



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



THE OW RANCH

Lusk, Niobrara County, Wyoming

Lush pastures, pine and cedar draws, and approximately three miles of year-round live water along with exceptional hunting and fishing make up this historic ranch.

LOCATION & ACCESS

The OW Ranch is located approximately 13 miles northwest of Lusk, Wyoming. To access the ranch, travel north on US Highway 85 for approximately seven miles; turn left onto Petz Road and travels west for approximately six miles. Petz Road is a good graveled county road that dead ends at the ranch headquarters.

The ranch provides a private, secluded setting but is only minutes from the town of Lusk, population 1,567 and county seat for Niobrara County. This traditional rural town extends a friendly hometown ambience. There is an excellent K-12 school system with a low student/teacher ratio. Bus service is provided by the Niobrara County School District for students living at the OW Ranch.

The property is approximately fifteen minutes from Lusk, which is located in the far east-central part of Wyoming, approximately 30 miles from the intersection of the Nebraska and South Dakota state lines. Several towns and cities in the four-state area are in close proximity to and easily accessed from the ranch:

Lusk, Wyoming (population 1,567)	13 miles southeast
Torrington, Wyoming (population 6,501)	66 miles south
Crawford, Nebraska (population 969)	68 miles east
Chadron, Nebraska (population 5,767)	91 miles east
Scottsbluff, Nebraska (population 15,039)	94 miles southeast
Casper, Wyoming (population 55,316)	113 miles west
Deadwood, South Dakota (population 1,270)	138 miles northeast
Rapid City, South Dakota (population 67,956)	153 miles northeast
Cheyenne, Wyoming (population 59,466)	157 miles south
Denver, Colorado (pop. 701,621)	256 miles south



Pine and cedar tree-covered ridges look down upon lush sub-irrigated bottom ground lined with mature cottonwood trees.

SIZE & DESCRIPTION

4,107.12± Deeded Acres
1,280± State of Wyoming Lease Acres
5,387.12± Total Contiguous Acres

The OW Ranch is a very scenic and productive ranch. The ranch boasts lush sub-irrigated hay meadows along with three miles of Old Woman Creek meanders through the ranch. Towering cottonwood trees line the bottomland of the lower portion of the ranch and provide excellent livestock protection. The present owners find this area very conducive during calving season which is close to the headquarters where there is a set of working corrals and a 48'X120' calving barn. The upper end of the ranch has pine and cedar tree-covered ridges as well as open, rolling hard grass-covered rangeland which is known for excellent gains on cattle. The elevation on the property varies between 4,500 and 4,800 feet above sea level.



The OW Ranch is known for excellent gains of livestock.

LEASE INFORMATION

There are 1,280± acres of State of Wyoming lease number 1-7484 that are associated with the OW Ranch and is allotted 387 AUMs. 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 each lease with the cost per AUM varying year to year as determined by the Office of Lands and Investments for the State of Wyoming. For 2024, the cost per AUM will be \$5.97 which equates to approximately \$2,310.39 For more information, contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

RANCH OPERATIONS / CARRYING CAPACITY

The OW Ranch is an extremely well-balanced operation. Approximately three miles of sub-irrigated meadows, creek bottomlands along with 70 acres of alfalfa/grass irrigated by a low-pressure center pivot have historically produced approximately 3.5 ton per acre with two cutting per season. In addition to the 245± ton of hay harvested off the pivot each season, the owner has put up an additional 100± ton of hay off the sub-irrigated creek bottoms.

With the low elevation of approximately 4,500 feet above sea level, the winters on the ranch are relatively mild. Historically, one-half to one ton of hay per cow is required as supplemental feed during the winter months.

A 445+John Deere 220 HP pump with diesel motor operates the 5-tower T&L pivot. A 1,000 gallon diesel tank is located next to the pump. The owner has historically used approximately 2,000 gallons of diesel to operate the pivot during the summer months.

The OW Ranch has historically run 250 cow/calf pairs year-round. The grass found on the ranch is high quality with a variety of hard grass species, rich in protein content. The ranch is cross-fenced into seven pastures for flexible management and efficient grazing rotation. All of the fences are in good condition and while some are on true boundary lines, several of the fences are in place for convenience.

The primary objective of rotational grazing is to maximize the utilization of the grass in the northern pastures during the summer grazing season. The current owner typically brings the cattle home to the headquarters in the late fall for winter grazing and feeding as well as for calving which historically begins around the end of March to the first of April. The calves are sold in the fall and the high protein, hard grass common in this area typically yields weaning weights averaging 520 pounds on the heifer calves and 550 pounds for the steer calves.

The following two livestock sale barns are approximately an hour from the OW Ranch:

- Crawford Livestock Market, Crawford, Nebraska: Fall sales dates at the Crawford Livestock Market are scheduled every Friday with special weigh-up and calf sales dates starting in October. For more information, please visit the Crawford Livestock Market website at <https://www.crawfordlivestock.com/>.
- The Torrington Livestock Markets, located in Torrington, Wyoming, is approximately 66 miles south of the ranch. According to their website at <http://www.torringtonlivestock.com/>: *Torrington Livestock Markets is Wyoming's largest livestock market offering cattle for sale daily by several marketing options; live Cattle Auctions, Video Cattle Auctions & Private Treaty. All classes of cattle are for sale every Friday. Yearling & Calf sales are held every Wednesday, August through March. Special Bred Cow, Pair & Calf sales are held on Mondays as advertised throughout the fall.*

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



The owners have historically harvested 100± ton of hay from the sub-irrigated hay meadows.



A 5-tower T&L low-pressure center pivot irrigates 70± acres.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be transferred to Buyer at day of closing.

WATER RESOURCES

The ranch has an exceptionally good water supply. With approximately three miles of year-round live water from Old Woman Creek, there is an additional three miles of 1-1/2 inch PVC pipe that is buried five feet underground for year-round use. The pipeline supplies water to several stock tanks along with a 6,000 gallon storage tank this is fed from a very dependable 160 foot, 16 GPM (gallons per minute) well, and seven windmills or solar wells located throughout the ranch.

The irrigation well that provides water for pivot produces 450 GPM and is 200 feet in depth. The static water level of this well is 62 feet and the pump is set at 180 feet. In addition to the pivot irrigation, there is a total of 107 acres that can be irrigated by water provided by Old Woman Creek.

The well located at the residence is known for its excellent drinking water.

Included at the back of this brochure is the summary of the water rights search. A complete description of the surface and ground water rights will be readily available to prospective buyers upon request. In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyer.



Three miles of Old Woman Creek provides water to livestock and wildlife.

UTILITIES

Electricity – Niobrara Electric Association
Gas/Propane – Local providers in the area
Communications – CenturyLink.
Water – Private well
Sewer – Septic system
Television/Internet – Satellite

IMPROVEMENTS

Improvements on the OW Ranch include the following:

- 1,909 sq. ft. modular home with three bedrooms and four bathrooms built in 2001. The home sits on a 1,909 sq. ft. block basement and has covered porches and wood decks along with an attached 588 sq. ft. garage.
- 5,760 sq. ft. farm utility building
- 4,992 sq. ft. equipment storage building
- 3,286 sq. ft. equipment storage building
- 1,189 sq. ft. equipment storage building
- 960 sq. ft. farm utility building
- 256 sq. ft. cattle shed
- Three (3) tool sheds: 450 sq. ft., 270 sq. ft. and 108 sq. ft.
- Set of working corrals



Located at the end of Petz Road amidst a private setting are the residence, calving barn, outbuildings, and working corrals.



REAL ESTATE TAXES

According to the Niobrara County Assessor's records, the real estate taxes for the OW Ranch are approximately \$3,975.64 annually.



Working corrals and 48'x120' calving barn.



RECREATION & WILDLIFE

The OW Ranch offers privacy and seclusion which along with the topography and vegetation found throughout the ranch provide excellent habitat for a variety of wildlife.

The ranch and surrounding area is well known for its abundance of elk, trophy mule deer, whitetail deer, and antelope. A flock of wild turkeys along with prairie chickens, bobcats and coyotes also frequent the ranch. This beautiful and contiguous ranch is located in Area 126 for elk hunting, Area 13 for deer, and Area 9 for antelope. Please see the Wyoming Game and Fish web-site at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.

There is a migratory elk herd that regularly visits the ranch. The herd was introduced into the area in 1965 from Yellowstone National Park and the Wyoming Game & Fish Department currently estimates that 500 to 600 head of elk travels from the Rawhide Buttes south of Lusk to the breaks north of Lusk. The current owner has not commercially hunted on this ranch. Recently, Area 126 was opened as a general elk hunting season; however, the majority of the land in this area is privately held.

The ranch also offers fishing opportunities as small-mouth bass, catfish and trout can be found in Old Woman Creek that meanders throughout the ranch for over three miles. The creek could be substantially enhanced to accommodate the existing fish population.

The OW Ranch offers great opportunities for anglers, hunters, equestrians, and all outdoor enthusiasts.



Trophy mule deer and white tail deer are found throughout the ranch.

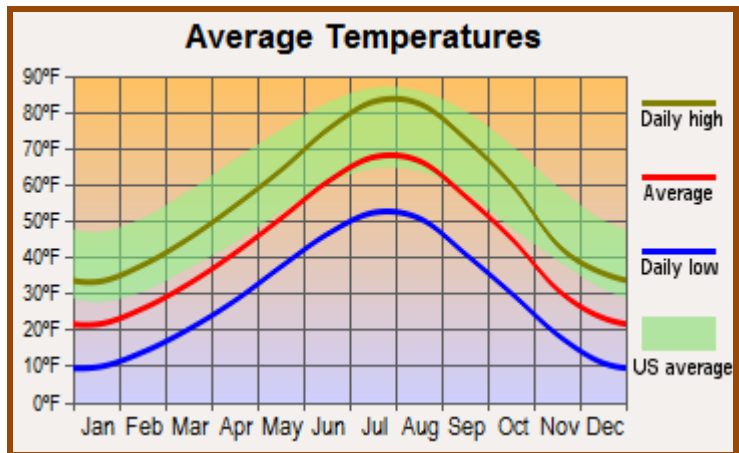


A migratory elk herd regularly visits the ranch.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lusk, Wyoming area is approximately 17.6 inches including 48.4 inches of snow fall. The average high temperature in January is 35 degrees, while the low is 13 degrees. The average high temperature in July is 85 degrees, while the low is 54 degrees. The charts to the right are courtesy of www.city-data.com.



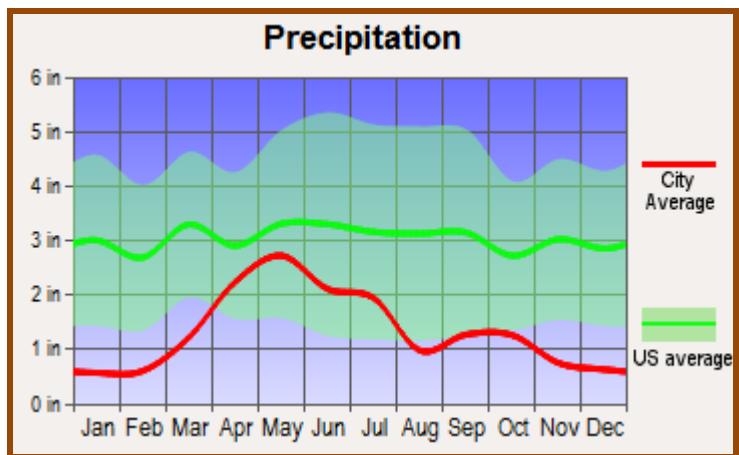
STATE OF WYOMING

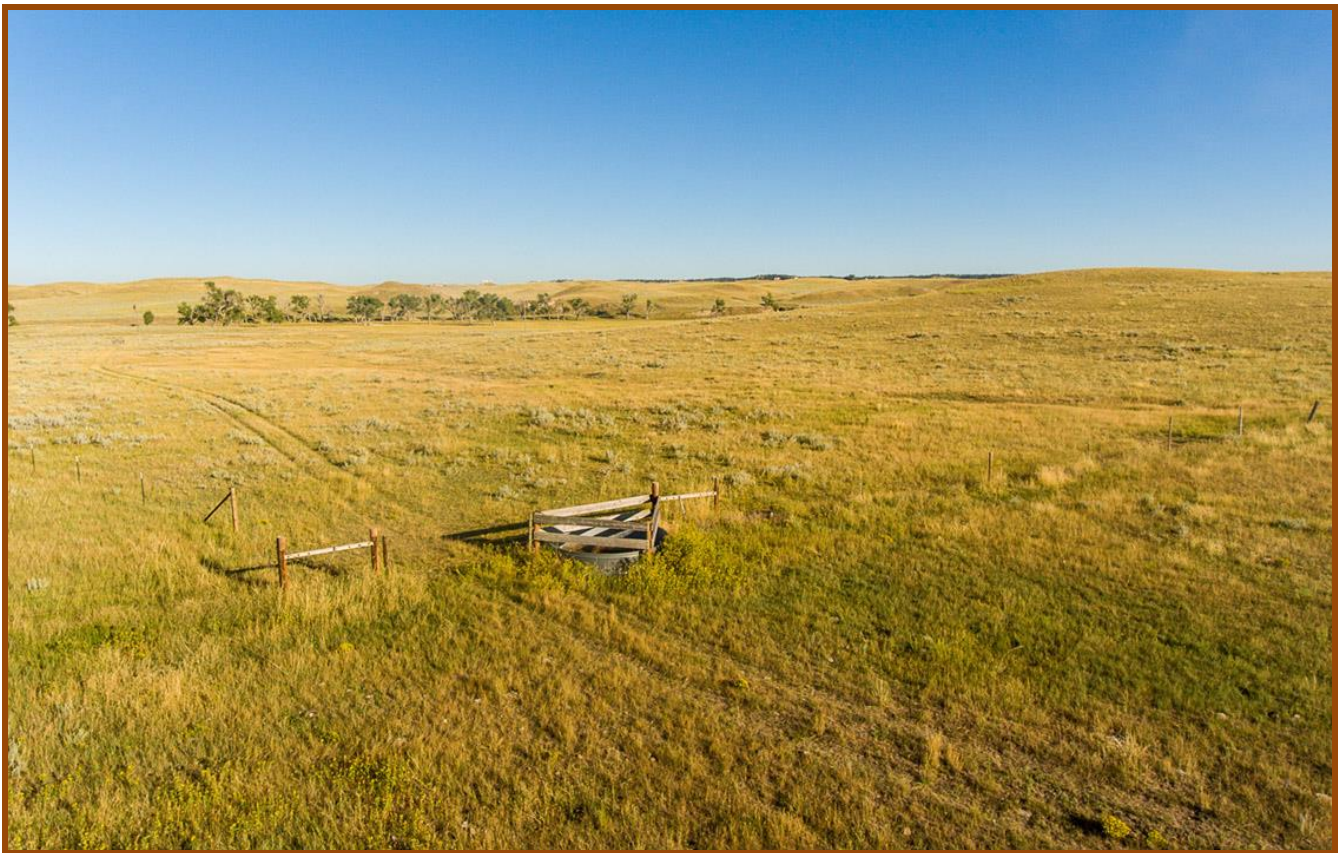
Wyoming is a state that offers an incredible diversity of activities, geography, climate, and history. Just a territory in 1869, Wyoming became the 44th state in 1890. The state's population is 563,626, and provides a variety of opportunities and advantages for persons wishing to establish residency.

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.





COMMUNITY AMENITIES

Lusk, Wyoming has all the desirable amenities of a traditional, rural Wyoming town. It has an excellent school system with a low student/teacher ratio (K-12), two banks, several churches, restaurants, a town library, fairgrounds, hospital, an incredible nine-hole golf course, a weekly newspaper, retail stores, and veterinary clinic. Lusk also has a 5,058 foot paved, lighted airstrip suitable for small jets and all private planes, at an elevation of 4,964 feet above sea level. Additional information about Lusk and Niobrara County can be found at www.luskwyoming.com.

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

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 <http://www.flyscottsbluff.com>. Complete aeronautical information for the Western Nebraska Regional Airport can be found at <http://www.airnav.com/airport/KBFF>.

Casper, Wyoming: Delta and United provide daily air service with connections to Denver, and Salt Lake City, Utah, while Allegiant provides service to select locations from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit <http://www.iflycasper.com>. Complete aeronautical information can be found at <http://www.airnav.com/airport/CPR>.

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, American, Delta, and United. 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>.

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 170 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.

OFFERING PRICE

\$5,500,000

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 thereunder with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange). Should a Buyer also desire to use an exchange in order to acquire the farm, the Seller will cooperate as long as they do not risk incurring any additional liability or expense.



Pine and cedar trees are throughout the draw and ridges.

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$250,000 (Two 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.



Old Woman Creek travels through the ranch for approximately three miles.

FENCES AND BOUNDARY LINES

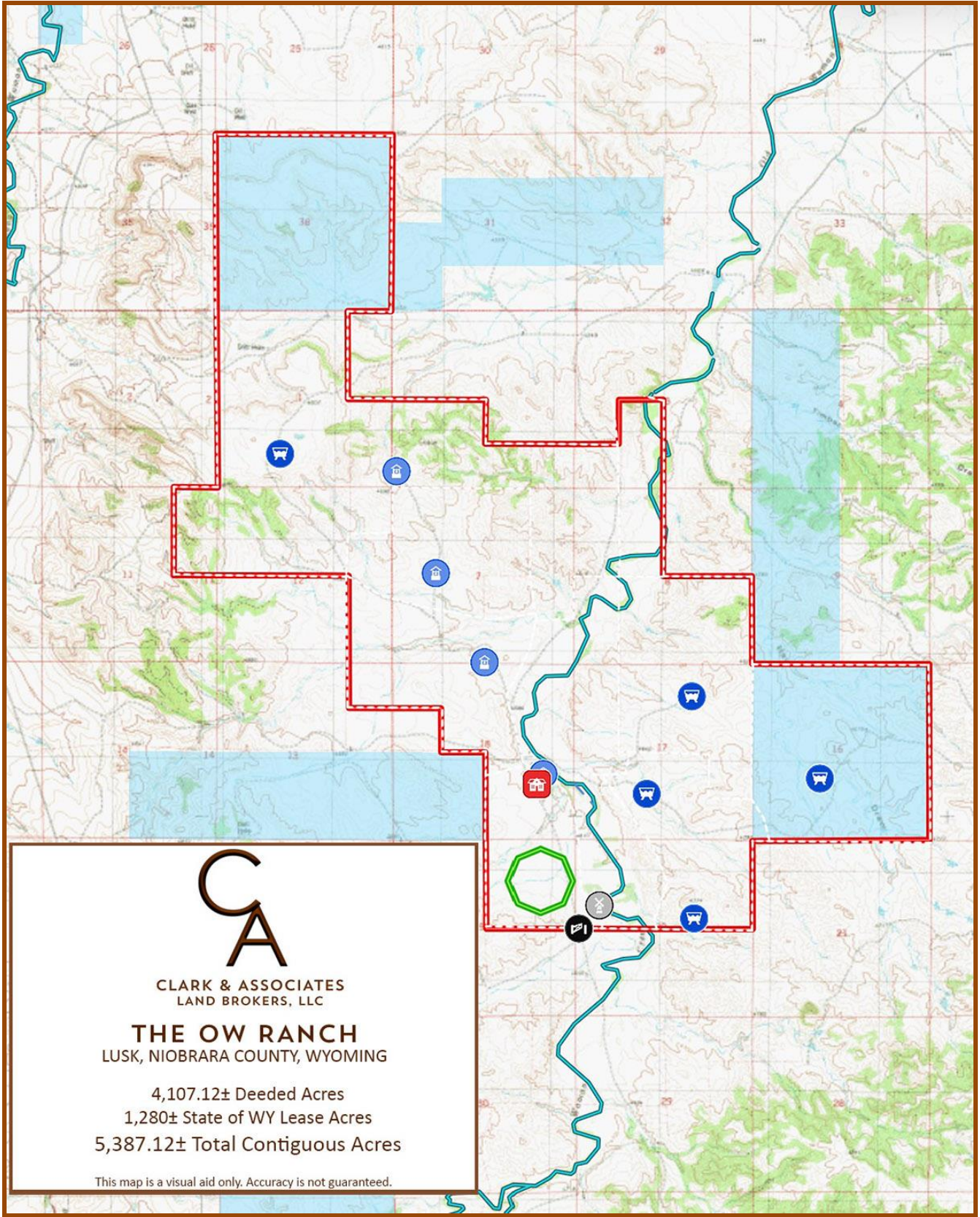
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

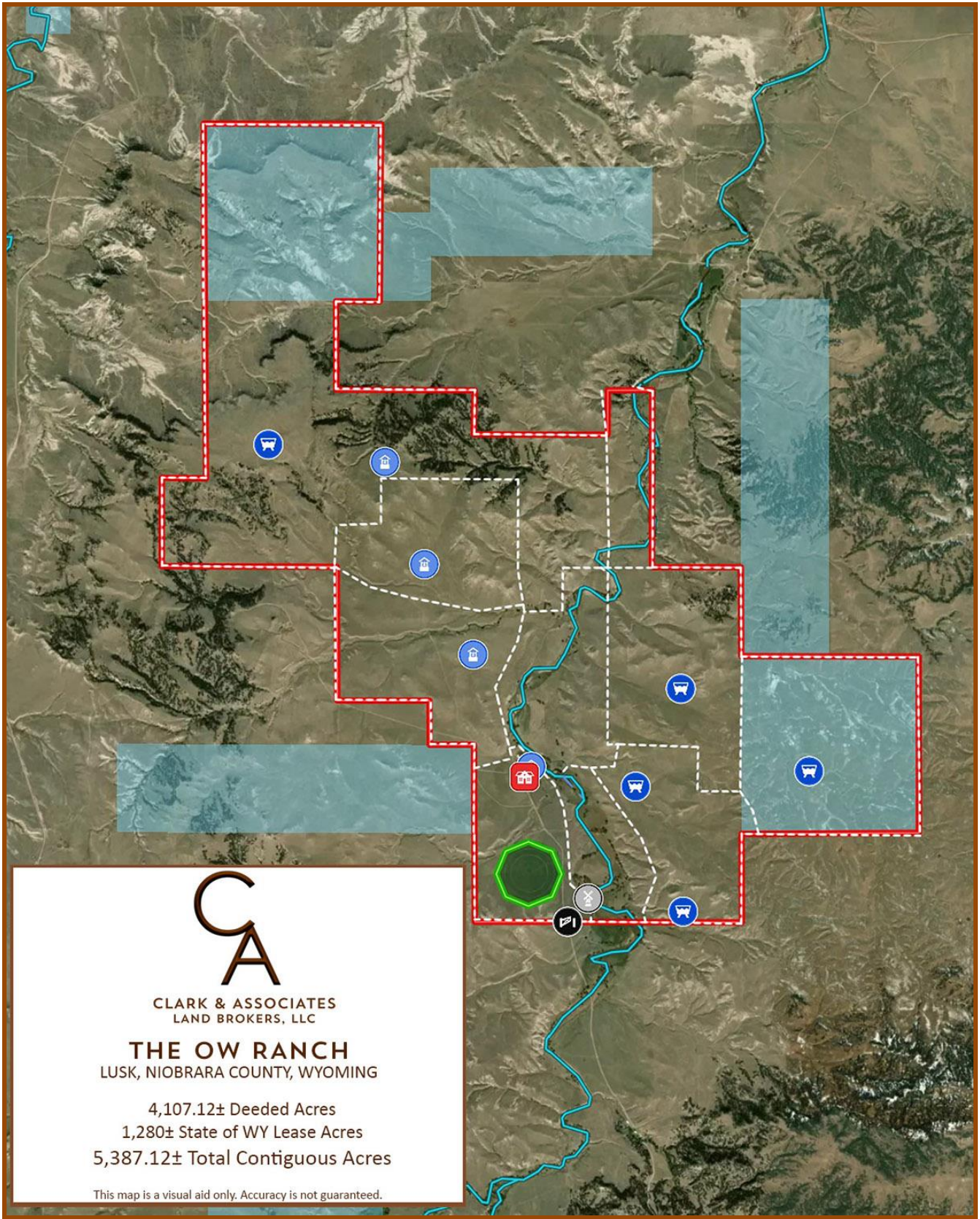
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

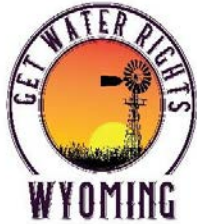
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

THE OW RANCH TOPO MAP



THE OW RANCH ORTHO MAP





Get Water Rights Wyoming

John Barnes, PE
502 Dayshia Lane, Cheyenne, WY 82007
307-630-8982
waterrightsjohn@gmail.com

November 11, 2024

Mr. Cory Clark
Clark & Asso. Land Brokers
PO Box 47
Lusk, WY 82225

Re: OW Ranch Water Rights Search (See attached legal descriptions)

Dear Mr. Clark,

A search of the State Office e-permit system was conducted and the records in the State Engineer's Office for the attached land descriptions. The following are the water rights were found in the records for the attached land descriptions:

OW RANCH

SURFACE WATER

Permit No. T7090D Territorial (No map available)

Converse Ditch, Priority Date: June 15, 1884. Certificate Record No. 27 page 370; Order Record No. 4, page133; Proof No. 9070. Source: Old Woman Ck, trib Cheyenne R. This appropriation is for original supply irrigation of the following lands:

T34N, R64W

Section 17	NWSW	5.00 acres
Section 18	NENE	18.00 acres
	SENE	32.00 acres
	<u>NESE</u>	<u>15.00 acres</u>

TOTAL 70.00 acres (1.00 cfs)

Permit No. 1936D (See map with P1482E)

Bonsell Ditch, Priority Date: Aug 15, 1898. Certificate Record No. 27 page 373; Order Record No. 4, page133; Proof No. 9073. Source: Old Woman Ck, trib Cheyenne R. This appropriation is for original supply irrigation of the following lands:

T34N, R64W

Section 18	NENE	3.50 acres
Section 7	SESE	5.00 acres
Section 8	<u>SWSW</u>	<u>5.00 acres</u>
TOTAL		13.50 acres (0.19 cfs)

Permit No. 1482E

Enl. Bonsell Ditch, Priority Date: Dec 20, 1905. Certificate Record No. 27 page 375; Order Record No. 4, page133; Proof No. 9075. Source: Old Woman Ck, trib Cheyenne R. This appropriation is for original supply irrigation of the following lands:

T34N, R64W

Section 7	SESE	5.50 acres
Section 8	NESW	6.00 acres
	NWSW	10.50 acres
	<u>SWSW</u>	<u>1.50 acres</u>
TOTAL		23.50 acres (0.33 cfs)

GROUNDWATER

Permit No. UW 20942

Bull Pasture Well, Priority Date: Dec 31, 1930. Source: Groundwater. This permit is for stock use at 5 gpm for the following location:

T34N, R63W
Section 20 NWNW

Permit No. UW 20951

West Bonsell Well, Priority Date: Dec 31, 1968. Source: Groundwater. This permit is for stock use at 5 gpm for the following location:

T34N, R63W
Section 6 SWSW

Permit No. UW 20952

East Bonsell Well, Priority Date: Dec 31, 1968. Source: Groundwater. This permit is for stock use at 6 gpm for the following location:

T34N, R63W
Section 17 NWNE

Permit No. UW 34894

O.W. Well #1, Priority Date: Aug 5, 1976. Certificate Record No. UW 4, page 59; Order Record No. 25, page 525; Proof No. UW 1543. Source: Groundwater. This appropriation is for original supply irrigation at 575 gpm for the following lands:

<u>T34N, R63W</u>		
Section 119	NENE	32.10 acres
	NWNE	16.90 acres
	SWNE	9.70 acres
	<u>SESE</u>	<u>21.30 acres</u>
	TOTAL	80.00 acres

Permit No. UW 85060

Vetter #2 Well, Priority Date: May 8, 1991. Source: Groundwater. This permit is for stock use at 10 gpm for the following location:

T34N, R63W

Section 7 SWNW & SESE

Section 18 NENW

T33N, T64W

Section 1 SWSE

These are records found in the State Engineer's Office and Board of Control records as of November 11, 2024, and may or may not reflect the actual situation on the ground. Failure to use water for five (5) consecutive years when water is available may constitute grounds for forfeiture of the water right.

John R. Barnes, President
Get Water Rights Wyoming

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



Cory Clark
Broker, REALTOR®

Office: (307) 334-2025

clark@clarklandbrokers.com

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



Dean Nelson
Associate Broker,
REALTOR®

Office: (307) 334-2025

dean@clarklandbrokers.com

Licensed in WY, NE & SD

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

Cheyenne, WY Office

2092 Road 220
Cheyenne, WY 82009

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 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 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 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 _____