CLARK & ASSOCIATES
LAND BROKERS, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

HIDDEN VALE RANCH

Gillette, Campbell County, Wyoming

Set along the northwest edge of Gillette, Wyoming, Hidden Vale Ranch blends the charm of a gentleman's ranch with remarkable accessibility and impressive development opportunities.

LOCATION & ACCESS

The Hidden Vale Ranch is located approximately 2 miles northwest of Gillette just off US. Hwy. 14-16. Mileage from Hidden Vale Ranch to surrounding towns is as follows:

Gillette, Wyoming (population 29,087)	2 miles southwest
Buffalo, Wyoming (population 4,621)	70 miles west
Sheridan, Wyoming (population 19,813)	104 miles northwest
Spearfish, South Dakota (population 10,494)	95 miles southeast
Rapid City, South Dakota (population 67,956)	141 miles east

SIZE AND DESCRIPTION

560± Acres Deeded Acres

40± Acres BLM Lease

600± Total Acres

The Hidden Vale Ranch is 600± acre holding that consists of 560± deeded acres and 40± acres of BLM lease. The terrain is characterized by red rock outcroppings, rolling hills and well-sodded draws, offering both aesthetic appeal and practical utility.

The property is fenced and cross fenced with mostly four and five strands of barbed wire.

LEASE INFORMATION

The Bureau of Land Management lease, known as Allotment 22123 (Lone Tree), associated with the ranch consists of a total of 40± acres. For 2026, allotments are assessed at $1.69 per AUM per year. The Hidden Vale Ranch BLM lease is allotted 7 AUMs per year which equates to a cost of 11.83 for 2026.

Additional questions can be direct to the Newcastle BLM office at (307) 746-6600 for more information.

WATER RESOURCES

Water is provided on the Hidden Vale Ranch by two wells. There is an artesian well located at the headquarters and a solar well located in the pasture for livestock water.

CARRYING CAPACITY / RANCH OPERATIONS

Presently serving as a summer grazing unit for a local producer, the ranch has traditionally been grazed in conjunction with additional acreage. On its own, however, it is estimated to comfortably sustain 60–70 cow–calf pairs for a 4½- to 5-month grazing season.

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

UTILITIES

Electricity – Powder River Energy
Gas/Propane – Local Providers
Communications – RT Communications, Verizon, AT&T
Water – Private Well
Sewer – Private Septic
Television – Satellite

REAL ESTATE TAXES

According to the Campbell County Assessor the taxes on the ranch are estimated at $1,678.00.

IMPROVEMENTS

The headquarters includes a 1965 ranch-style residence offering 2,240 square feet of living space, featuring five bedrooms, two bathrooms, an attached two-car garage, and a wood deck overlooking the surrounding landscape.

Additional improvements include a 2,280-square-foot metal equipment shed constructed in 1980, a secondary two-bedroom, one-bath home, an additional equipment shed, and a versatile farm-utility building accompanied by a functional set of corrals.

MINERAL RIGHTS

The Sellers represent that they don't own any mineral rights; however they do own a portion of the aggregate rights of which are negotiable.

SOILS

Soils on the Hidden Vale Ranch are primarily comprised of the following:

- Bonjea-Chugcreek-Rock outcrop complex, 3 to 15 percent slopes - 3.7%
- Bonjea-Rock outcrop-Chugcreek complex, 15 to 40 percent slopes - 17.7%
- Boyle-Rock outcrop complex, 5 to 25 percent slopes - 20.2%
- Boyle-Lininger association, 1 to 15 percent slopes - 31.9%
- Dalecreek-Kovich complex, 0 to 9 percent slopes - 6.5%
- Rock outcrop-Bonjea complex, 40 to 60 percent slopes - 10.2%
- Rock outcrop-Cathedral complex, 20 to 40 percent slopes - 9.7%

COMMUNITY AMENITIES

Gillette, WY, features exceptional community amenities, highlighted by the massive Campbell County Recreation Center (featuring a water park, fieldhouse, and climbing wall) and the large CAM-PLEX Multi-Event Facilities for concerts and rodeos.

Residents also enjoy the Rockpile Community Center, numerous parks, golf courses, a seasonal outdoor pool, and rich energy-themed history, including mine tours.

The city operates various parks, walking paths, and a public outdoor pool with a splash pad during summer and has extensive library facilities, museums, and community centers.

RECREATION & WILDLIFE

The ranch offers a variety of recreational opportunities, including hunting, four-wheeling, and observing wildlife in its natural habitat. Hunting prospects include mule deer, while additional wildlife commonly seen on the property includes bobcat, coyote, fox, and various birds of prey.

Gillette, Wyoming offers a mix of rugged outdoor adventure and top-tier indoor amenities, serving as a gateway to Devils Tower and the Thunder Basin National Grassland. Key activities include OHV riding at Weston Hills, wildlife viewing (pronghorn, deer, eagles), fishing, and using the massive 5-indoor-court Campbell County Recreation Center.

Devils Tower is a 1,267-foot-tall (above river level) igneous intrusion in northeastern Wyoming, known as the first U.S. National Monument. It is a massive, columnar-jointed rock rising 867 feet above its base, creating a striking landmark popular with climbers and considered sacred by many Northern Plains indigenous tribes

Thunder Basin National Grassland is a 550,000-acre public landscape in northeastern Wyoming, located between the Bighorn Mountains and the Black Hills. It features a semi-arid mix of short-grass prairie, sagebrush steppe, and cottonwood draws, rising 3,600 to 5,200 feet. The area is known for vast, open landscapes, wildlife viewing, and multiple-use management.

AIRPORT INFORMATION

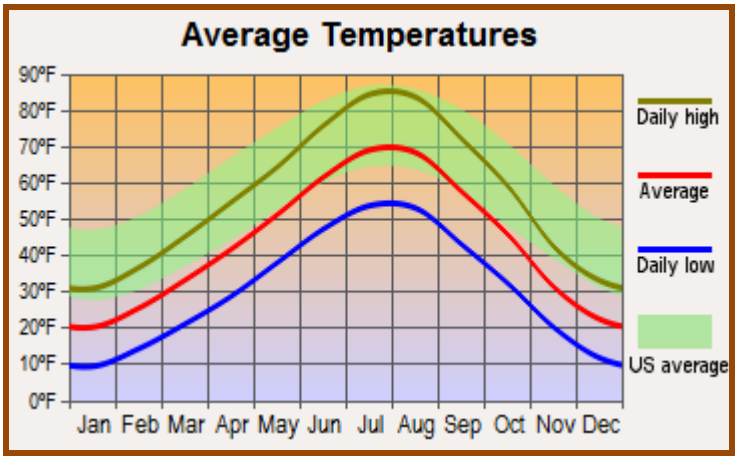
Gillette, Wyoming: The Campbell County Airport has daily commercial flights operated by Great Lakes Airlines with direct connecting flights to United and Frontier Airlines. The website for the Campbell County Airport is http://ccg.co.campbell.wy.us/departments/airport, and for complete aeronautical information, please visit http://www.airnav.com/airport/KGCC.

Rapid City, South Dakota: The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit http://www.rcgov.org/Airport/pages.

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 170 national and international destinations. For more information, visit the official web site for Denver International Airport at *www.flydenver.com*.

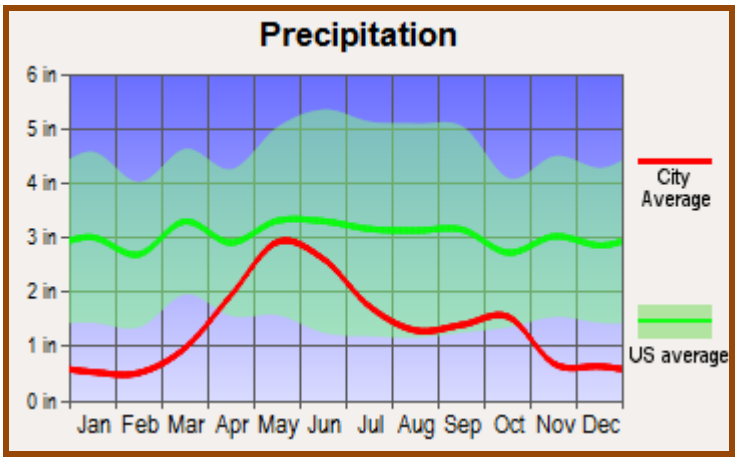
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Gillette, Wyoming area is approximately 17.9 inches including 55.7 inches of snow fall. The average high temperature in January is 37 degrees, while the low is 16 degrees. The average high temperature in July is 87 degrees, while the low is 57 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:

- 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

$2,850,000

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 $140,000.00 (One Hundred Forty Thousand) 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

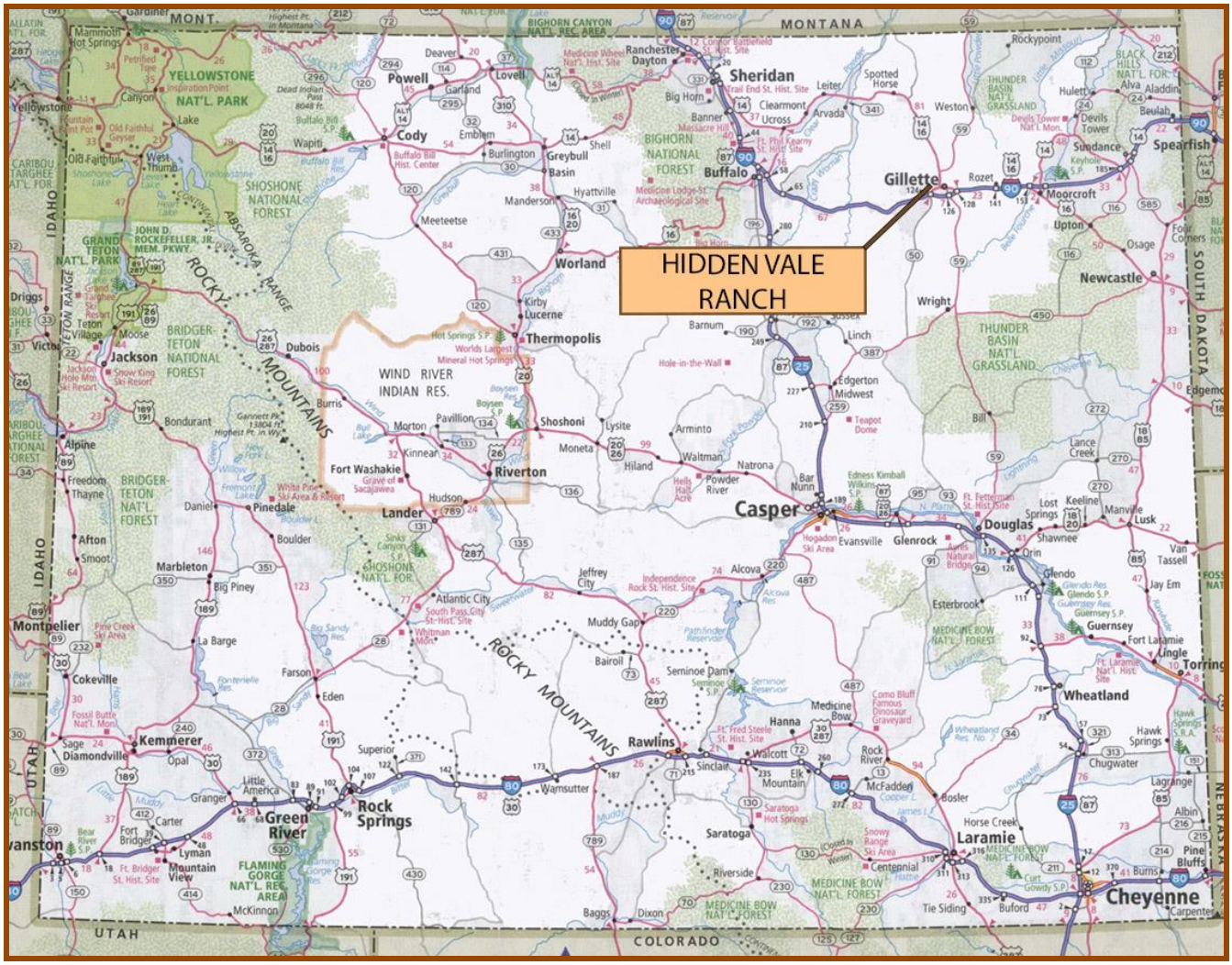
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

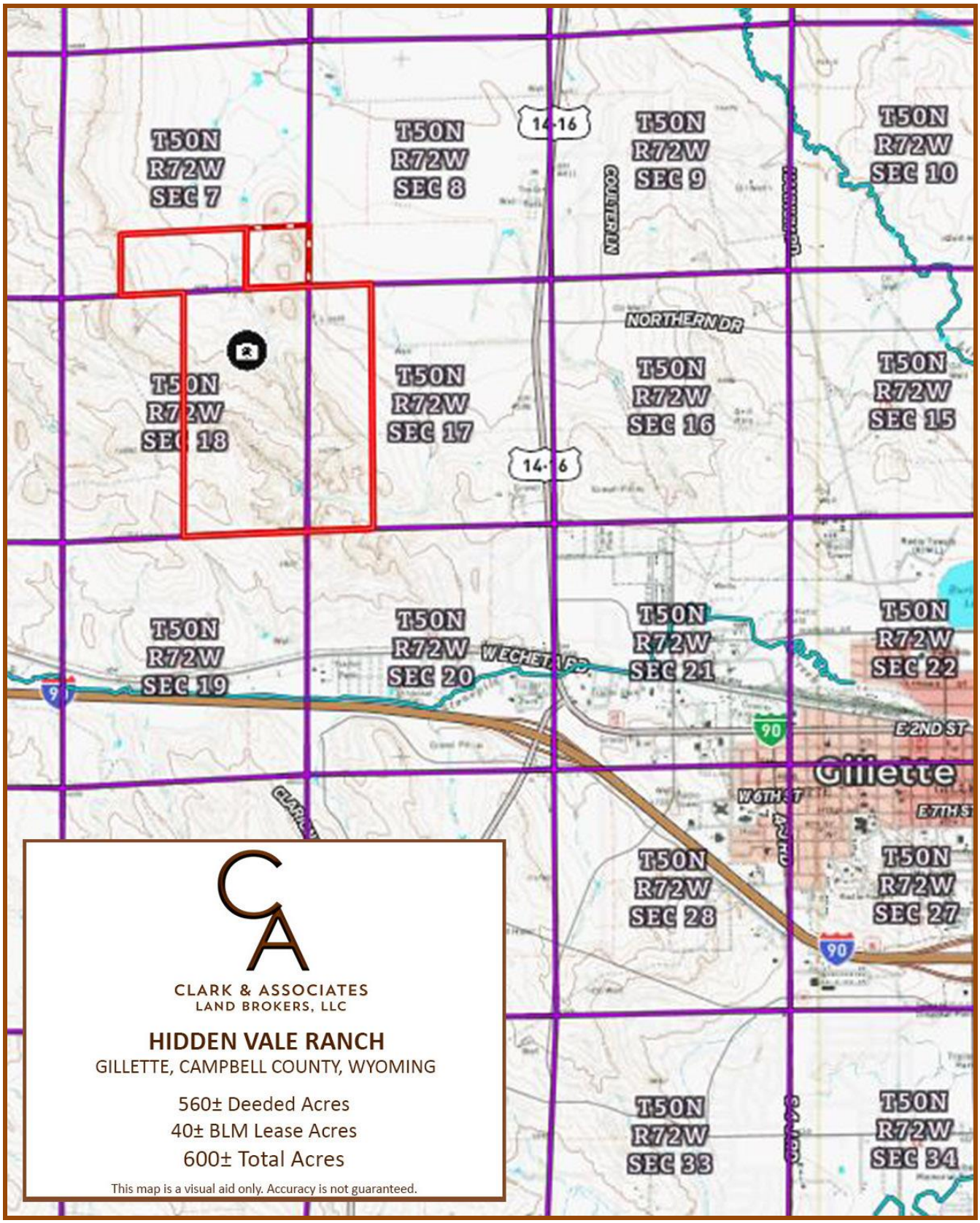
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

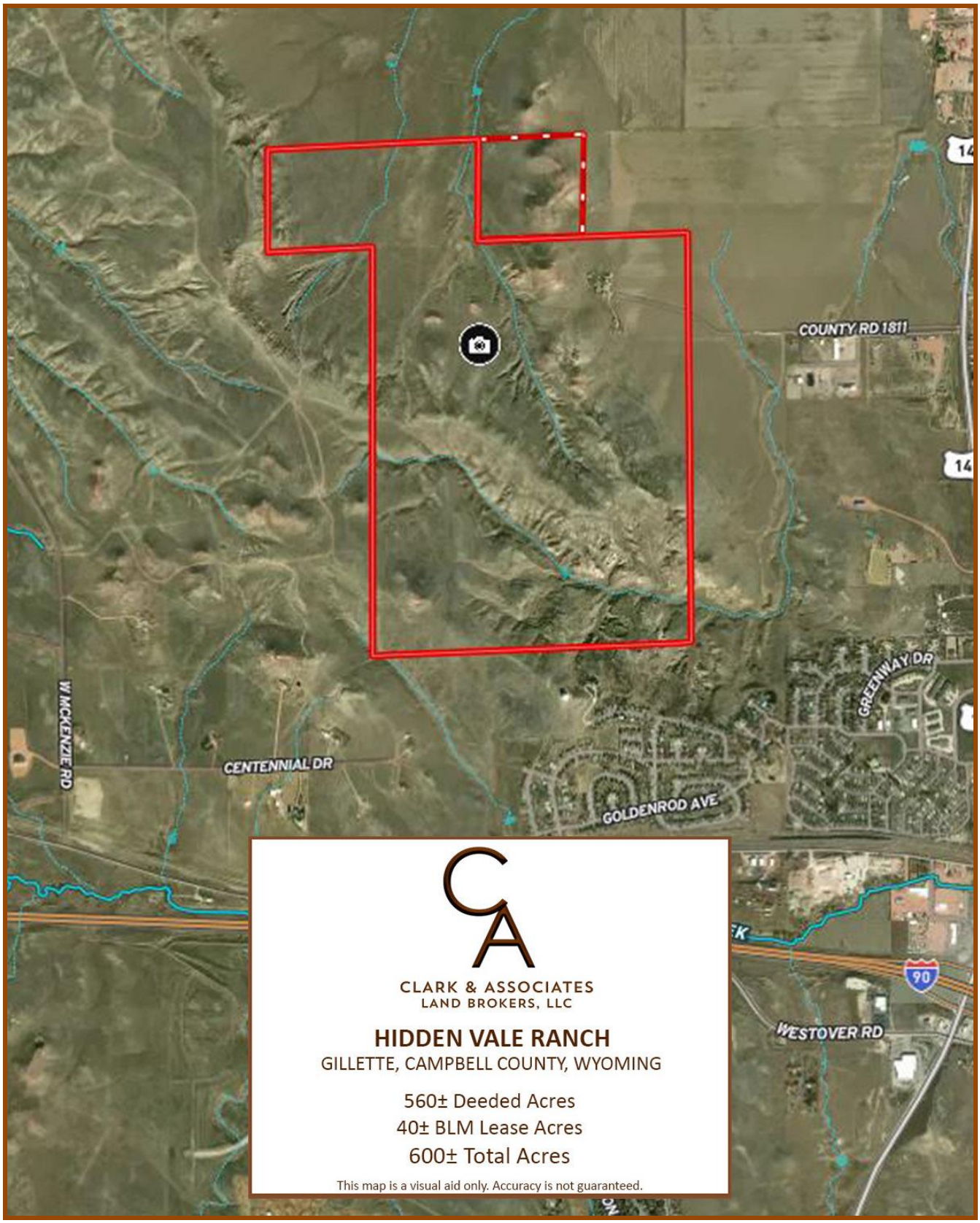


NOTES

HIDDEN VALE RANCH TOPO MAP



HIDDEN VALE RANCH ORTHO MAP



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

Mark McNamee
Associate Broker/Owner,
REALTOR®

Mobile: (307) 760-9510

mcnamee@clarklandbrokers.com

Licensed in WY, MT, SD, NE

Wendy Greenough
Associate Broker,
REALTOR®

Mobile: (307) 217-1451

wendy@clarklandbrokers.com

Licensed in WY

Clark & Associates Land Brokers, LLC

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Lusk, WY Office
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Lusk, WY 82225

Cory G. Clark - Broker / Owner
(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Kaycee, WY Office
40 Latigo Lane
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
(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Belle Fourche, SD Office
907 Ziebach Street, Lot 804 • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker
(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Torrington, WY Office
6465 CR 39
Torrington, WY 82240

Michael McNamee - Associate Broker
(307) 534-5156 ~ mcnameeauction@gmail.com
Licensed in WY & NE

Wheatland, WY Office
4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker
(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Dayton, WY Office
157 Tongue Canyon Road • PO Box 358
Dayton, WY 82836

Matt Johnson – Associate Broker
(307) 751-4951 ~ matt@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 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 ESTABILSHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

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

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

Brokerage Company

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

By _____

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

SELLER _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____