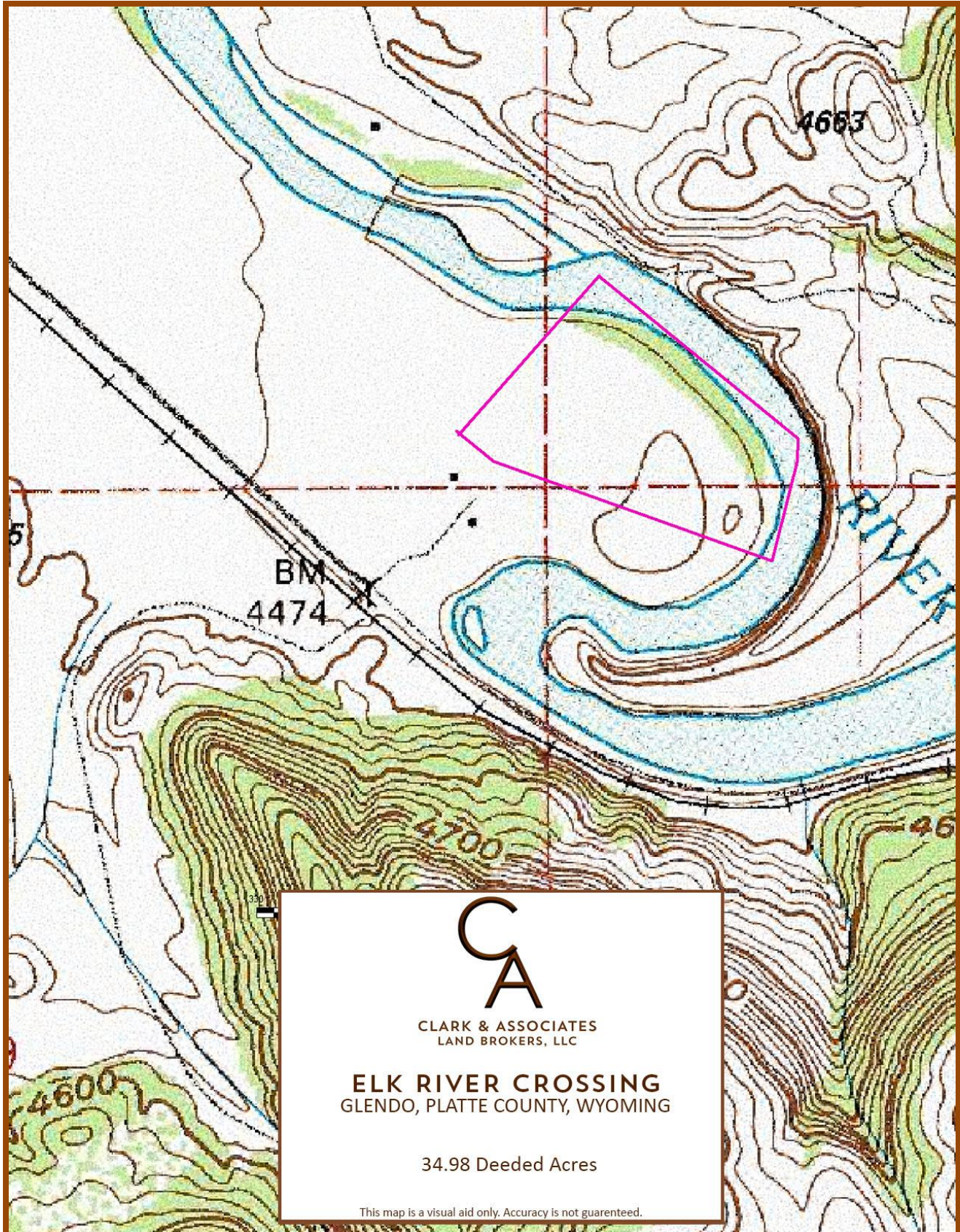


## ELK RIVER CROSSING ORTHO MAP





## ELK RIVER CROSSING TOPO MAP







**Scott Leach**  
Associate Broker

Mobile: (307) 331-9095

*scott@clarklandbrokers.com*

Licensed in WY, SD & NE

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**Clark & Associates Land Brokers, LLC**  
Specializing in Farm, Ranch, Recreational & Auction Properties

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**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 & Miles City, MT  
Offices**

6806 Alexander Road  
Billings, MT 59105

**Denver Gilbert - Associate Broker / Owner**

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

**Buffalo, WY Office**

9 Twin Lakes Lane  
Buffalo, WY 82834

**Jon Keil - Associate Broker**

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

**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**

2210 Main Street  
Torrington, WY 82240

**Logan Schliinz - Associate Broker**

(307) 575-5236 ~ *logan@clarklandbrokers.com*  
Licensed in WY, NE & CO

**Douglas, WY Office**

1878 N Glendo Hwy  
Glendo, WY 82213

**Scott Leach - Associate Broker**

(307) 331-9095 ~ *scott@clarklandbrokers.com*  
Licensed in WY, SD & NE

**Greybull, WY Office**

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

**Ken Weekes – Sales Associate**

(307) 272-1098 ~ *kenrweekes@gmail.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 \_\_\_\_\_