



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



LARAMIE PLAINS RANCH

Rock River, Albany County, Wyoming

The Laramie Plains Ranch consists of 54,209± total acres of diverse ranch ground with productive grasslands, irrigated and sub-irrigated meadows for haying with abundant water resources.

LOCATION & ACCESS

The Laramie Plains Ranch is located approximately 45 miles north of Laramie, Wyoming and 55 miles west of Wheatland, Wyoming.

Several towns and cities in proximity to the property include:

- | | |
|--|---------------------|
| • Laramie, Wyoming (population 32,381) | 45 miles south |
| • Wheatland, Wyoming (population 3,553) | 55 miles east |
| • Torrington, Wyoming (population 6,701) | 105 miles east |
| • Cheyenne, Wyoming (population 59, 466) | 100 miles southeast |
| • Casper, Wyoming (population 58,446) | 138 miles north |
| • Denver, Colorado (population 701,621) | 195 miles south |

SIZE & DESCRIPTION

25,764± Deeded Acres
5,338± State of Wyoming Lease Acres
8,251± BLM Lease Acres
14,856± Private Grazing Lease
54,209± Total Acres

Located in the heart of the Laramie Plains, the Laramie Plains Ranch is a diverse ranch which ranges from irrigated and sub-irrigated hay ground and meadows, native rangeland for grazing and riparian bottom lands along the many miles of live water.

Water is abundant on the ranch with Rock Creek traversing the property for approximately 15 miles and the Laramie River runs from south to the north through the property for approximately five to seven miles, on deeded ground only. Additionally, the ranch surrounds Wheatland Reservoir #3 and borders Wheatland Reservoir #2.

The Laramie Plains Ranch is fenced into approximately thirty-three pastures with three, four and five-strand barbed wire.

The terrain of the ranch consists of a willow-lined river bottoms surrounded by irrigated meadows that are flanked by rolling native grass pastures. The rangeland consists of productive and native grass pastures with gramma grass, black root, needle-and-thread, and western wheat grasses. The river bottoms provide excellent habitat for wildlife and protection for livestock. The elevation of the Laramie Plains Ranch varies between 6,800 and 7,200 feet above sea level.

The Laramie Plains ranch also boasts substantial water rights, as highlighted below. The bulk of these water rights are prior to Pathfinder Reservoir on the North Platte River; therefore, the Laramie Plains Ranch is typically able to irrigate most lands on dryer years.



LEASE INFORMATION

There are both a State of Wyoming lease acres and Bureau of Land Management (BLM) lease acres associated with the ranch which, upon approval of the appropriate agency, will transfer to the buyer.

There are approximately 8,251± BLM leases acres associated with the Laramie Plains Ranch. BLM leases are renewable every ten (10) years with the annual AUM rate varying from year to year as determined by the Bureau of Land Management. You may call the Rawlins BLM office at (307) 328-4210 for further information.

Allotment Name/No	Total Acres	Total AUMs	2021 Costs
Rock Creek Lakes #9098	320	36	\$48.60
Rock Creek #9068	1,500.8	212	\$286.2
Meiser Creek #09154	2,090	300	\$405.00
Wheatland Res 2 #09024	635	167	
Wheatland No 3 #09044	3,936	1,113	
TOTAL	8,251	2,296	

Wyoming State leases consist of approximately 3,738± acres and are allotted a total of 815 AUMs. State of Wyoming leases are renewable every ten (10) years with an annual payment due each year. For 2021, the cost per AUM is \$5.53 which equates to approximately \$4,506.95. For more information, contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

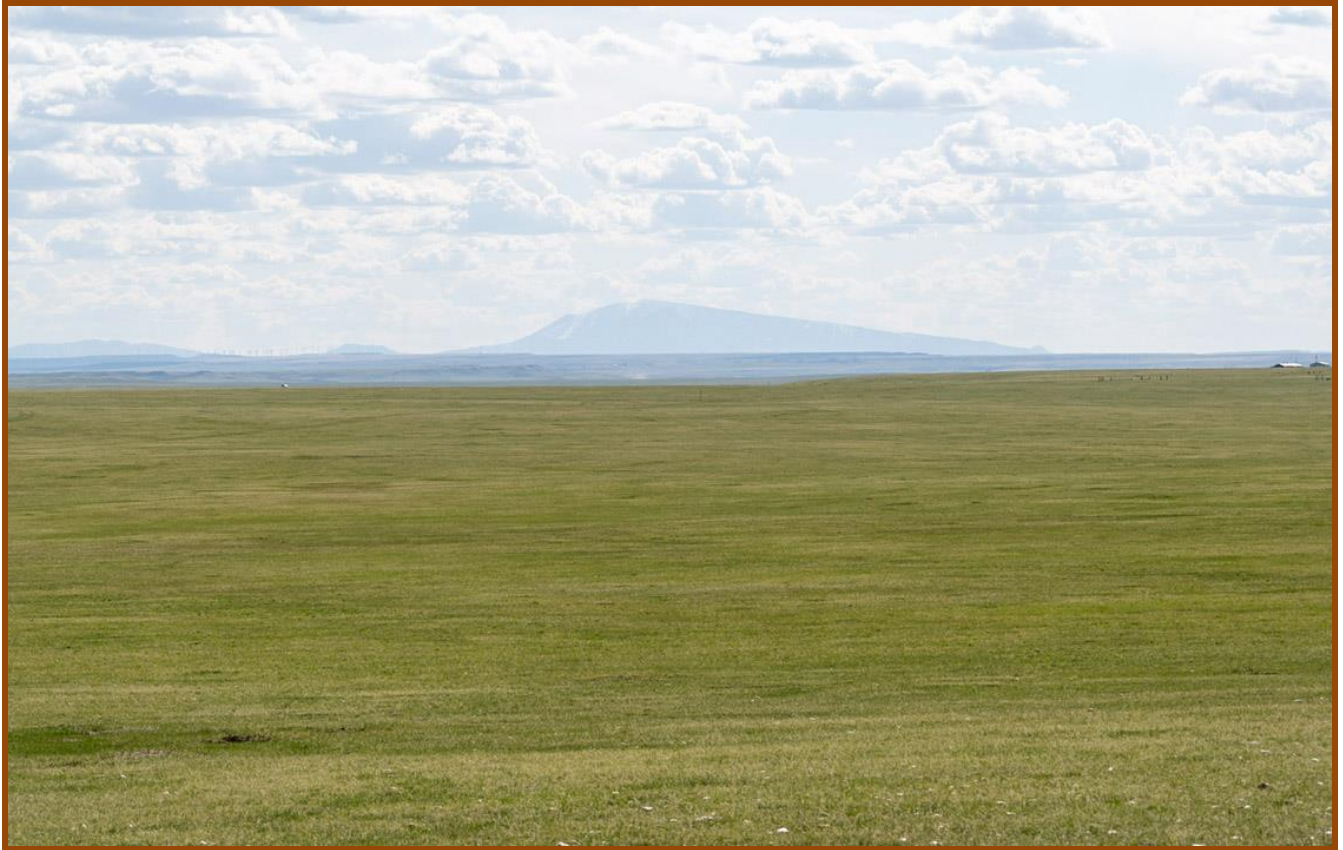
Lease Number	Total Acres	Total AUMs	Expiration Date	2020 Costs
1-8138	640	15	1/1/2025	\$82.95
1-8794	320	85	1/1/2023	\$470.05
1-7341	640	66	1/1/2028	\$364.98
1-8600	938.24	228	1/1/3023	\$1,260.84
1-8139	560	267	1/1/2025	\$1,476.51
1-8482	640	154	1/1/2023	\$851.62
1-8244	960	286	1/1/2025	\$1,767.48
1-8031	640	236	1/1/2025	\$1,458.48

REAL ESTATE TAXES

According to the Albany County Assessor's records, the real estate taxes for the Laramie Plains Ranch are approximately \$21,233 annually.

MINERAL RIGHTS

The inclusion of mineral rights owned by Seller's is negotiable.



WATER RESOURCES

The Laramie Plains Ranch has ample water with the Laramie River running from the south to the north of the property for approximately six and a half miles, and Rock Creek running throughout the property for over 15 miles. Other water sources on the ranch include Wheatland Reservoir Number 2 and 3 with approximately 13 miles of shoreline.

Wheatland Irrigation District owns, stores, and uses water for irrigating lands east of the ranch. There is an 1882 territorial water right from the Laramie River for 705± flood-irrigated acres of native hay meadows. This is the 12th water right on the river and is superior to the Wheatland Irrigation Districts rights.

The Laramie Plains Ranch has adjudicated water rights held on 2,247± acres, with all water rights coming from Rock Creek and are well positioned in appropriation dates. Other water sources on the property include solar wells with tire tanks, ponds and a pipeline supplying water from a house well to a horse pasture.



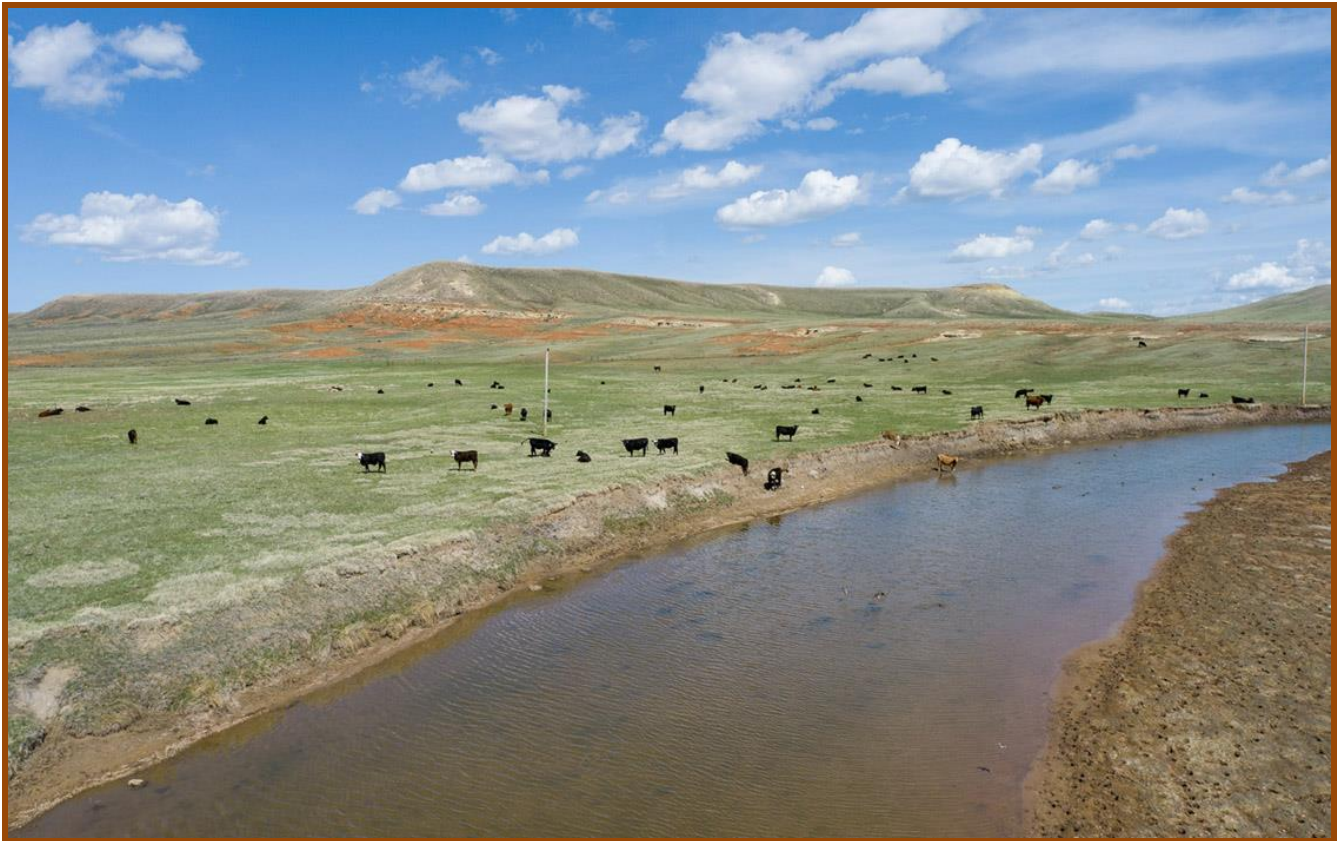
CARRYING CAPACITY / RANCH OPERATIONS

The Laramie Plains Ranch is owner-operated at approximately 4,200 yearlings for four to five summer months. With the fertile creek bottom and large amount of irrigated and sub-irrigated land, the ranch provides wonderful grazing opportunities.

The ranch consists of productive and native grass prairie. The grasslands vary in capacity and are typical of the northern Laramie Plains. The common grasses on the Laramie Plains include: fox-tail barley, arctic rush, seaside arrow grass, common spike rush, creeping meadow fox-tail, spreading bent, western wheat grass, common timothy, American wild mink and Nebraska sedge grasses. Many areas of the ranch are heavily sodded and capable of high gains on yearling cattle.

The property is fenced into approximately thirty-three pastures with three, four and five-strand barbed wire on steel and wood posts. Cattle-handling facilities are in good working condition and can handle large numbers of cattle and include pipe and steel corrals, sorting alleys, scale, covered processing area with a hydraulic squeeze chute and steel wind breaks.

The hay ground on the property has historically produced an average of 1,200 tons of native grass hay, though there is potential to produce up to 1,800 tons annually.



UTILITIES

Electricity – Wheatland REA
Propane – Local Providers
Communications – Hugh’s net and VoIP phone
Water – Excellent Wells
Septic- Private Septic
Septic hookup available for a camper or a trailer house

IMPROVEMENTS

Multiple sets of improvements are located on the Laramie Plains Ranch. Ranch headquarters is located off the well-maintained Fort Fetterman Road and consists of the original owners home and a modular home featuring three bedrooms and two bathrooms, and a trailer house. An extensive set of corrals is also located near the home, plus a large calving barn, load chutes and a shop.



A historic home built in 1901 featuring 14 rooms on two stories is also located on the Laramie Plains Ranch. The stone house is a landmark of Wyoming ranching history. The home proves very useful in the summer months with seven bedrooms and one full bathroom upstairs. The main level features a kitchen, dining room, bathroom and mudroom. The kitchen includes a double oven with 6-burner range, dishwasher and refrigerator. Heat is provided by a wood stove. There is a new furnace in the basement.



Cattle handling facilities are in good working condition and can handle large numbers of cattle with pipe and steel corrals, sorting alleys, semi load-out, scale, covered processing area with hydraulic squeeze chute and windbreaks.



RECREATION & WILDLIFE

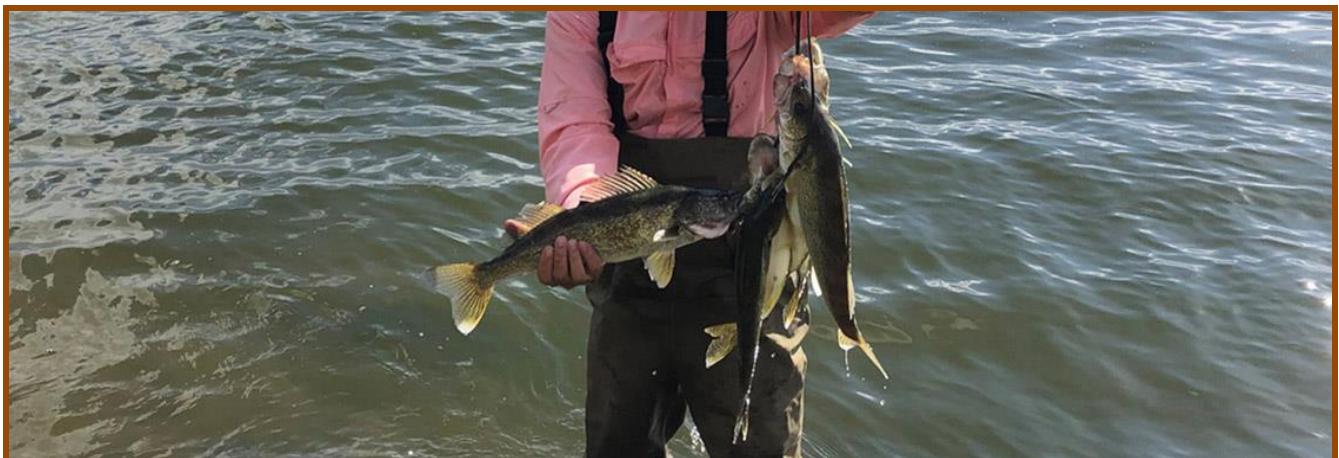
The Laramie Plains Ranch is home to plentiful wildlife and offers opportunities for both the hunting and fishing enthusiast. For the hunter, antelope, deer, coyotes, and waterfowl abound on the ranch. For the fisherman, both Wheatland #2 and #3 provide excellent opportunities for trophy walleye and both rainbow and brown trout. The Laramie River is also an excellent fishery.

Recreation: Laramie is situated between the Medicine Bow Mountains and the Laramie Mountains with the Medicine Bow National Forest on both sides. With its close proximity to Kurt Gowdy State Park as well as the mountains and national forest land, Laramie has become one of Wyoming's most popular tourist Laramie attractions.

Outdoor enthusiasts can enjoy everything from horseback riding, mountain biking, camping, hiking, fly fishing, and boating in the summer months. While in winter, cross country skiing in the national forest and state parks and downhill skiing at the Snowy Range Ski area (35 miles west of Laramie) are large recreation attractions. Snowmobiling has also become a favorite pastime in the Medicine Bow National Forest.

Curt Gowdy State Park is located between Cheyenne and Laramie, Wyoming and is situated not far from the intersection of I-80 and I-25. Known for its richly varied landscape, flora and fauna, the three reservoirs located within the state park offer excellent fishing opportunities as well as water sports recreation. A limited number of campsites are available within the park, in addition to a handful of camping cabins. The historic Hynds Lodge offers accommodations for up to 30 people. For more information, please visit <https://wyoparks.wyo.gov>

Wildlife: There is a variety of wildlife on the ranch including deer, elk and antelope in addition to coyotes, fox and other species that are indigenous to the area. The ranch is located in antelope Areas 38 and 42 both well-known Laramie Plains units which produce trophy antelope. For mule deer, Area 64 is a general over-the-counter license for residents and for non-residents, it has been a 100% draw in previous years. A landowner may qualify for landowners' licenses for the species mentioned. Potential buyers are strongly encouraged to contact local game wardens for landowner licensing information. Specific dates and hunting regulations, including draw odds, can be found on the Wyoming Game and Fish website at <https://wgfd.wyo.gov/>.



HISTORICAL INFORMATION

An area steeped in history, the Laramie Plains Ranch has remnants of Native American teepee rings and campsites and arrowheads and other relics have been found on the ranch.

In addition to the historic home, the ranch is also home to the historic Rock Creek ghost town with its roots dating back to the Rock Creek Stage Station which was originally constructed in 1860 and then later destroyed. The town itself was founded in 1867 and continued to grow as the railroad reached Rock Creek in 1868, making Rock Creek an important junction for freighters and stages heading north. During the town's height, especially during cattle shipping season, 100 car loads of cattle per day could be shipped from Rock Creek, and approximately 175 teams of freights might depart northward. By 1880, the town boasted five saloons, two hotels, the railroad depot, post office, stage station, stockyards two mercantile establishments and a school. The expansion of interior railroads in Montana and Wyoming led to the decline of stage and freight business and the last stage was driven out of Rock Creek in 1899 and the town later abandoned. In 1902, Railroad sold the town and the Rock Creek town plate was vacated in 1904. In 1909 a large treasure trove of mainly gold coins was found buried in a glass jar located in the cellar of the town store. Much speculation has been given to the treasure's source, perhaps from stage or train robbery or from outlaws such as the Wild Bunch. Today, the historic buildings are still visible on the plains of the ranch. For more information, please visit <http://www.wyomingtalesandtrails.com/lincRKcreek.html>.

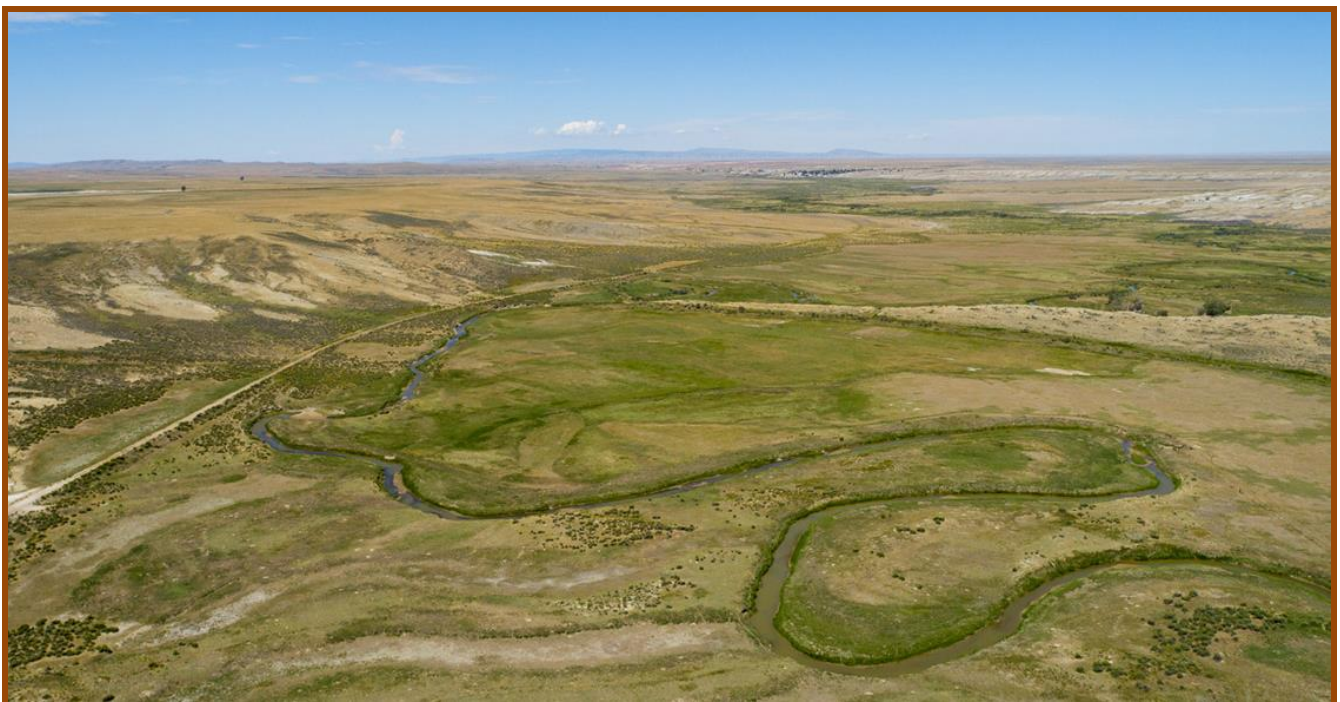


COMMUNITY AMENITIES

Rock River: Rock River has basic necessities, along with a great K-12 school system, church and fire department.

Wheatland: 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. 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.

Laramie, Wyoming: Laramie features all the community amenities of a large, college town. In addition to athletic and cultural events sponsored by the University of Wyoming, Laramie offers an excellent health-care facility, Ivinson Memorial Hospital, as well as one of the area's premier orthopedic centers, Premier Bone & Joint. There are several medical and dental offices, over 75 dining establishments, numerous churches, banks, golf courses, fitness centers, retail stores, theatres, elementary schools, one middle school, one high school, and the Laramie Regional Airport. From the Wyoming Tourism website travelwyoming.com Laramie, is an eclectic town comprised of an exciting combination of college-town vibrancy, Western history and lore, and epic outdoor adventure. Whether you're stopping by for a University of Wyoming football game, spending the day shopping downtown, visiting one of the many renowned museums, or simply coming in for a taste of local culture, Laramie promises a memorable getaway for the whole family. In 2011, Laramie was named as one of the best cities in which to retire by Money Magazine.



AIRPORT INFORMATION

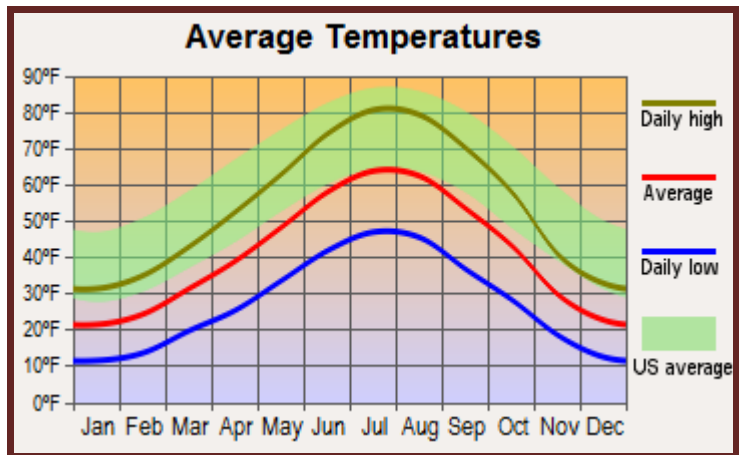
Commercial airline service is available at Laramie and Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

- **Laramie, Wyoming:** United Express Airlines operates flights daily from Laramie to Denver International Airport. For more information, visit <http://www.laramieairport.com/>.
- **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.



CLIMATE

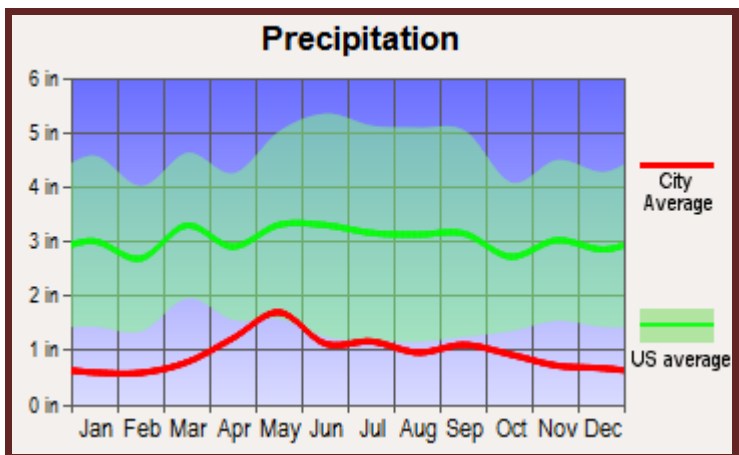
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Rock River, Wyoming area is approximately 11.2 inches including 51.7 inches of snow fall. The average high temperature in January is 31 degrees, while the low is 10 degrees. The average high temperature in July is 86 degrees, while the low is 49 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 ten in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:



Wyoming ranks among the top ten 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; more than in any other state. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

OFFERING PRICE

\$18,600,000

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 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 \$550,000 (FIVE HUNDRED FIFTY 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.

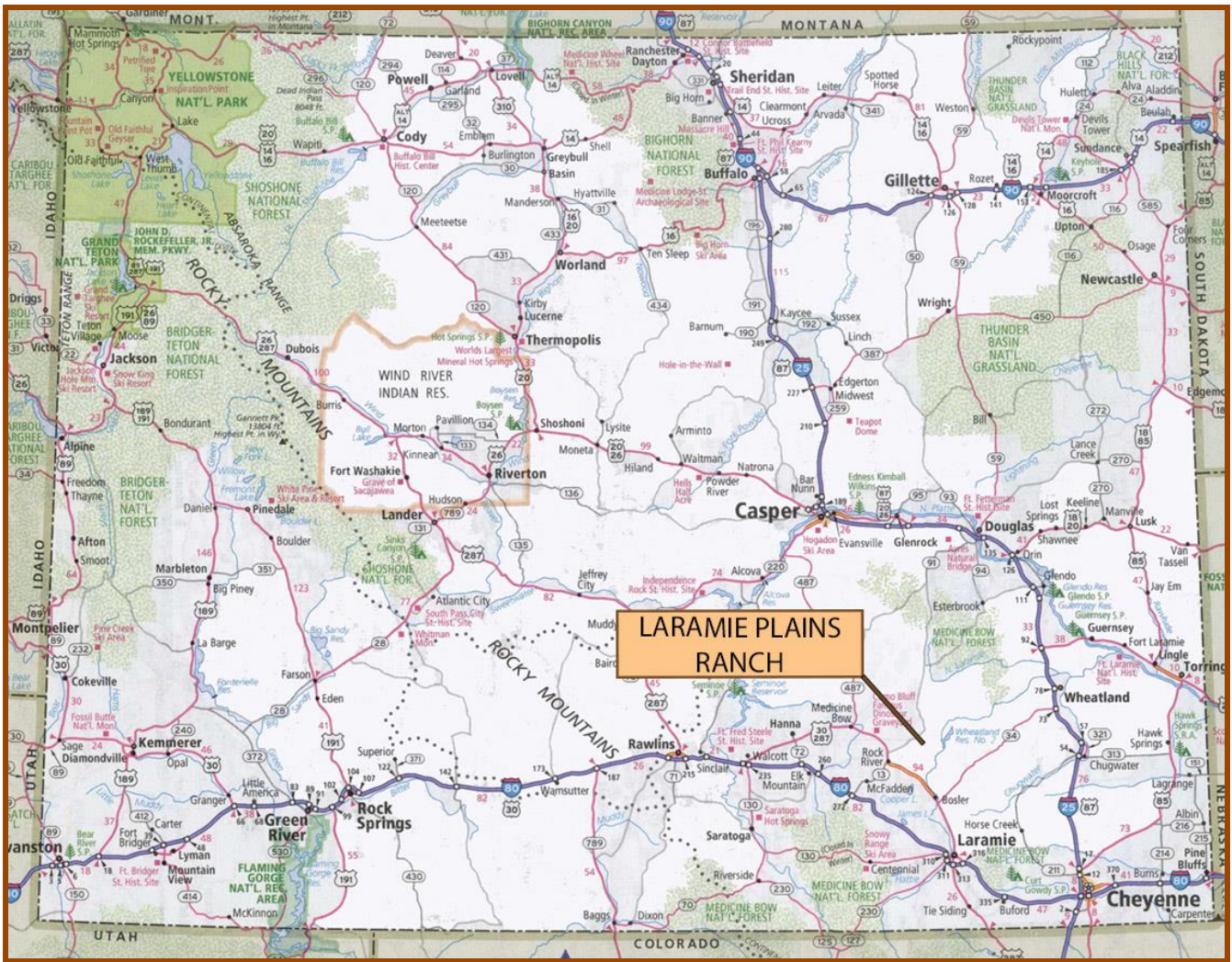
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

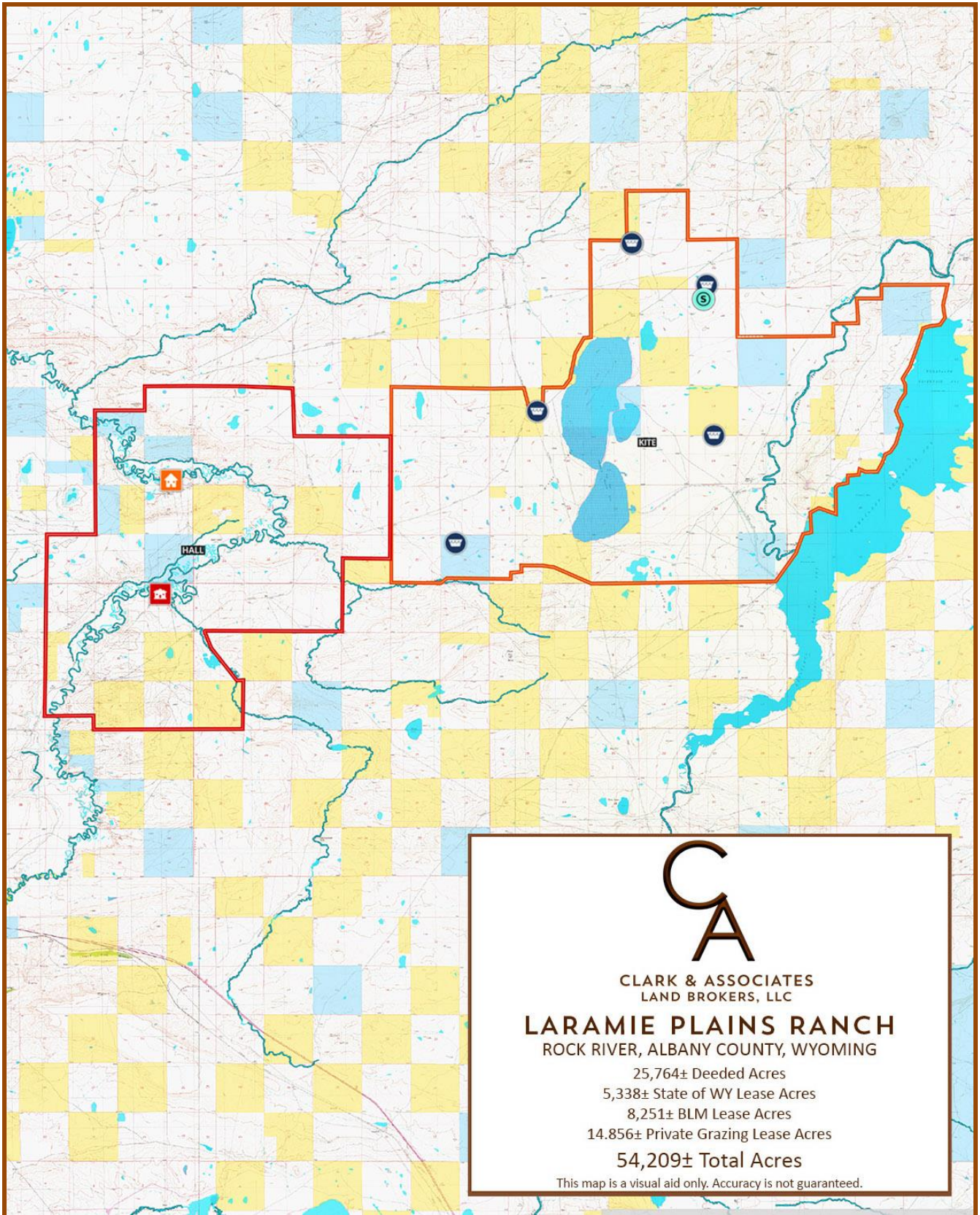
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

STATE LOCATION MAP

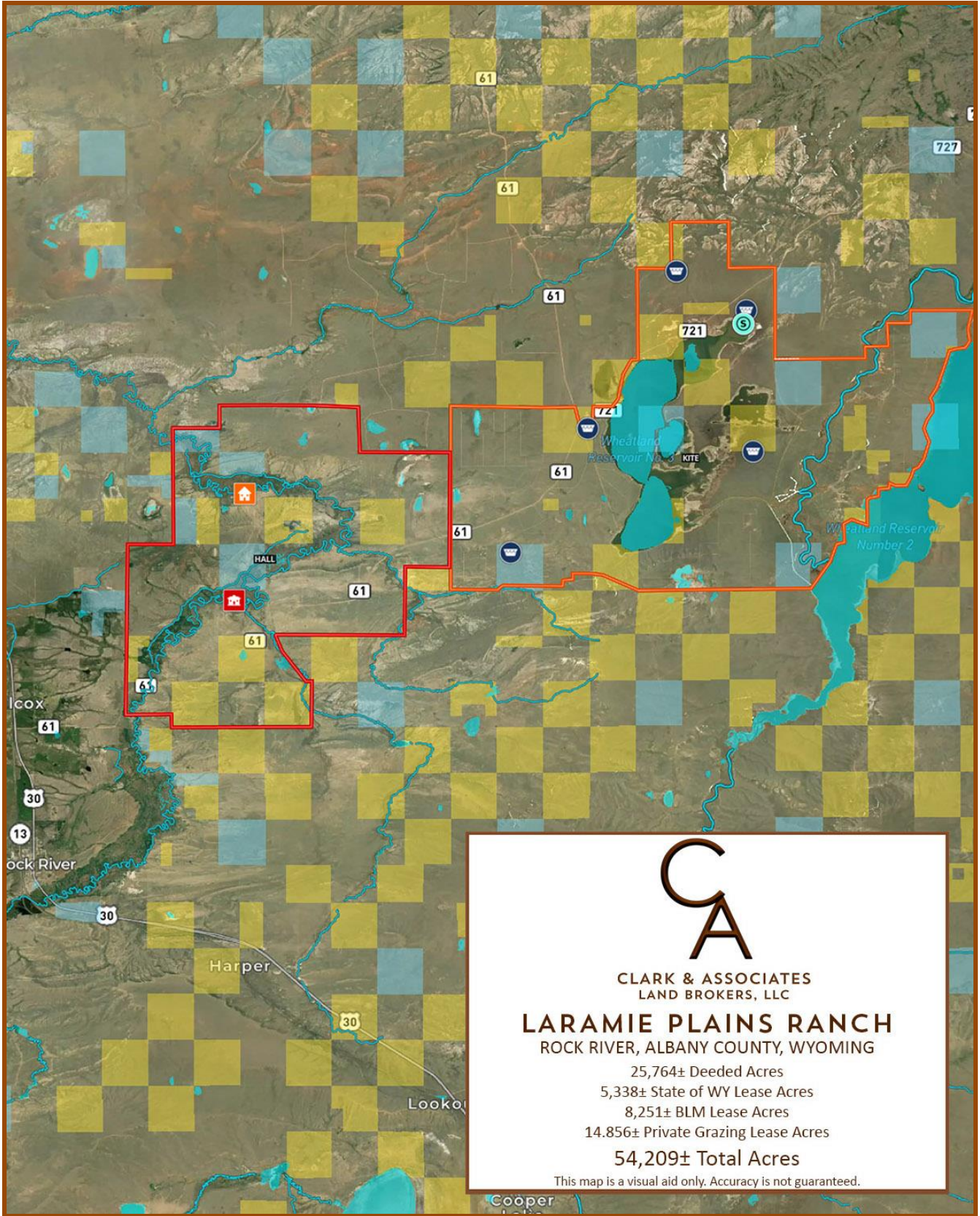


NOTES

LARAMIE PLAINS RANCH TOPO MAP



LARAMIE PLAINS RANCH ORTHO MAP



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



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



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MT



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

Lusk, WY Office

736 South Main Street • PO Box 47
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Cory G. Clark - Broker / Owner

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

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

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

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Belle Fourche, SD Office

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Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

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Licensed in SD, WY & MT

Torrington, WY Office

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Torrington, WY 82240

Logan Schliinz - Associate Broker

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Licensed in CO, NE, SD & WY

Douglas, WY Office

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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

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil - Associate Broker

(307) 331-2833 ~ 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
Licensed in WY

IMPORTANT NOTICE

Clark & Associates Land Brokers, LLC
(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Broker Firm, Broker or sales person (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's agent, the Broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. § 33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the Broker any information which the customer does not want shared with the other party to the transaction. The customer should not tell the Broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the customer the **obligations** enumerated below for Intermediaries which are marked with asterisks. W.S. § 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, the Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell the Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care;*

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary;*
- present all offers and counteroffers in a timely manner;*
- account promptly for all money and property the Broker received;*
- keep you fully informed regarding the transaction;*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction;*
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property;*
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction;*
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.

As Intermediary, the Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered, or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary – In – House Transaction

If a Buyer who has signed a Buyer Agency Agreement with the Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Sell's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OF ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationships is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____, I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company

Clark & Associates Land Brokers, LLC
PO Box 47
Lusk, WY 82225
Phone: 307-334-2025 Fax: 307-334-0901

By _____

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____, (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

SELLER _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____