



CLARK & ASSOCIATES
LAND BROKERS, LLC

Proudly Presents



Y-6 RANCH

Meriden, Laramie County, Wyoming

The Y-6 Ranch is a historic 5th generation legacy cattle ranch with a tremendous irrigated feed base, a 6,000-head state of the art feedlot and mill, exceptional improvements and abundant water for livestock and wildlife alike.

LOCATION & ACCESS

The Y-6 Ranch is located approximately 42 miles northeast of Cheyenne, Wyoming and 40 miles south of Torrington, Wyoming just off US Highway 85. With over one half mile of highway frontage, the ranch has exceptional paved road access.

Towns and cities in a three-state area which are in close proximity to and easily accessible from the property are:

LaGrange, Wyoming, (pop. 448)	14 miles northeast
Albin, Wyoming (pop. 185)	26 miles southeast
Burns, Wyoming (pop. 305)	30 miles south
Torrington, Wyoming (pop. 5,651)	40 miles north
Cheyenne, Wyoming (pop. 50,000)	42 miles southwest
Pine Bluffs, Wyoming (pop. 1,146)	44 miles southeast
Scottsbluff, Nebraska (pop. 14,732)	60 miles east
Fort Collins, Colorado (pop. 118,652)	85 miles southwest
Denver, Colorado (pop. 701,621)	145 miles southwest



SIZE & DESCRIPTION OF LAND

420± Deeded Acres of Sub-Irrigated Meadows
440± Acres of State of Wyoming Lease
483± Deeded Acres of Gravity Irrigation
696± Deeded Acres of Irrigated Meadows
913± Deeded Acres Center Pivot Irrigation
4,026± Deeded Acres of Treed/Foothill Pastures
12,803± Deeded Dryland Pasture Acres
19,781± Total Contiguous Acres

This 19,781± acre legacy ranch consists of 2,092± irrigated acres, a 6,000 head state-of-the-art feedlot and mill operation along with 17,249± acres of pasture land which includes 440± State of Wyoming lease acres. The ranch's terrain varies in makeup from sub-irrigated meadows on the banks of Horse Creek to pine and cedar tree-covered hillsides on the southern end of the ranch at the higher elevations. With over 6.5 miles of Horse Creek and numerous springs, every pasture on the ranch has live water as well as exceptional cover and habitat for livestock and wildlife. With 10 homes, a cookhouse, several barns and shops, an indoor swimming pool and numerous other outbuildings and garages, this is truly a first-class operation in great condition.



LEASE INFORMATION

With the approval of the Office of State Land and Investments, there will be a partial State of Wyoming lease, # 1-7444, associated with the ranch which contains 440± acres and 140 AUMs. Based on the current lease rate the cost of this lease will be approximately \$893.20 and will expire on 1/1/2023.

CARRYING CAPACITY / OPERATIONS

With over 17,000 acres of heavily sodded pasture land, almost 2,100 acres of highly productive irrigated farm ground, and a 6,000-head feedlot, the options on operating the Y-6 ranch are numerous. The current owners estimate an approximate carrying capacity of 800 mother cows year-round utilizing the pine and cedar tree covered hills to the south in the summer months and working there way back to the sub-irrigated creek bottoms and irrigated fields late in the fall though spring.

The 6,000-head feedlot is currently being used to custom feed cattle on a per day basis with 100% of the forage utilized in the operation being produced on the ranch. Corn used in the ration is brought in from Torrington and the surrounding area. The feedlot is in full compliance with EPA and Wyoming DEQ. The NPDES is up-to-date as is the Nutrient Management Plan. All other certifications, licenses and registrations are current.

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





IMPROVEMENTS

The Y-6 Ranch is rich with improvements. There is a total of 10 homes and a plethora of outbuildings and corrals along with a 900-head capacity feedlot, and 6,000-head feedlot. A list of improvements is included below.



Y-6 RANCH LISTING OF IMPROVEMENTS

Headquarters:

- 5 Homes
- Hunting lodge
- Bunkhouse
- Cookhouse
- Storehouse
- Three-car garage with billiards room
- Indoor swimming pool
- Shop
- Machine shed
- Cattle shelters
- Corrals





Farm #1:

- House
- Large machinery shop
- Large machinery shed
- Two-car garage/storage
- Storage house

Farm #2:

- House
- Two-car garage
- Storage house
- Quonset machine storage shed

Farm #3:

- Two houses
- Two-car garage/storage shed
- Small set of corrals with a cattle shelter
- Storage
- Two hillside cellars for vehicle parking and machinery storage

Lower Coad Unit:

- House
- Log storage house
- Two-bay garage/shop with attached feed room
- Barn with lean-to shelter
- Concrete cellar
- Bulk feed bin
- Chicken coop
- Complete corral system made from wood and steel

Upper Coad Unit:

- House

Additional Ranch Improvements: Outlying stand-alone steel corral system used for cattle processing, vaccinating, calving and artificial insemination.

Feedlot #1: Built in 1952 and added on in 1962 with a carrying capacity of 900 Head.

- Old Feed Mill: Storage capacity of 58,750 bushels with 34,000 bushels being on flat floor dryer bins.
- Backup generator
- 10' x 60' truck scale
- 30' x 60' metal hay shed
- Small office
- 3000-ton silage bunker with concrete walls and floor
- 40' x 100' Quonset storage shed
- Concrete feed bunks and pads
- wood corral Pens

Feedlot #2: Built in 1998 with a carrying capacity of 6,000 head with potential to expand.

- New Feed Mill: completely computer-operated with highly efficient and accurate batching capabilities.
- Large backup generator capable of supporting the entire facility.
- Twin 12 ft. forage bins and conveyors are located in the forage barn which deliver precise amounts of product to the Feed Mill. The forage barn is built of 1-foot thick and 8-foot high concrete walls.
- There is a total of 71,200 bushels of grain storage at the facility. Two 32,000-bushel grain bins with forced air capabilities which set next to the mill.
-

Livestock Processing Facility: The processing facility is built of steel pens located on a south slope for better drainage and faster drying time. All plans were well thought out in the design process for this facility. It was very important to focus on efficiency and the least stressful environment for the livestock.

Processing Barn: The Processing Barn is nothing less than impressive. It contains the following:

- 30' x 12' scale,
- Tub and alley with ultrasound cage
- Scale mounted hydraulic chute
- Tack room
- Two horse stalls
- Office

Surrounding the Processing Barn are the following pens made of steel tubing:

- Sorting alleys and pens
- Doctoring pens
- Shipping pens
- Receiving pens
- Bulling pens

Feedlot Water System: Two separate wells and line systems with submersible pumps and 35,000-gallon storage tanks. The pens have either heated waterers or continuous flow waterers.

Feedlot Office: 24' x 60' well-maintained modular building with a 12' x 80' digital truck scale located in front. Cattle can be processed or shipped day or night as the property is well-maintained and lit for ease and security.





REAL ESTATE TAXES

The real estate taxes on the Y6 Ranch for 2017 were approximately \$47,407.00 according to the Laramie County Assessor. The 2018 real estate taxes will be determined by the Laramie County Assessor based on a pending survey.

UTILITIES

Electricity – Wyrulec, Torrington, Wyoming
Gas/Propane – Local Providers
Communications – RT Communications provides phone and fiberoptic
Television – Satellite
Water – Private Wells
Sewer – Septic

MINERAL RIGHTS

Fifty percent (50%) of over 16,000 net acres of mineral rights owned by Seller will be transferred to the Buyer at day of closing.

WATER RESOURCES

The Y6 Ranch has some of the best and oldest irrigation water rights of any ranch in southeast Wyoming. In addition to the irrigation rights below, there are approximately 30 stock and domestic wells on the ranch and numerous springs that make this one of the best watered ranches in the state.

A complete water search will be performed on the Y-6 Ranch and will be made available to potential buyers to review during the inspection period.

PROJECT NAME OR SOURCE, DITCH, PRIORITY, ETC.	NUMBER	UNIT	AMT. WATER	ACRES IRR.
State of Wyoming permit UW #28693	28693	1	2000 gpm	300
Enlarged acreage permitted with UW #32929		1		
Enlarged acreage permitted with UW #29623		1		
State of Wyoming permit UW #105177	10555177	1		160
Horse Creek -- Collins Ditch (E7)	29	1	3.95cfs	25
Horse Creek -- Rutledge & Hellman Ditch	35	1	119 cfs	4840
Horse Creek -- LeCavalier Ditch (E7)	34	1	1.98 cfs	110
Horse Creek -- Colland & Culver (Meadow)	46	1	4.13 cfs	289
Little Horse Creek -- Wood-Lykins Priority 1885			17.14cfs	1200
Petsch Reservoir, E & W Kellehan Crk. Petsch #1	4713 r	1	12.9 a/f	295
Well -- Petsch #1	P703G			180
Well -- Petsch #4	P897W			30

(a) This is a shared water right with Little Horse Creek Cattle Co.

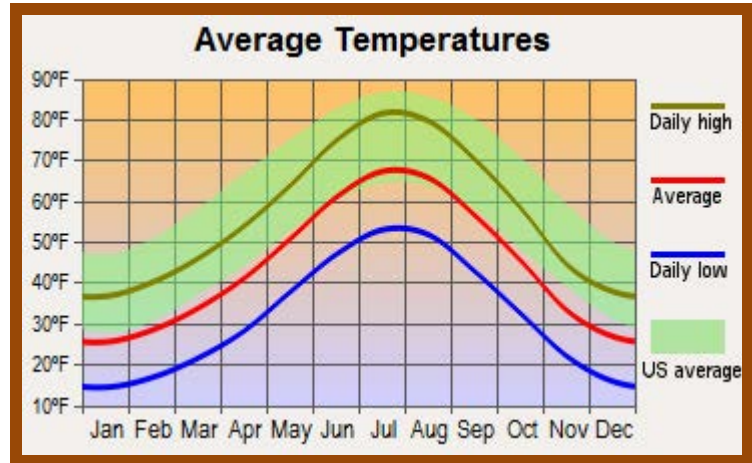
We get the water for 6 days per month.

(b) This well is used to supplement the Wood-Lykins permit



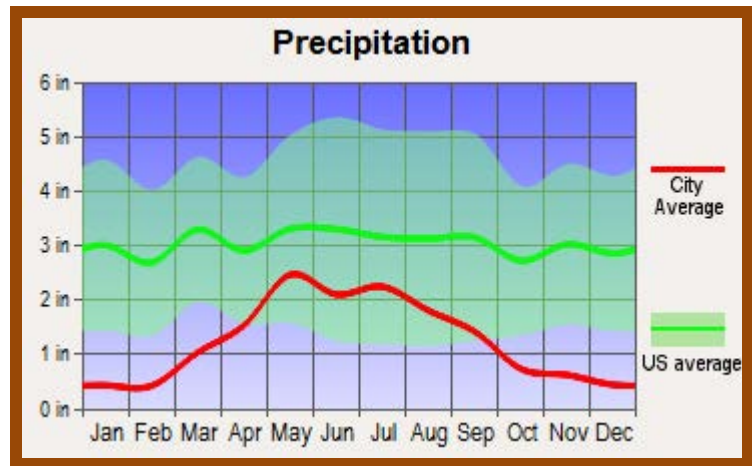
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Meriden area is approximately 9.61 inches including 15 in inches of snow fall. The average high temperature in January is 45 degrees, while the low is 18 degrees. The average high temperature in July is 90 degrees, while the low is 56 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF WYOMING

Wyoming is a state that offers an incredible diversity of activities, geography, climate, and history. The Wyoming Territory was established in 1868 and Wyoming became the 44th state in 1890. The state is the tenth largest by area, but it is one of the least densely populated. The topography consists of the High Plains in the east and mountain ranges of the Rocky Mountains in the western two thirds.



Wyoming's energy costs are the second lowest in the nation, and the cost of living index is below the national average. Wyoming ranks among the top 10 in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:

- No personal income tax
- Low property tax
- Favorable inheritance tax
- Favorable unemployment tax
- Low retail sales tax
- No corporate income tax
- No gross receipts tax
- No inventory tax

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, Wyoming is a model of good management and a prospering population. The state is particularly efficient at managing its debt, owing the equivalent of just 20.4% of annual revenue in fiscal 2010. Wyoming also has a tax structure that, according to the Tax Foundation, is the nation's most-favorable for businesses – it does not have any corporate income taxes. The state has experienced an energy boom in recent years. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

COMMUNITY AMENITIES AND THE SURROUNDING AREA

Four small towns south of Torrington: Hawk Springs (pop. 170), Yoder (pop. 490), Huntley (pop. 302), and Veteran (pop. 130) combine to form the rural community known as Southeast. All are located within 10 miles of Yoder where the Southeast Schools, elementary, junior high and high school, are situated, and the school system provides excellent bus service for all school-age children. The Y-6 Ranch is close enough to larger towns and cities for a family to enjoy country living with easy access to schools, shopping and other city conveniences.

Torrington, Wyoming, population 5,651, is the county seat of Goshen County and is within forty minutes of the property. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, one of the nation's leading livestock markets, and farm and implement dealerships.

Scottsbluff, Nebraska, population 14,732, is less than an hour from Y-6 Ranch, and also offers medical facilities, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping malls and centers, golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff and the surrounding area, log on to www.visitscottsbluff.com.

Within a radius of 150 miles of Y-6 Ranch are several colleges and universities with over 2,000 student enrollment:

Chadron State College, Chadron, Nebraska	125 miles
University of Wyoming, Laramie, Wyoming	115 miles
University of Northern Colorado, Greeley, Colorado	120 miles
Aims Community College, Greeley, Colorado	120 miles
Colorado State University, Fort Collins, Colorado	110 miles
Casper College, Casper, Wyoming	161 miles



AIRPORT INFORMATION

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

Cheyenne, Wyoming: [Great Lake Airlines](#) operates flights daily from Cheyenne to [Denver International Airport](#). From there they fly to many cities throughout the west and the airline also has code shares with [United Airlines](#) and [Frontier Airlines](#) to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>

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

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most [major airlines and select charters](#), providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com/>.

The Torrington Municipal Airport, elevation 4,250 feet above sea level, is located two miles east of Torrington and offers the following services:

- Aviation fuel: 100LL Avgas and Jet A (full service)
- Aircraft parking (ramp or tiedown)
- Hangars
- Flight training
- Aircraft rental
- Aircraft maintenance
- Pilot supplies
- Courtesy transportation to pilots

Runway information for the Torrington Municipal Airport:

Runway 2 right traffic pattern

Runway 02/20:

3000x 60 feet Asphalt Surface

Runway 10/28:

5701 x 75 feet Asphalt Surface

For additional information, please visit <http://www.city-of-torrington.org/airport.htm> or <http://www.airnav.com/airport/KTOR>.

RECREATION & WILDLIFE

Southeast Wyoming is home to many species of wildlife and the Y-6 Ranch is no stranger to them all. In 1995 the 5th Generation ranching family began a hunting and outfitting business run from the hunting lodge located at the main headquarters. They specialize in mule deer, whitetail deer and antelope. There is room for expansion of the recreational opportunities on the ranch as the fishing along Horse Creek has great potential as well as hiking and other outdoor activities could be developed.



OFFERING PRICE

\$18,000,000

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 \$900,000.00 (Nine Hundred 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

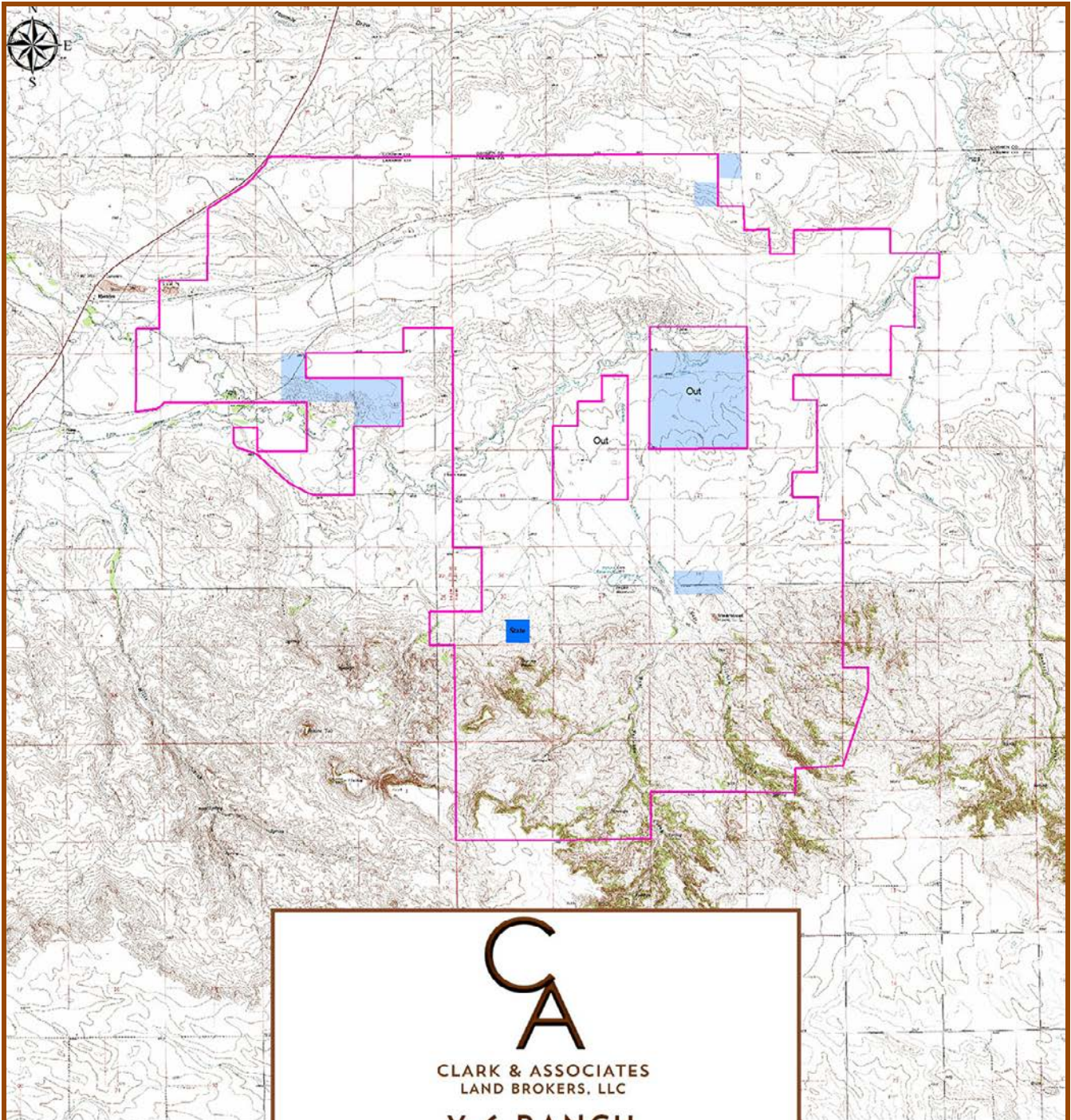
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

Y-6 RANCH TOPO MAP



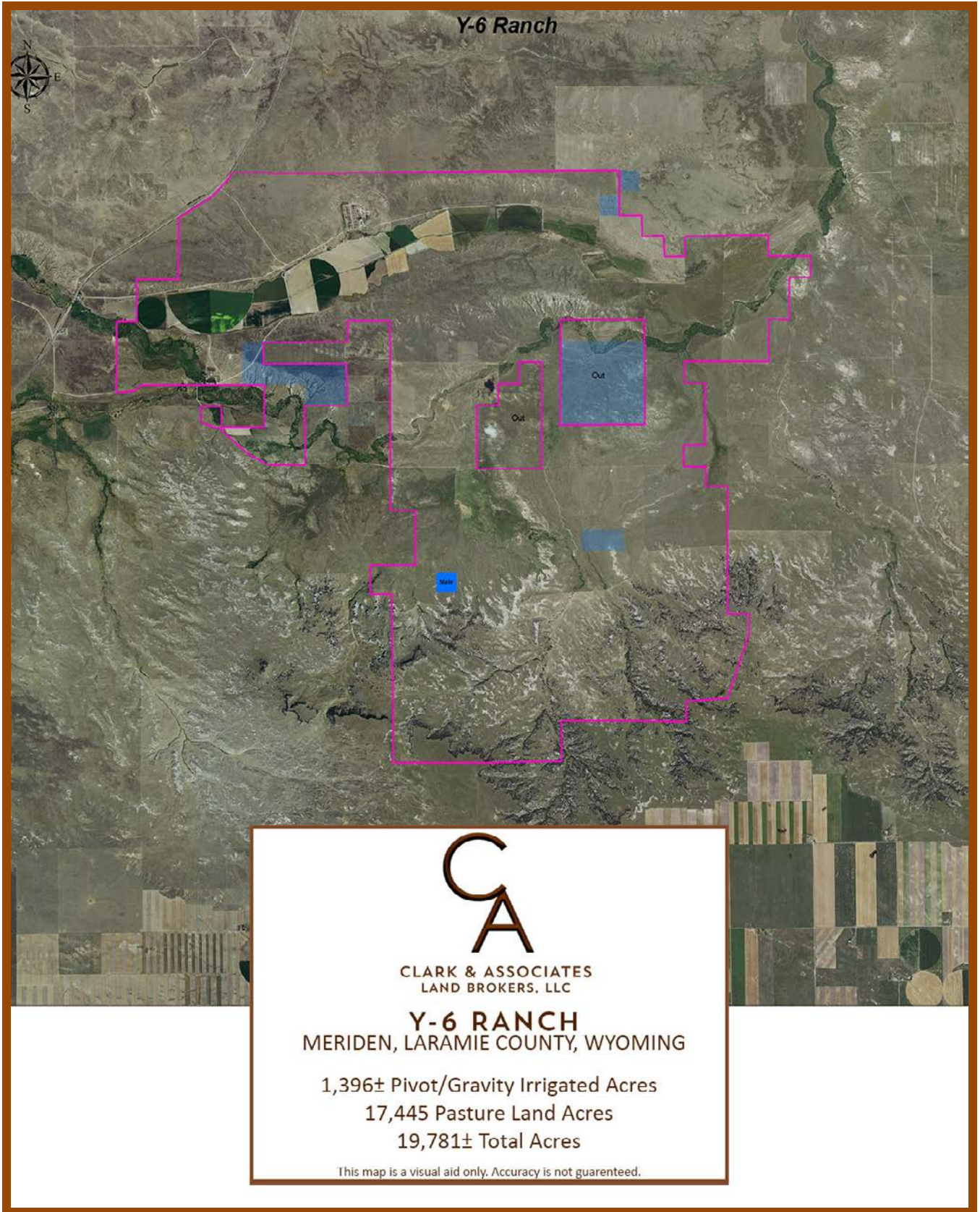
CLARK & ASSOCIATES
LAND BROKERS, LLC

Y-6 RANCH
MERIDEN, LARAMIE COUNTY, WYOMING

1,396± Pivot/Gravity Irrigated Acres
17,445 Pasture Land Acres
19,781± Total Acres

This map is a visual aid only. Accuracy is not guaranteed.

Y-6 RANCH ORTHO MAP



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

Cory Clark
Broker / Owner

Office: (307) 334-2025

clark@clarklandbrokers.com

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

Denver Gilbert
Broker / Owner

Mobile: (406) 697-3961

denver@clarklandbrokers.com

Licensed in WY, MT, SD, & ND

Mark McNamee
Broker/Owner

Mobile: (307) 760-9510

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

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Lusk, WY 82225

Cory G. Clark - Broker / Owner

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Dean Nelson – Sales Associate

(307) 340-1114 ~ dean@clarklandbrokers.com
Licensed in WY & NE

Kaycee, WY Office

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Kaycee, WY 82639

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

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Licensed in WY, MT, SD & NE

Billings & Miles City, MT Offices

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Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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Licensed in WY, MT, SD & ND

Buffalo, WY Office

9 Twin Lakes Lane
Buffalo, WY 82834

Jon Keil - Associate Broker

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

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY, MT & NE

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE & WY

Douglas, WY Office

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

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, SD & NE

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenweekes@gmail.com
Licensed in WY

IMPORTANT NOTICE

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

REAL ESTATE BROKERAGE DISCLOSURE

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

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

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

Customer. (No written agreement with Buyer)

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

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

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

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

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

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

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

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

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

Change From Agent to Intermediary – In – House Transaction

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

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

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

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

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

occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

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

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND 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 _____