



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***PATTEN CREEK RANCH***  
***Hartville, Platte and Goshen Counties, Wyoming***

*The historic Patten Creek Ranch offered to the open market for only the second time since homesteaded features 8,749.9± total contiguous acres with ample water, diverse topography and hardy grass.*

## LOCATION & ACCESS

The Patten Creek Ranch is located near Hartville, Wyoming at 1580 Highway 270. To access from I-25, take exit 92 for US-26 E toward Guernsey/Torrington; continue on US-26 east for 16.3 miles; turn left onto WY-270 traveling north for 20.3 miles. The ranch will be on the right.

Several towns and cities in proximity to the property include:

- |   |                     |
|---|---------------------|
| • Hartville, Wyoming (population 76)        | 10 miles south      |
| • Guernsey, Wyoming (population 1,148)      | 22 miles south      |
| • Glendo, Wyoming (population 205)          | 28 miles west       |
| • Lusk, Wyoming (population 1,541)          | 29 miles northeast  |
| • Wheatland, Wyoming (population 3,588)     | 48 miles south      |
| • Torrington Wyoming (population 6,119)     | 52 miles east       |
| • Douglas, Wyoming (population 6,386)       | 64 miles northwest  |
| • Scottsbluff, Nebraska (population 14,436) | 84 miles east       |
| • Casper, Wyoming (population 59,038)       | 113 miles northwest |
| • Cheyenne, Wyoming (population 65,132)     | 119 miles south     |
| • Denver, Colorado (population 715,522)     | 218 miles south     |





### SIZE & DESCRIPTION

**5,273± Deeded acres - Platte County**  
**639.9± Deeded acres - Goshen County**  
**2,237± State of Wyoming acres**  
**600± BLM lease acres**  
**8,749.9± Total Acres**

Patten Creek Ranch is a contiguous, blocked-up ranch approximately six miles long by four miles wide and is comprised of 8,749.9± total acres.

The grass on the ranch is quality livestock forage with a variety of hard grass species, rich in protein content. The high protein hard grass that is common in this area typically yields weight gains of approximately two pounds per day on yearling cattle. Historically, the owners of the Patten Creek Ranch have ran a year-round 300 cow/calf operation with supplemental feed during the winter months.

The majority of the exterior fences are four-strand barbed wire with steel and wood posts and are in good condition. The ranch is cross-fenced into approximately 16 pastures for flexible management and rotational grazing.

The ranch terrain is diverse, consisting of pine and cedar covered hillsides, ravines and draws situated among grass covered meadows, plus mature cottonwood trees located around the ranch headquarters. There is ample protection and vegetation for both livestock and wildlife.



### LEASE INFORMATION

Bureau of Land Management (BLM) allotment #00463 "Patten Creek" on the Patten Creek Ranch consists of approximately 440± acres and is allotted 41 AUMs. Allotment #10441 "Smith 2" consists of approximately 160± acres and is allotted 29 AUMS.

BLM leases are renewable every ten (10) years with an annual payment due each year. The annual payments are assessed per AUM of the lease with the cost per AUM varying year to year as determined by the Bureau of Land Management. For 2022, the cost per AUM will be \$1.35 which equates to approximately \$94.50. You may call the Casper BLM office at (307) 261-7600 for further information.

The BLM lease information associated with the Patten Creek Ranch is summarized below:

LEASE NUMBER	ACRES	AUMs	EXPIRES	2021 COSTS
1-00463	440	41	2/1/2026	\$55.35
1-10441	160	29	2/1/2026	\$39.15
<b>TOTALS</b>	<b>600</b>	<b>70</b>		<b>\$94.50</b>

There are 2,237.67± acres of State of Wyoming lease acres associated with the Patten Creek Ranch. Lease number 1-8867 is allotted 176 AUMs and consists of 480± acres. Lease number 1-7408 is allotted 673 AUMS and consists of 1,757.67± acres.

State of Wyoming leases are renewable every ten (10) years with an annual payment due each year. The annual payments are assessed per AUM of the lease with the cost per AUM varying year to year as determined by the Office of Lands and Investments for the State of Wyoming.

LEASE NUMBER	ACRES	AUMs	EXPIRES	2021 COSTS
1-8867	480	176	1/1/2025	\$1,087.68
1-7408	1,757	673	1/1/2025	\$4,165.23
<b>TOTALS</b>	<b>2,237</b>	<b>849</b>		<b>\$5,252.91</b>

Contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

Upon approval of the appropriate agency, the BLM lease and State of Wyoming will transfer to the buyers at closing. Seller agrees to relinquish all rights to any and all leases at day of closing.

### REAL ESTATE TAXES

According the Platte and Goshen County Assessors, the real estate taxes on Patten Creek Ranch are approximately \$5,538.48 annually.

### MINERAL RIGHTS

The Seller will retain 50% of any and all mineral rights associated with the ranch.

## WATER RESOURCES

- Seven submersible wells
- Four solar wells
- Four windmills
- Pipeline traveling several-miles that supplies water to multiple tanks. The pipeline is buried five feet deep and is 1½" pipe.
- Multiple seasonal springs



## CARRYING CAPACITY / RANCH OPERATIONS

The ranch has been in the same family for approximately 34 years and has been operated as a year-round cow/calf operation and is owner-rated at 300 cow/calf pairs. This ranch's heavy-sodded grass pastures offer an abundance of forage for grazing livestock. Historically, the Patten Creek Ranch calves in the spring and the weaning weight in the fall of the year averages approximately 520 pounds on the heifer calves, and the steer calves weighing in slightly more at 550 pounds.

The ranch is fenced into 16 pastures for excellent grazing rotation and flexible management. The Patten Creek Ranch is fenced with four and five strand barbed wire with wood and steel posts, all of which are in good condition. Water has been strategically placed throughout the ranch.

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



## UTILITIES

- Electricity – Niobrara Electric Association
- Propane – Local providers
- Communications – Century Link landline; Verizon and AT&T coverage accessible from the high locations on the ranch.
- Internet – Hughes Net or other satellite-based provider
- Television – Satellite TV
- Water – Private wells
- Sewer – Private septic systems

## IMPROVEMENTS

Improvements on the Patten Creek Ranch include the following:

- 1,196 sq. ft. ranch house with 3 bedrooms and 2 bathrooms.
- 1,508 sq. ft. one-story ranch home with 4 bedrooms and 3 bathrooms.
- 960 sq. ft. detached garage.
- 2,038 sq. ft. equipment shed.
- 1,104 sq. ft. pole barn.
- 2,132 sq. ft. equipment shed.
- 600 sq. ft. equipment shed.
- 504 sq. ft. equipment shed.
- 800 sq. ft. equipment shed
- 2,268 sq. ft. two-story barn.
- 168 sq. ft. tool shed.
- 240 sq. ft. poultry shed
- 2,2304 sq. ft. equipment shop.
- 384 sq. ft. cattle shed.
- 2,016 sq. ft. pole barn.

















## COMMUNITY AMENITIES

Hartville is known for being Wyoming's oldest incorporated town still in existence. A small town atmosphere is a source of great pride. Amenities in Hartville are limited, however the surrounding areas offer all desirable amenities such as grocery stores, restaurants, hotels, banks and recreational facilities.

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, 2 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. Guernsey has a kindergarten through grade 12 school which serves about 200 students.

Camp Guernsey is a Premier Joint Training Center consisting of over 78,000 acres of maneuver area, training ranges, and state-of-the-art facilities. Camp Guernsey exists to facilitate and support realistic combat training for current and future American fighting forces. The camp's rural locale in southeastern Wyoming offers many training advantages.

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).





## RECREATION & WILDLIFE

Many different kinds of wildlife make their home on the ranch including elk, antelope, mule deer, coyotes, bobcat, turkeys, and grouse. Good hunting opportunities exist for trophy elk, mule deer and antelope on the ranch.

Recreational opportunities in the Glendo area are endless: camping, hiking, wilderness backpacking, horseback riding, fishing, boating, wildlife viewing, rock climbing, mountain biking, four-wheeling and hunting.

About 11 miles from the Patten Creek Ranch 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 within a few minutes from the property, one can take advantage of all that Glendo Reservoir offers.

From the website <http://wyoparks.state.wy.us/>, Guernsey State Park provides seven campgrounds. Five are around the lake. All campgrounds include comfort stations, picnic tables, fire grills and drinking water. This park provides the finest examples of Civilian Conservation Corps (CCC) work in the Rocky Mountain area. Built by the CCC, the Guernsey Museum, the Castle and Brimmer Point are available to explore. The museum is perched on a high cliff, overlooking the water. The building itself is made of hand hewn timbers and hand forged iron. The roof is framed with the timbers and covered with split cedar shakes, and the floors were formed by pieces of smooth flagstone. The Castle, with its giant fireplace and winding steps, leads to an observation area for a spectacular view of the park.

An extensive network of trails was originally planned and partially built during the operation of the CCC camps. Ever since that time hiking and trail use has been a major feature at Guernsey State Park. Approximately ten miles of CCC trails have been restored on the park. Starting point for the trail system is at the Brimmer Point turnoff. The trail system consists of several loops which provide a variety of scenic views of the park, reservoir and the dam. Most of the trails are moderately physically demanding.

The Oregon Trail was one of the primary routes used by the immigrants' westward migration across the plains from 1841 to 1869. Today, in many parts of Wyoming, remnants of The Oregon Trail can still be seen. Some of the best examples are the "ruts"; located just 1/2 mile south of the town of Guernsey, off Highway 26.

Register Cliff located two miles southeast of Guernsey provided travelers with a "chalkboard" where they placed their names for those who followed. The landmark still remains much the way it looked to pioneers on wagon trains journeying West.





## AIRPORT INFORMATION

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

Guernsey Airport is located east of Guernsey on Highway 26. The airport offers the following services: Identifier-7V6, runways 14-32 Length 5500 feet, fuel 100LL.

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).

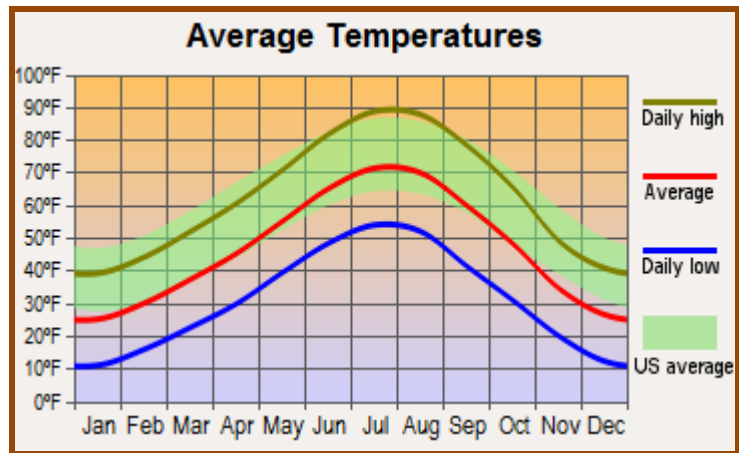
Commercial airline service is available at Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

- **Cheyenne, Wyoming:** Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/>.
- **Denver, Colorado:** Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at [www.flydenver.com](http://www.flydenver.com).



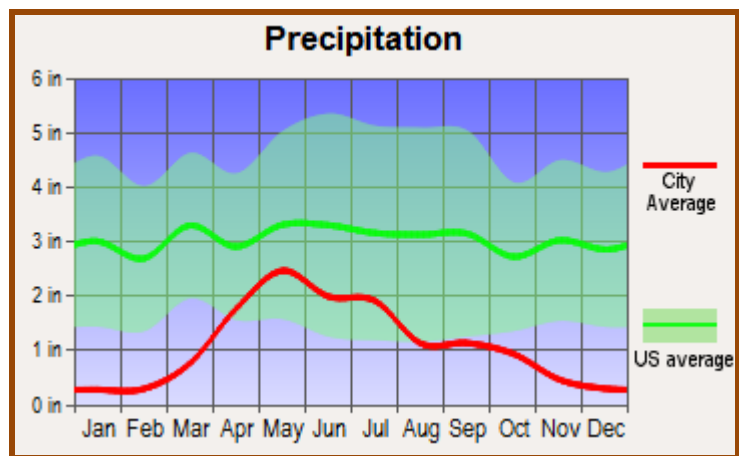
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hartville area is approximately 16.1 inches including 27.1 in inches of snow fall. The average high temperature in January is 39 degrees, while the low is 14 degrees. The average high temperature in July is 90 degrees, while the low is 60 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.



## OFFERING PRICE

**\$6,500,000**

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. 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 \$195,000 (One hundred ninety-five 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.



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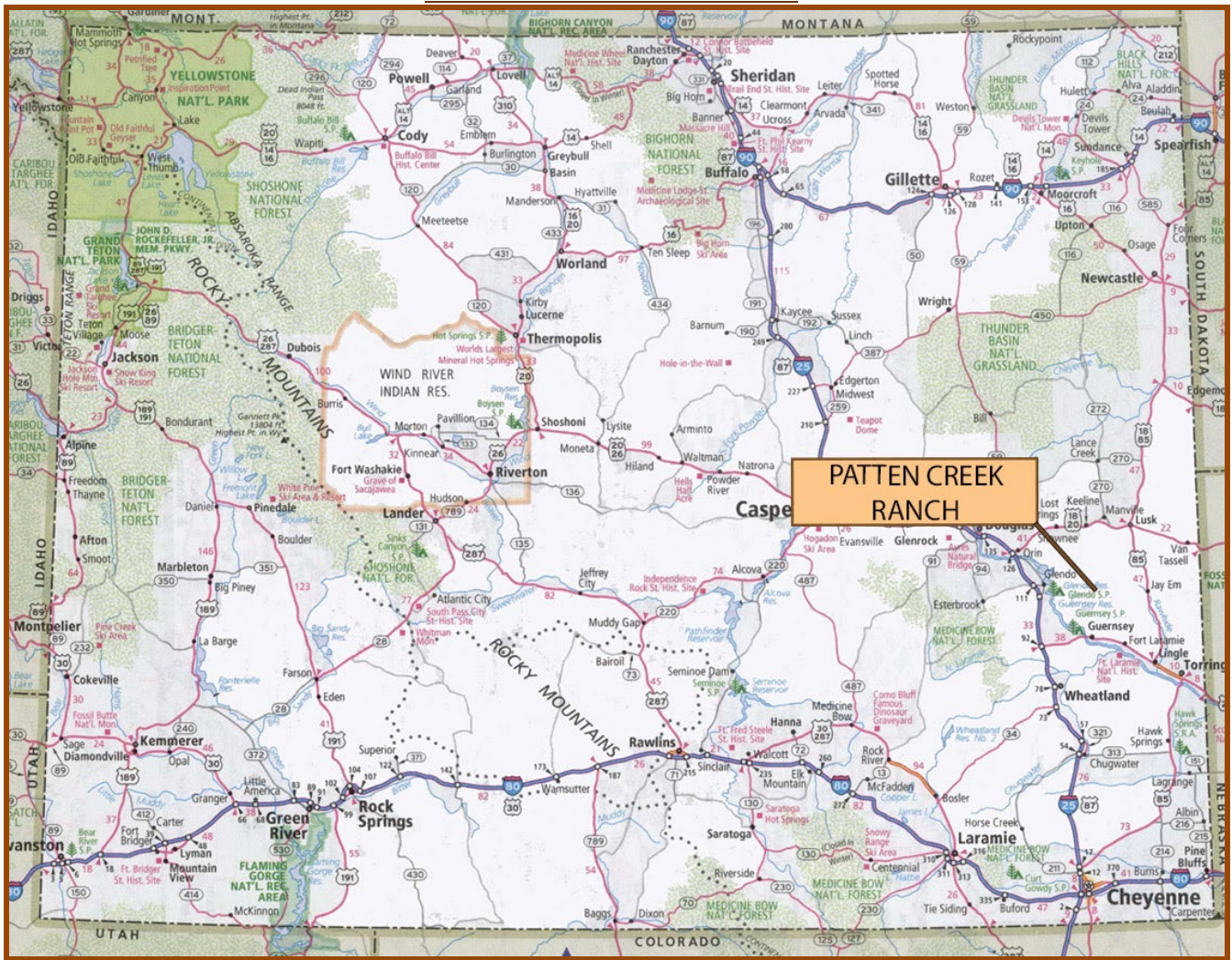
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

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## STATE LOCATION MAP

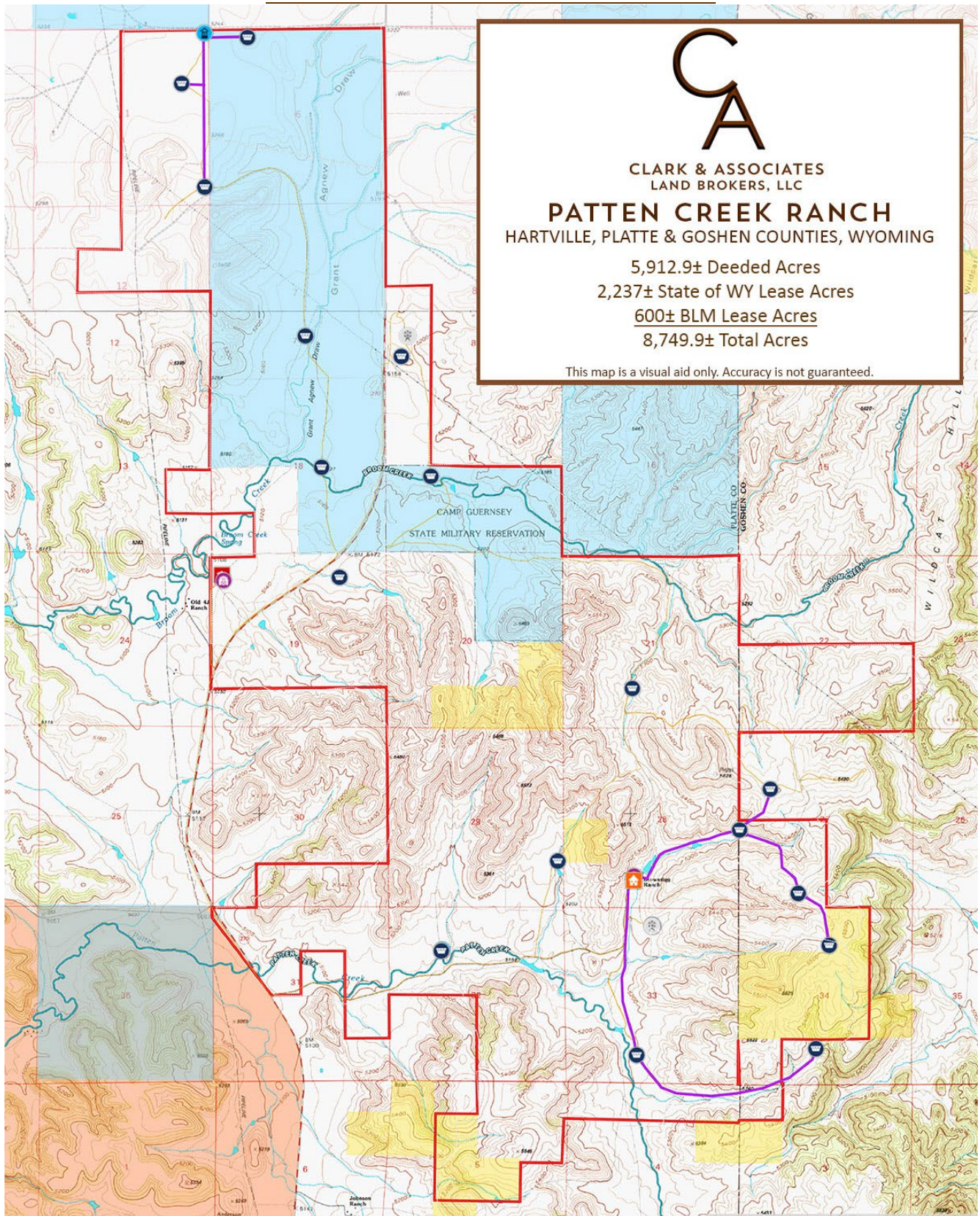


## NOTES

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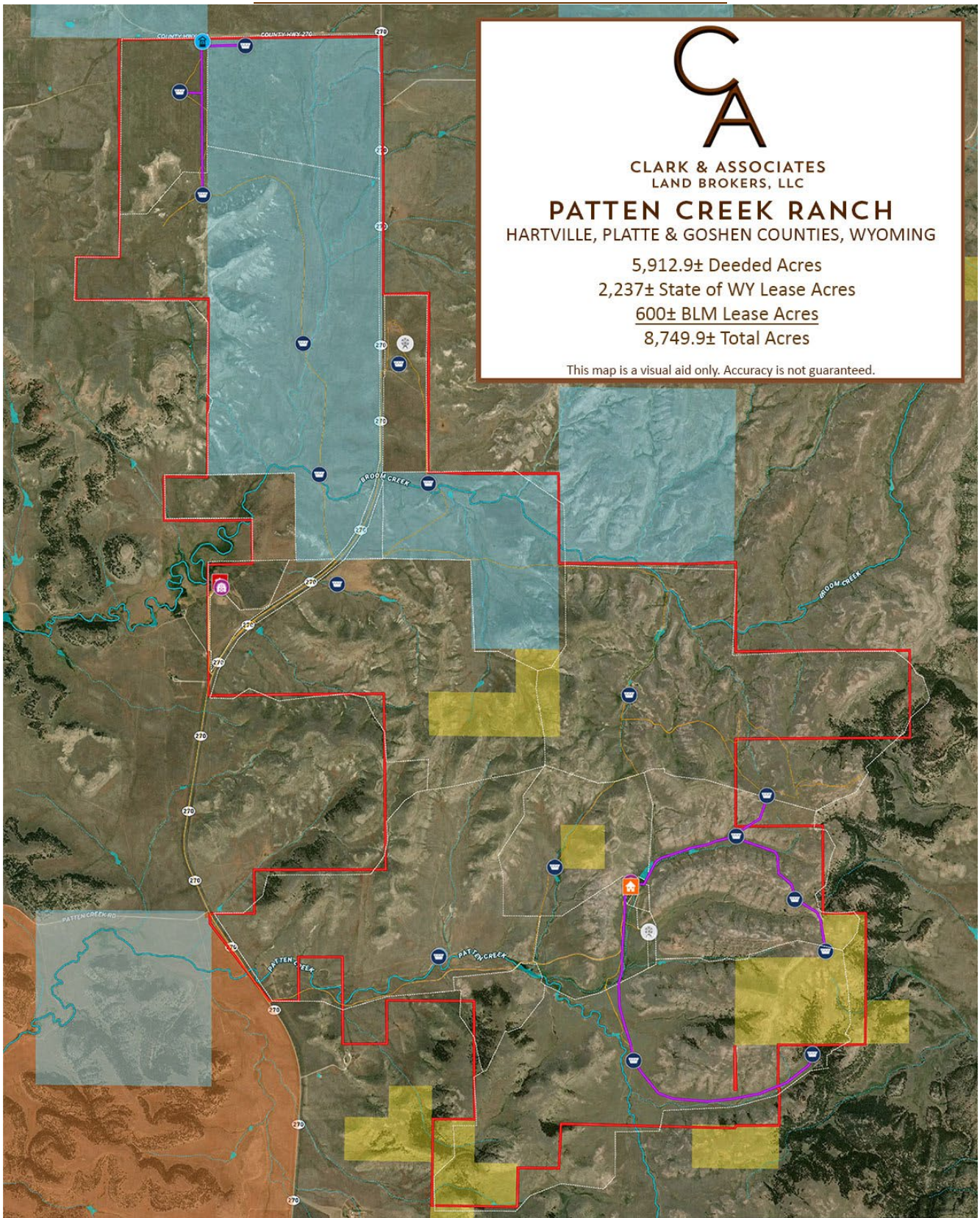


## PATTEN CREEK RANCH TOPO MAP





## PATTEN CREEK RANCH ORTHO MAP





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



**Cory Clark**  
Broker, REALTOR®

Cell: (307) 351-9556

[clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)

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



**Scott Leach**  
Associate Broker,  
REALTOR®

Mobile: (307) 331-9095

[scott@clarklandbrokers.com](mailto:scott@clarklandbrokers.com)

Licensed in WY, NE, SD,  
CO & MT

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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**

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**Buffalo, WY Office**

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**Mark McNamee - Associate Broker/Auctioneer/Owner**

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**Billings/Miles City, MT Offices**

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Billings, MT 59105

**Denver Gilbert - Associate Broker / Owner**

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**Belle Fourche, SD Office**

515 National Street • PO Box 307  
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**Ronald L. Ensz - Associate Broker**

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**Torrington, WY Office**

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**Logan Schliinz - Associate Broker**

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**Douglas, WY Office**

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

**Scott Leach - Associate Broker**

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Licensed in WY, CO, SD, NE & MT

**Wheatland, WY Office**

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Wheatland, WY 82201

**Jon Keil – Associate Broker**

(307) 331-2833 ~ [jon@keil.land](mailto:jon@keil.land)  
Licensed in WY & CO

**Moorcroft, WY Office**

22 Timber Meadows Drive  
Moorcroft, WY 82721

**Stan Mosher – Associate Broker**

(307) 631-2155 ~ [stan@clarklandbrokers.com](mailto:stan@clarklandbrokers.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 \_\_\_\_\_