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

Proudly Presents

PASS CREEK RANCH

Kaycee, Johnson County, Wyoming

Situated in the scenic foothills of the Bighorn Mountains, Pass Creek Ranch spans 4,389± total acres and presents a remarkable combination of irrigated acreage, productive grazing land, live water, and exceptional recreational amenities.

LOCATION & ACCESS

The Pass Creek Ranch is located approximately 8 miles west of Kaycee, Wyoming. There is year-round access from paved Wyoming Highway 191, Mayoworth Road, leading to the private driveway. To access the ranch from Kaycee, travel west on Mayoworth Road for 8 miles, turn left onto the private road for 1 mile to the destination.

Several towns and cities in proximity to the property include:

- Kaycee, Wyoming (population 300) — 8 miles east
- Casper, Wyoming (population 59,628) — 75 miles south
- Cheyenne, Wyoming (population 59, 466) — 250 miles south
- Denver, Colorado (population 740,613) — 350 miles south

SIZE & DESCRIPTION

3,231± Deeded Acres
680± Acre State Lease
478± Acres BLM Lease
4,389± Total Contiguous Acres

Nestled at the base of Wyoming's majestic Bighorn Mountains, Pass Creek Ranch encompasses a striking diversity of landscapes that combine both agricultural productivity and exceptional recreational appeal. The ranch's varied terrain transitions from lush, tree-lined creek bottoms and productive irrigated hay meadows to rugged ridges and elevated divides, creating a visually stunning and highly functional working ranch environment.

A defining feature of the property is its abundance of live water and valuable water resources. Pass Creek Ranch benefits from extensive water rights and reliable water supplies sourced from Pass Creek and the Dull Knife Reservoir system, supporting approximately 558± acres of irrigated hay ground. The irrigated acreage is enhanced by four center pivot irrigation systems, providing efficient water distribution and contributing to consistent forage production. These productive hay meadows, combined with native range, offer excellent grazing opportunities and support a strong livestock operation.

The ranch's elevation ranges from approximately 5,000 to 5,400 feet above sea level, providing a diverse mix of habitat types and panoramic vistas. Sweeping views of the Bighorn Mountains serve as a dramatic backdrop throughout the property, while the varied topography creates ideal conditions for both livestock and wildlife.

Wildlife is abundant across the ranch, with the combination of live water, forage resources, cover, and diverse terrain supporting a rich variety of species. The creek bottoms, irrigated meadows, and upland ridges provide outstanding habitat for big game, upland birds, and numerous other wildlife species, making the property equally attractive for hunting, wildlife viewing, and outdoor recreation.

Designed with sound ranch management in mind, the property is fenced with four- and five-strand barbed wire and is cross-fenced into 11 separate pastures, allowing for efficient rotational grazing practices. This infrastructure enhances grazing management, promotes pasture health, and maximizes forage utilization across the ranch.

Whether envisioned as a productive cattle operation, a recreational retreat, or a private legacy holding, Pass Creek Ranch offers an exceptional combination of water resources, agricultural productivity, wildlife habitat, and scenic beauty in one of Wyoming's most desirable ranching regions.

LEASE INFORMATION

There is a State of Wyoming Lease #2-5130 is associated with the Pass Creek Ranch and consists of 680± acres and 149. 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 2026, the cost per AUM is $6.44 which equates to $959.56 for the annual payment. This lease was renewed in 2026. For more information, contact the Wyoming Office of State Lands and Investments for further information at (307) 777-7333.

The Bureau of Land Management lease associated with the Pass Creek Ranch consists of a total of 478± acres. According to the terms of the BLM lease, livestock are allowed to graze on the lease ground on a year-round bases. BLM leases are assessed at $1.69 per AUM for 2026. You may call the Buffalo BLM office at (307) 684-1100 for further information. The BLM lease for the ranch is as follows:

Allotment Name	Allotment Number	Total Acres	Total AUMs	Expiration Date	2026 Costs
School Section Draw	12073	478.12	43	2027	$72.67

WATER RESOURCES

- City water is utilized for the headquarters
- 417± Dull Knife Irrigation shares.
- Substantial irrigation rights from Pass Creek, the North Fork of the Powder River.
- Pass Creek Reservoir which has a 35’ high dam and 305 AF of storage.
- There are a multiple sources for livestock water including live water from Pass Creek, and the North Fork of the Powder River, the Pass Creek Reservoir, 6 reliable stock reservoirs and city water feeds a 2” black poly pipeline that supplies water to a 10,000 gallon storage tank that gravity flows water to approximately 10 - 10’ tire tanks throughout the ranch.

SOILS

Pass Creek Ranch is made up of a mix of rangeland soils that vary from the gentle slopes to very steep hills, with each type influencing how much forage the land can produce. The largest areas are the Absted–Wyarno complex and Kim–Zigweid association, which together cover about 30% of the ranch and provide usable but sometimes erosion-prone grazing on sloping to moderately steep ground. The Keyner and Zigweid–Keyner complexes (about 18% combined) occur on gentler to hilly terrain and generally support better grass growth with fewer limitations. The Samday–Shingle–Badland complex and Travessilla–Rock outcrop complex make up another significant portion of the ranch (about 17%), consisting of shallow, rocky, or very steep soils where vegetation is sparse and grazing potential is low. Overall, the ranch contains a blend of moderately productive rangeland soils interspersed with steeper, rockier areas that require lighter grazing and careful erosion management.

CARRYING CAPACITY / RANCH OPERATIONS

The Pass Creek Ranch has historically been utilized as a cow/calf operation and has supported up to 250 head year-round. The current owners rate the ranch comfortably at 175 cow/calf pairs year-round. The grass is high quality with a variety of hard grass species, rich in protein content. It is common for weight gains of 1.8 to 2 pounds per day on yearling cattle. The ranch is cross-fenced and well-watered for flexible management and efficient grazing rotation. Most fences are four strands of barbed wire with wood and steel posts and are in good condition.

There are four electric T&L center pivots located on the ranch. Three of the pivots utilize water from the 417± shares of Dull Knife Irrigation District while the third one utilizes water from Pass Creek Reservoir which is located on the ranch.

	Towers	Acres	Water source	2026 crop
Pivot #1	7 Tower	94	Dull Knife Irrigation	Grass / Alfalfa
Pivot #2	8 Tower	121	Dull Knife Irrigation	Grass / Alfalfa
Pivot #3	8 Tower	111	Pass Creek Reservoir	No Crop in 2026
Pivot #4	9 Tower	147	Dull Knife Irrigation	Grass / Alfalfa

In addition, there is an 85± acre flood-irrigated meadow on the banks of Pass Creek that are currently planted to straight grass and typically yield 1.5 tons per acre in a single cutting with substantial regrowth for winter grazing. Total hay production on the ranch in 2025 was approximately 482 tons.

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

REAL ESTATE TAXES

According to the Johnson County Assessor's records, the real estate taxes for the Pass Creek Ranch are approximately $9,255.68 annually.

MINERAL RIGHTS

All mineral rights owned by Seller, if any, will be included in the sale.

IMPROVEMENTS

Improvements on the Pass Creek Ranch include the following:

- 1,638 sq. ft. 1 story, 3-bedroom, 2-bath stick built home, built in 2017
- 1,200 sq. ft. manufactured home with three bedrooms and two baths, built in 1970
- 576 sq. ft. detached garage
- 2520 sq. ft. shop building
- 800 sq. ft. loafing shed
- Set of working corrals

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UTILITIES

- Electricity – Powder River Energy
  - Home Average, $94.28/month
  - Pivot 44-82-21-044, $6,634.18/annual
  - Pivot 44-82-004, $3,346.30/annual
  - Pivot 44-82-18-002, $8,365.91/annual
  - Total Annual Irrigation cost, $18,346.39
- Propane – $1,857.22
- Communications – RT Communication
- Water – City of Kaycee, $73.65/month
- Sewer – Septic

RECREATION & WILDLIFE

Pass Creek Reservoir, located on the ranch, is a small, relatively remote reservoir that sits at about 5,100 feet elevation. As part of the Pass Creek drainage, a watershed that originates in the Bighorns and flows northeast, the reservoir was constructed in 1959 as an irrigation reservoir. Maximum storage capacity is about 526 acre-feet, and normal storage is about 305 acre-feet, making it ideal for fishing, kayaking and other small boats.

The Barnum/Mayoworth area west of Kaycee is known for significant deer and elk populations and is adjacent to the Bighorn National Forest. The Pass Creek Ranch is located in Area 34 for elk hunting and boasts some of the largest herds in eastern Wyoming. In addition, the ranch is located in Area 33 for deer and Area 20 for antelope. Other wildlife found on the Pass Creek Ranch includes antelope, turkey, coyotes, occasional mountain lion, and upland game birds.
Please see the Wyoming Game and Fish website at https://wgfd.wyo.gov/ for more specific dates and hunting regulations.

AREA HISTORY

The Pass Creek–Mayoworth area has a surprisingly rich history for such a quiet corner of Wyoming. It sits on the edge of Outlaw country. Just southwest of Mayoworth is the famous Hole-in-the-Wall country. From the late 1800s into the early 1900s, outlaws including Butch Cassidy and members of the Wild Bunch used the region's rugged canyons and hidden routes as refuges. Ranchers around Mayoworth lived on the fringe of one of the most legendary outlaw hideouts in the American West.

COMMUNITY AMENITIES

Kaycee, Wyoming, offers a robust set of community amenities that reflect its small-town ranching heritage and focus on outdoor recreation. Despite its population of around 300, the town serves as a critical hub for southern Johnson County with services ranging from medical care to rodeo facilities. The Harold Jarrard Park is the local hub for community events and lots of rodeo action. It is home to a museum that preserves the cattle ranching heritage of the area, especially the history of the Johnson County War.

Kaycee was incorporated in 1906 after the establishment of a small post office and general store. The town was named after the brand "KC" used by its earliest homesteader, John Nolan. The government required the name to be spelled out resulting in "Kaycee". The town is now home to three churches, two bars, three cafes, The Kaycee General Store, one museum, one K-12 school, and zero stoplights. Visit https://www.kayceewyo.com/ for more information.

AIRPORT INFORMATION

Commercial airline services are also available at Casper, Sheridan, Cheyenne, Wyoming; and Denver, Colorado, as well as Billings, MT.

- **Casper, Wyoming:** United provides daily air service with connections to Denver from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit http://iflycasper.com.

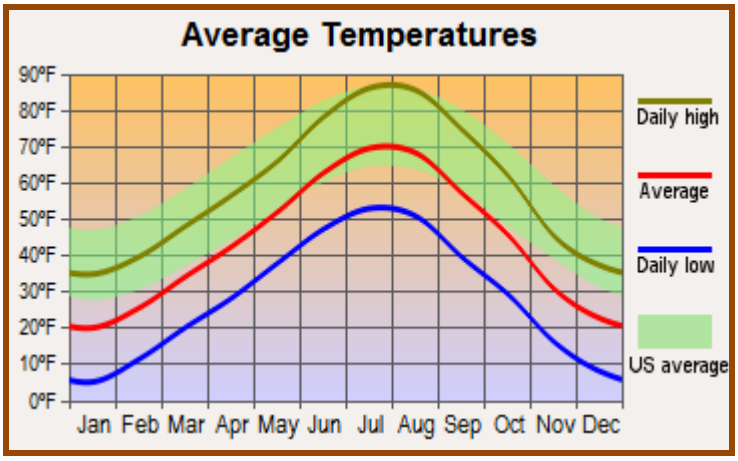
- **Sheridan, Wyoming:** United Express Airlines operates flights daily from Sheridan to Denver International Airport. For more information, visit www.sheridancountyairport.com.

- **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.

- **Billings, Montana**: Situated on the rim rocks overlooking the city, Billings Logan International Airport is Montana's largest and busiest airport. The service area includes the Western Dakotas, Eastern Montana, and Northern Wyoming. Scheduled passenger airline service is provided by America West Express, Delta Airlines, Northwest Airlines, United Airlines, with regional service provided by Big Sky Airlines, Horizon Air, and Skywest Airlines. There are approximately 25 to 30 passenger flights per day. For more information regarding this airport, please visit http://www.flybillings.com.

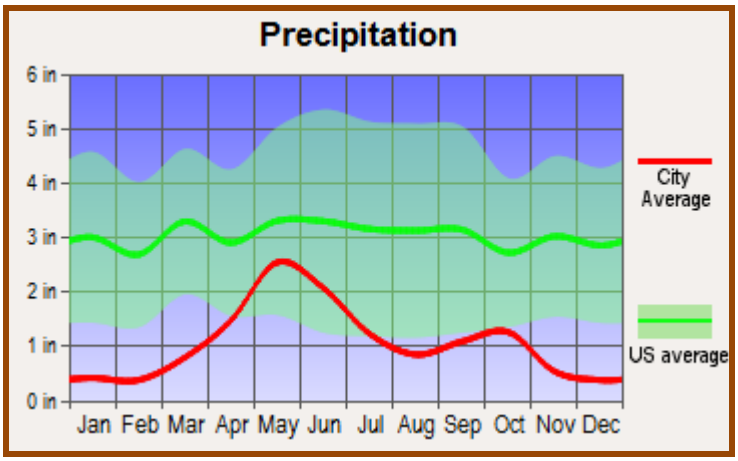
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Kaycee, Wyoming area is approximately 11.9 inches including 40.3 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 10 degrees. The average high temperature in July is 88 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. 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

$11,000,000

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 $550,000 (five hundred-fifty 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

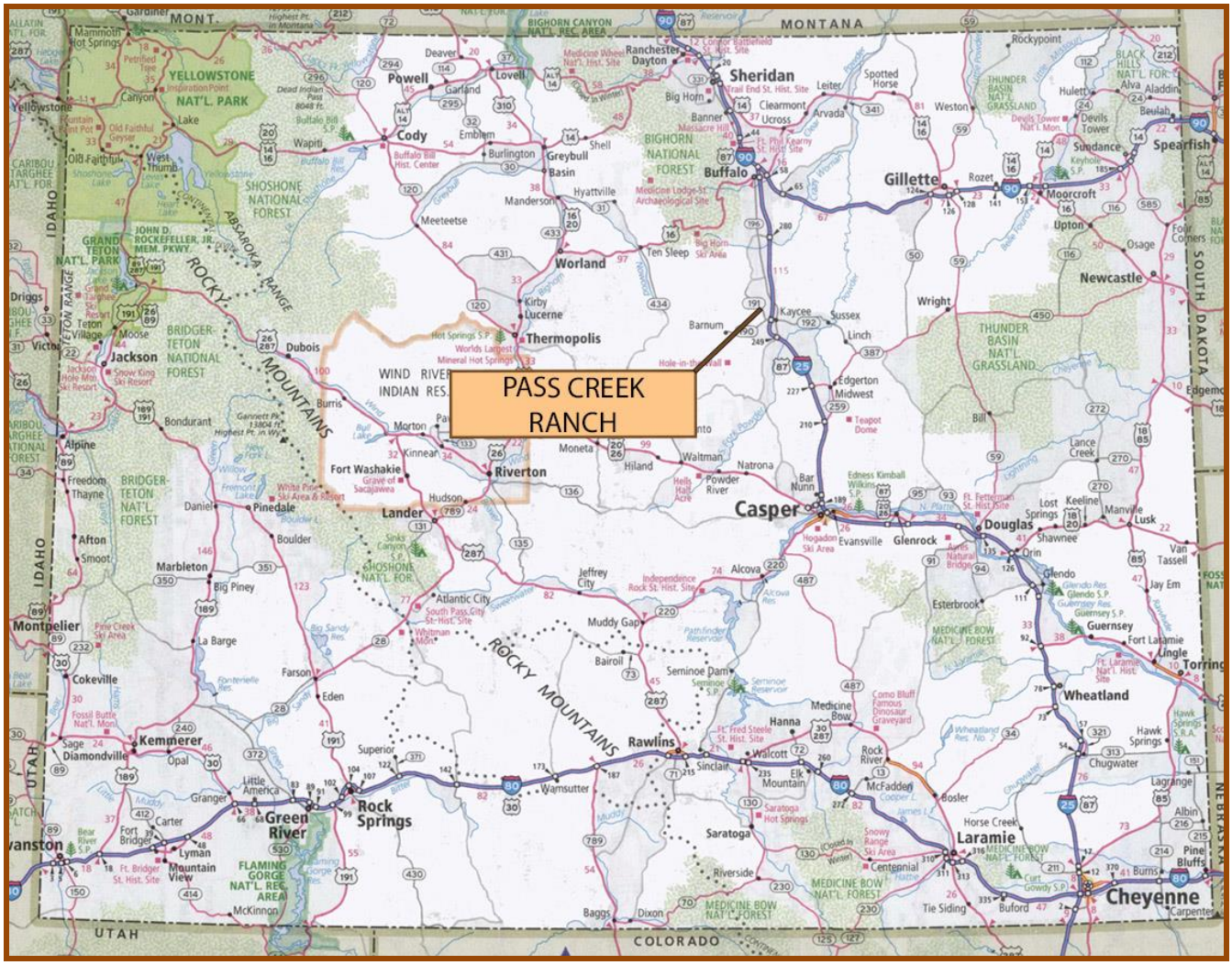
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

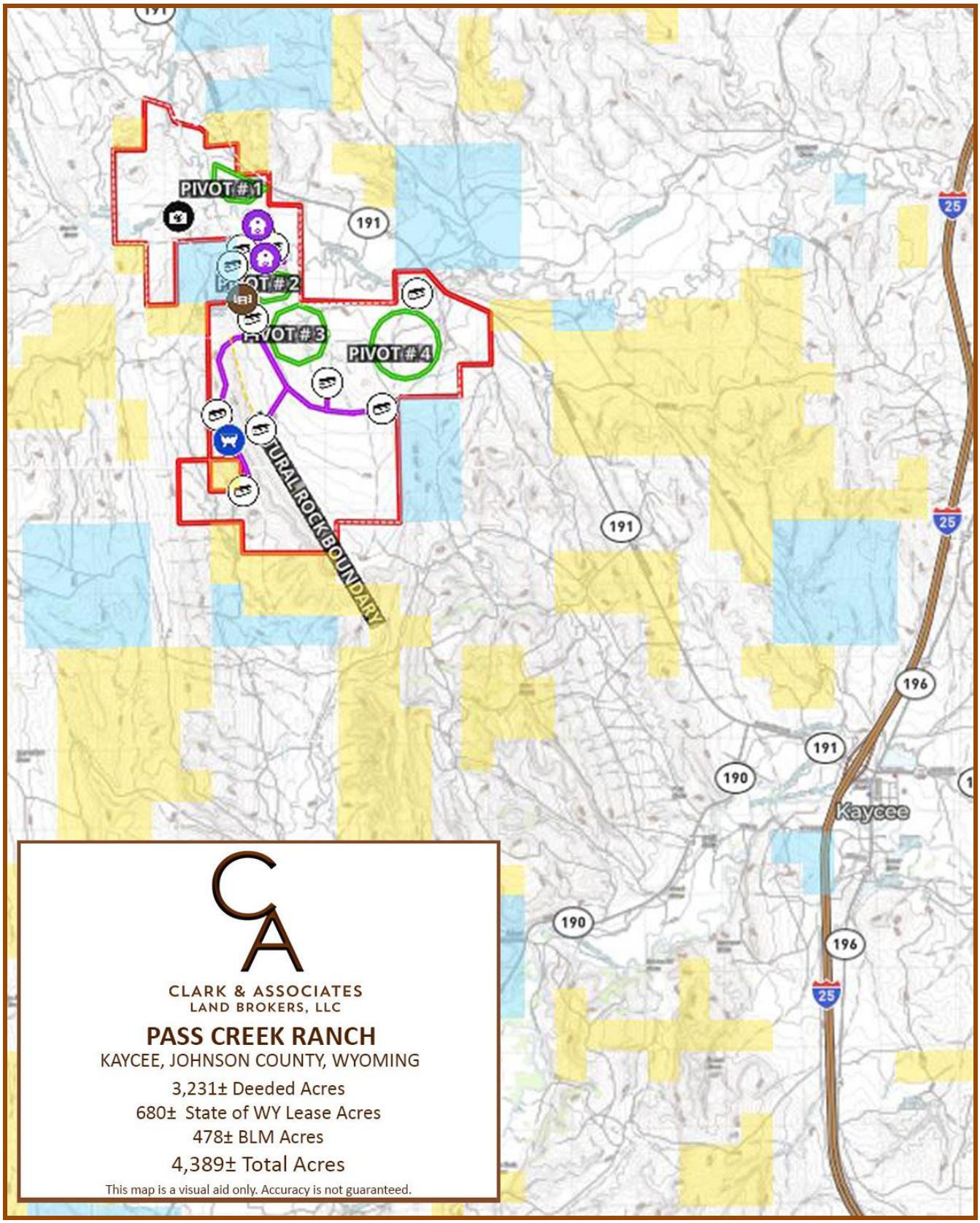
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

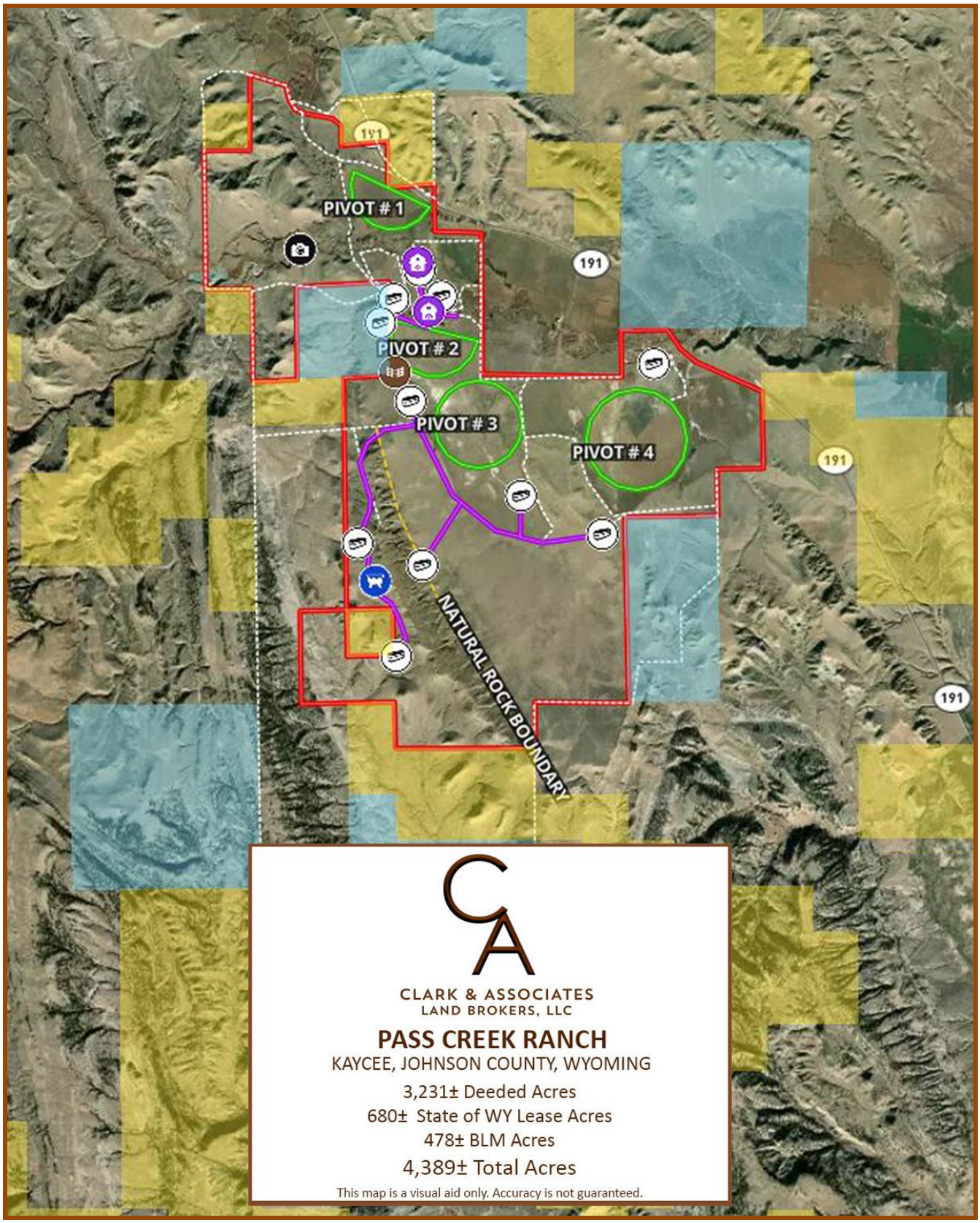


NOTES

PASS CREEK RANCH TOPO MAP



PASS CREEK 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

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

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 _____