



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



CURLESS ACREAGE

Pine Bluffs, Laramie County, Wyoming

The Curless Acreage consists of 10± deeded acres with excellent improvements just outside of town and offers commercial opportunity.

LOCATION & ACCESS

The Curless Acreage is located approximately 40 miles east of Cheyenne, Wyoming. There is year-round access from paved Old Highway 30 and County Road 212 leading to the private driveway. To access the property from Cheyenne, travel east on I-80 for 39 miles; take exit 401 for WY Highway 215, turn left on Parsons Avenue; turn left onto Old Highway 30 traveling west for $\frac{3}{4}$ of a mile; turn right onto County Road 212 for approximately two miles to the property entrance.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Kimball, Nebraska (pop. 2,405) | 16 miles east |
| • Cheyenne, Wyoming (population 59, 466) | 40 miles west |
| • Sidney, Nebraska(population 6,888) | 62 miles east |
| • Scottsbluff, Nebraska (population 15,039) | 74 miles northeast |
| • Fort Collins, Colorado (population 143,986) | 88 miles southwest |
| • Laramie, Wyoming (population 30,816) | 92 miles west |
| • Denver, CO Metro Area (population 701,621) | 144 miles southwest |
| • Casper, Wyoming (population 59,628) | 225 miles northwest |



SIZE & DESCRIPTION

10.69± deeded acres

The Curless Acreage is located outside of Pine Bluffs, Wyoming . Featuring 10.69± deeded acres, close in rural, partially fenced with a residence and well maintained outbuildings. Property is currently set up as a dog boarding facility with no restrictive covenants.

This property offers a 3,600 sq. ft. well-maintained home with four bedrooms, three bathrooms along with a spacious, detached garage. The house was constructed in 1981 and has numerous updates throughout that include granite countertops, Anderson windows, updated bathroom, and new wood stove in 2014. The house is known as an “envelope” house which is a unique design that utilizes a solarium to collect solar energy and passively allows the warm air to circulate around the house between two sets of walls, a double building envelope. This type of design allows for maximum energy efficiency. The basement has a tile roof with beetle-kill pine wainscoting and a ¾ bath. There is also a crawl space that offers an abundance of storage. Exterior maintenance includes new siding and roof in 2017 as well as a full underground sprinkler system to service landscaping.

The Curless Acreage is currently set up as a commercial facility for dog boarding and has potential to be utilized as such. There are several well-maintained outbuildings to include a Morton kennel barn with concrete floor and 17 dog enclosures as well as a wash bay with its own septic, washer/dryer, and many other amenities. This property has been set up for efficiency with user friendly operations all while offering a professional touch.

The terrain of the acreage consists of native grass land with a gentle slope as well as windbreak trees and bushes planted in 2014 which will provide excellent habitat for the wildlife and protection for the livestock in the future. The elevation on the property is around 5,042 feet above sea level.

Several wildlife species frequent the Curless Acreage which includes white-tail deer, antelope, and pheasants.

REAL ESTATE TAXES

According to the Laramie County Assessor's records, the real estate taxes for the Curless Acreage are approximately \$2,024.49 annually.

MINERAL RIGHTS

Any and all mineral rights owned by the Seller, if any, and associated with the property will transfer to Buyer at day of closing.

OPERATIONS

The Curless Acreage is a property that offers flexibility and has historically been utilized to operate a vet clinic, horse breeding facility, and kennel business. The property is well suited for any type of breeding operation along with but not limited to: gun dog training facility, service dog training, military or home protection training, and can also be used as a boarding facility with a grooming area set up in the office. Carrying capacity will vary depending on the intended use of the property.

“Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”



UTILITIES

Electricity – High West Energy

Gas/Propane – No propane

Communications – Cell Coverage Available

Water – Private Well

Sewer – Septic System

Television – Satellite such as DirecTV or Dish Network

SOILS

The soils found on the Curless Acreage consist primarily of Nucla fine sandy loams.

IMPROVEMENTS

Improvements on the Curless Acreage include the following:

- 3,600 sq. ft. ranch-style, four bedroom, three bath home with detached garage built in 1981
 - 15'x17' enclosed porch
 - Detached three-car garage with one insulated bay which is utilized for kennel business
- 42'x60' Morton shop building, non-insulated with 12 ft. sidewalls built in 1996
 - 13 ft. sliding door
 - Walk through door
 - Concrete floor
 - Used for equipment storage
- 60'x98' Morton kennel/horse barn with 10 ft. sidewalls
 - 11 ft. sliding doors
 - Partially enclosed for kennels, finished and temperature controlled
 - 17 dog enclosures
 - Wash bay
 - Poly-board sided walls with numerous electrical outlets throughout
 - Concrete floor with trench for easy clean-up
 - Wash down flows to separate septic system
- 16'x27' stall barn with masonry blocks built in 1975
 - Partial concrete
 - 2 walk-thru doors
- 32'x20' Livestock Barn
 - Two 6ft sliding doors
 - Dirt floor
- 24'x26' Granary, Storage Barn
 - Single garage style door
 - Concrete floor
- Chicken Coop
- Tool shed in backyard utilized for outdoor storage





COMMUNITY AMENITIES

Pine Bluffs, Wyoming

First known as Rock Ranch, Pine Bluffs is a small town with a fascinating history. In 1868, Pine Bluffs consisted of little more than a tent and a few sheds. By 1884, the large herds of cattle moving up the Texas Trail, which ran through Pine Bluffs, helped it become the largest cattle shipping point on the Union Pacific Railroad. Prior to the cattle and cowboys, the area was home to numerous Indian tribes. In 1990, the University of Wyoming's High Plains Educational Project started an Archaeology dig sight and museum to uncover and display artifacts from these early inhabitants

According to the latest census, Laramie County has a population of 81,600 while Pine Bluffs accounts for 1,153. The city of Pine Bluffs offers many amenities including a medical clinic, dentist office, veterinarian clinic, a municipal airport, two banks, six dining establishments, an auto parts store, a grocery store and flower shop, a feed store, two truck stops, and a grain receiving and storage facility on the Union Pacific Railroad. In addition, Pine Bluffs has a K-12 public school. For those interested in college level courses, Cheyenne is home to Laramie County Community College while Torrington is home to Eastern Wyoming College. The University of Wyoming is just ninety miles away in Laramie, Wyoming.

In the immediate area Cheyenne, Kimball, Nebraska and Scottsbluff, Nebraska offer hospitals as well as specialized health care facilities.

For more information on Laramie County, and Pine Bluffs Wyoming, visit their websites at <http://pinebluffs.org> or <http://www.laramiecounty.com>.

Cheyenne, Wyoming

On July 4th, 1867 the first settlers pitched their tents in what is now known as Cheyenne. The first residents moved to the area to work on the Union Pacific Railroad. By 1869, soldiers from Fort D.A. Russell (which is now F.E. Warren Air Force Base) and Camp Carlin combined with the railroad gangs to make up the majority of Cheyenne's population. Today, Cheyenne is not only the state capitol of Wyoming, but is also the seat of Laramie County, the home of F.E. Warren Air Force Base, and of Laramie County Community College, most recently named as the #1 digital savvy midsize community college in the nation.

Cheyenne is strategically located at the intersection of I-80 and I-25 as well as at the crossroads of the Union Pacific and BNSF railroads. This has made Cheyenne a major transportation hub and an important center of commerce both in the Rocky Mountain Region and nationally. Many consider Cheyenne to be the northern anchor city of the Front Range of the Rocky Mountains.

Cheyenne is also home to the world's largest outdoor rodeo and western celebration, Cheyenne Frontier Days. Held annually in the last full week in July, Frontier Days is a ten-day celebration of

the western heritage that consists of professional rodeos, concerts, art shows, carnival, parades, and an air show.

Cheyenne accounts for approximately 53,000 of the 82,400 Laramie County residents. In addition to the jobs created by the State Of Wyoming, Laramie County, local government, and F.E. Warren Air Force Base, Cheyenne has also used its close proximity to the Colorado Front Range to create a thriving business environment. Now known as the Magic City of the Plains, Cheyenne still continues its strong ties to agriculture and its western roots. For more information on Cheyenne please visit www.cheyenne.org.

Kimball, Nebraska

Kimball is a town of approximately 3,534 people, located in the southern panhandle of Nebraska. The town is located approximately 20 miles from the borders of both Colorado and Wyoming. The public school system serves from kindergarten to high school with a low teacher to student ratio. Community colleges are located nearby in Sidney and Scottsbluff, Nebraska.

Agriculture still dominates the scene in Kimball County. Dry land wheat, irrigated corn and beans, and cattle are the main commodities. Kimball County and neighboring Banner County are among Nebraska's largest wheat producing counties. For more information about Kimball and the surrounding area, please visit <http://www.ci.kimball.ne.us>.



AIRPORT INFORMATION

Commercial airline service is available at Cheyenne, Wyoming; Scottsbluff, Nebraska; 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 code sharing with United Airlines and Frontier Airlines to connect you with flights around the world.

Cheyenne aeronautical information can be found at www.cheyenneairport.com/pilotinfo.htm.

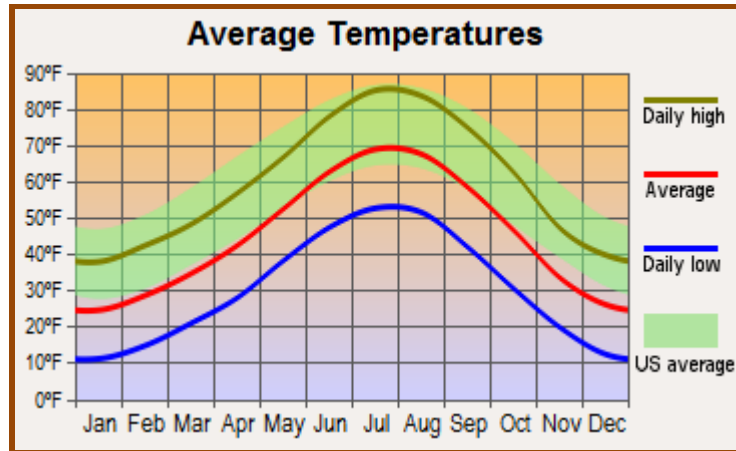
Scottsbluff, Nebraska: Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair, and flight training. For more information, please visit www.flyscottsbluff.com. Complete aeronautical information for the Western Nebraska Regional Airport can be found at www.airnav.com/airport/KBFF.

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com. The Butler Airport in Pine Bluffs offers a 5,330 foot asphalt public runway. Additional information on the Butler Airport may be found at www.pinebluffs.org/points_of_interest_airport.htm.



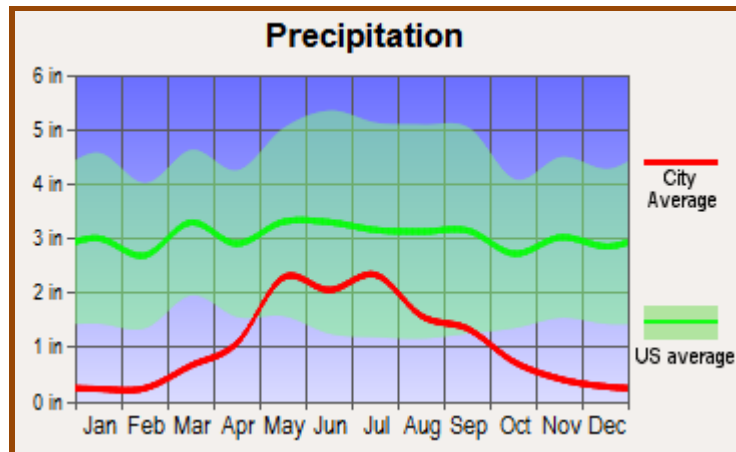
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Pine Bluffs area is approximately 17.1 inches including 38 in inches of snow fall. The average high temperature in January is 45 degrees, while the low is 19 degrees. The average high temperature in July is 94 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. 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 retail sales tax |
| • Low property tax | No corporate income tax |
| • Favorable inheritance tax | No gross receipts tax |
| • Favorable unemployment 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.

OFFERING PRICE

\$825,000

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 \$41,250 (Forty-One Thousand Two Hundred Fifty 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.

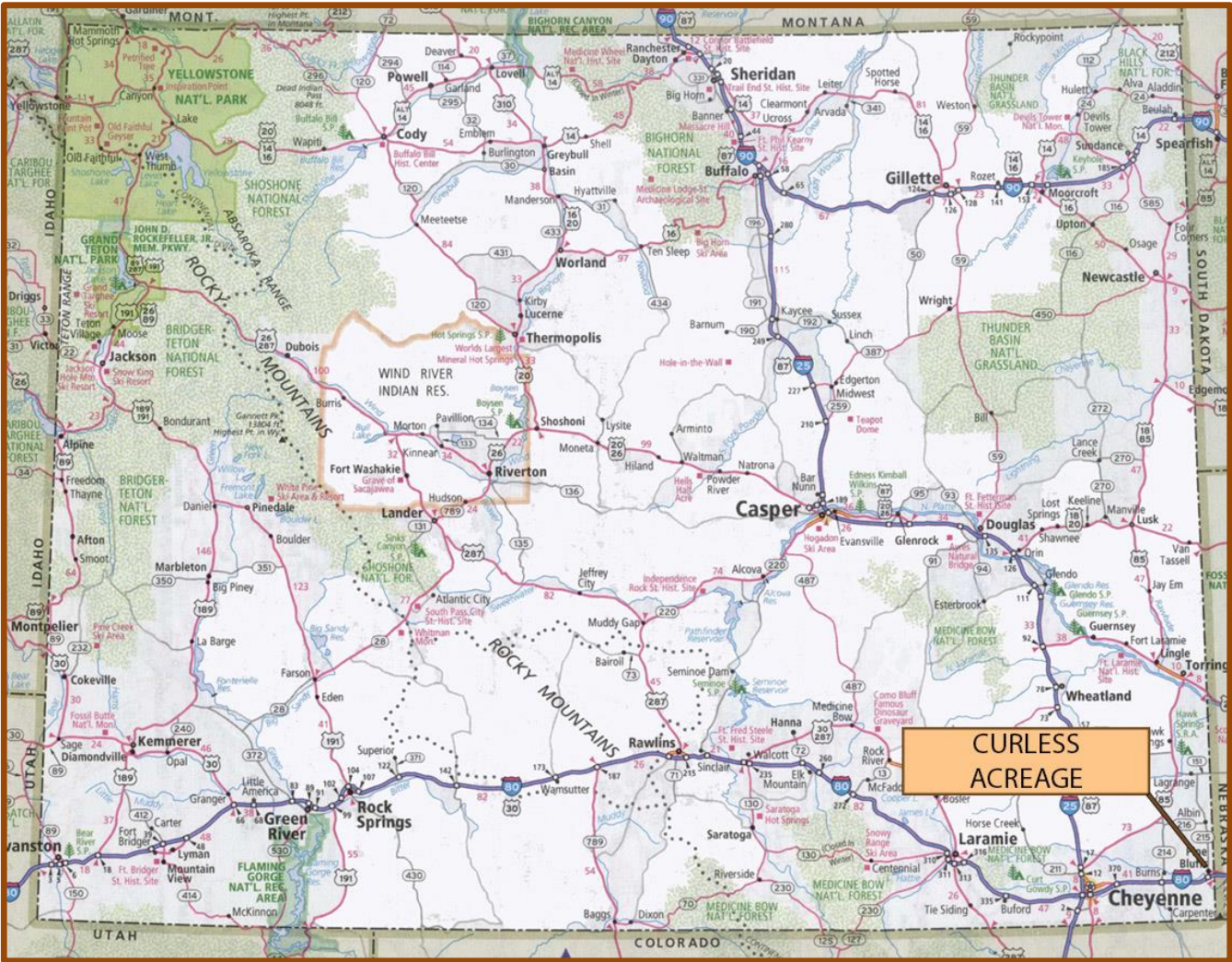
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

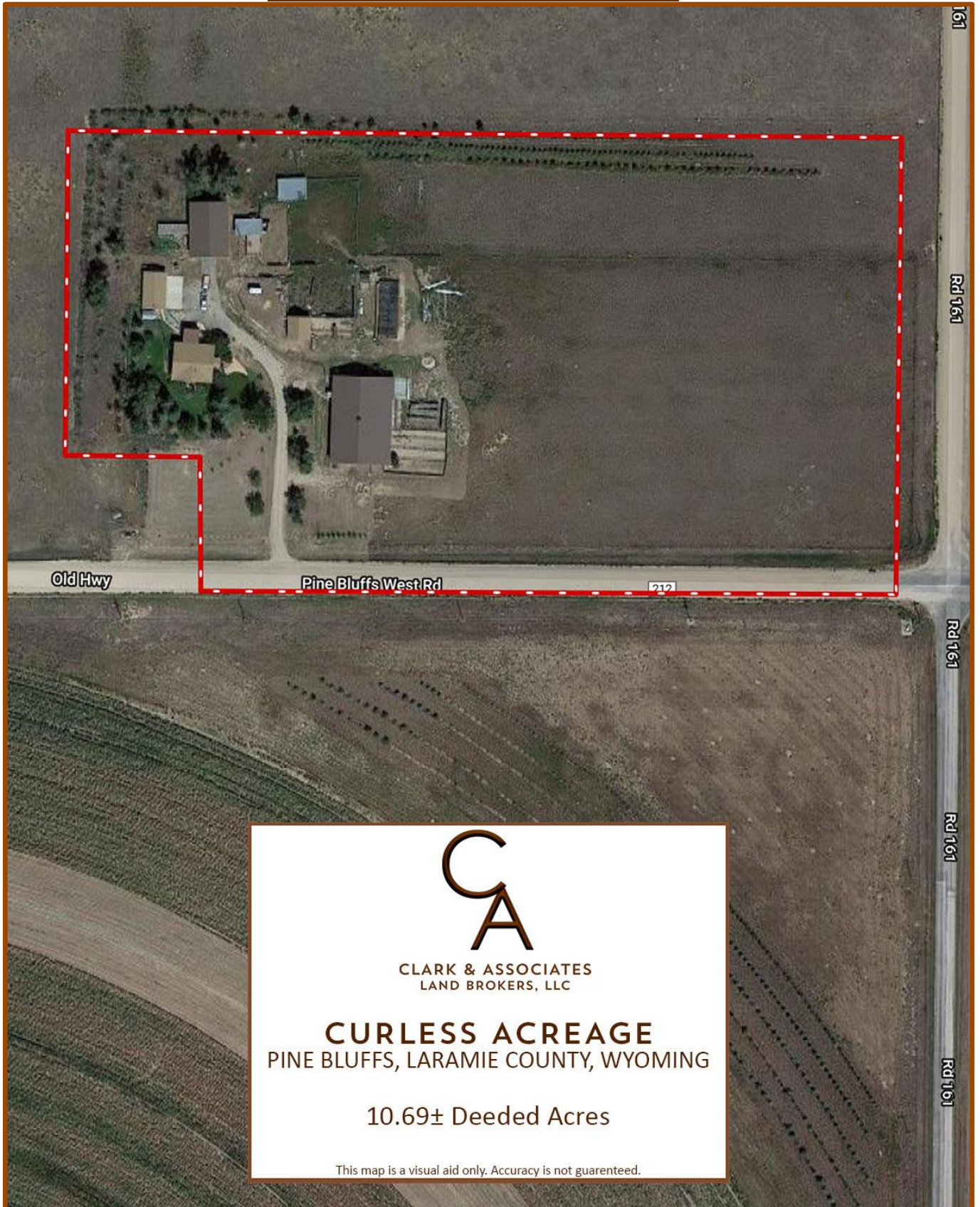
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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



NOTES

CURLESS ACREAGE ORTHO MAP



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



Logan Schliinz
Associate Broker,
REALTOR®

Mobile: (307) 575-5236

logan@clarklandbrokers.com

Licensed in CO, NE & WY



Michael McNamee
Sales Associate,
REALTOR®

Mobile: (307) 534-5156

mcmameeauction@gmail.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

Dean Nelson – Sales Associate

(307) 340-1114 ~ dean@clarklandbrokers.com

Licensed in WY & NE

Kaycee, WY Office

210 Center Street, Suite 110
Kaycee, WY 82639

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcmamee@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. Enszt - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com

Licensed in SD, WY, MT & NE

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com

Licensed in CO, NE & WY

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
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 Road, 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 FIDELITY 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 OR 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 _____