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

Proudly Presents

ATHEY RANCHETTE

Laramie, Albany County, Wyoming

This turn-key, luxury ranchette sits on 10.14± deeded acres within minutes of Laramie, Wyoming.

LOCATION & ACCESS

The Athey Ranchette is located at 5165 Soldier Springs Road, approximately three miles southeast of Laramie, Wyoming. To access the property from Laramie, travel south on Highway 287. Turn right on Skyline Road for approximately ½ mile. Then turn right onto Soldier Springs Road and continue for approximately 3 miles. The property will be on your right.

Several towns and cities in proximity to the property include:

- Laramie, Wyoming (population 31,410) — 3 miles north
- Cheyenne, Wyoming (population 66,507) — 47 miles east
- Ft. Collins, Colorado (population 161,17510 — 65 miles southeast
- Denver, Colorado (population 740,613) — 127 miles south

SIZE & DESCRIPTION

10.14± Deeded Acres

This turn-key ranchette is situated on 10.14± deeded acres with views of the surrounding mountains and offers privacy within minutes of Laramie, Wyoming. The home consists of 4,813 total sq. ft. of living space featuring three bedrooms and four bathrooms. The main level features 2,702 sq. ft. of living space with an additional 2,111 in the finished basement. Pride of ownership is obvious in the level of care and maintenance on the property. The thoughtfulness, detail, and finishes that went into designing and constructing the property makes this an excellent opportunity for anyone seeking country living within minutes of all community amenities.

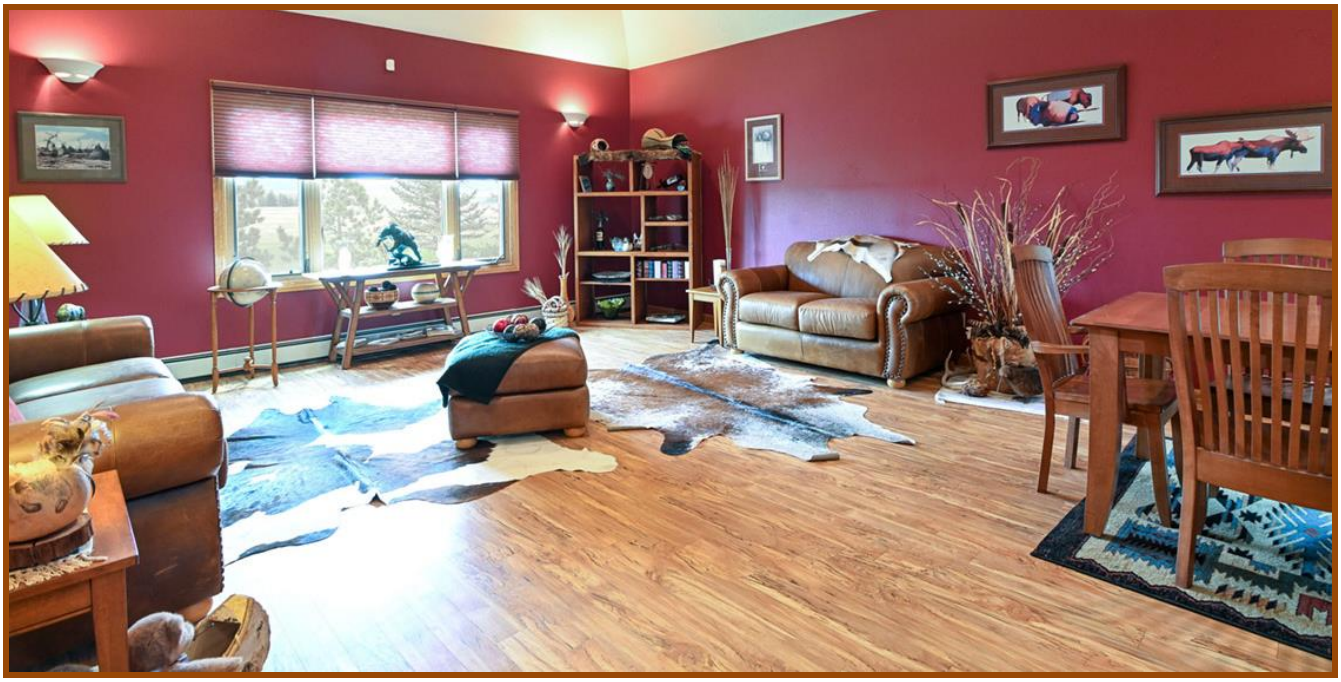
IMPROVEMENTS

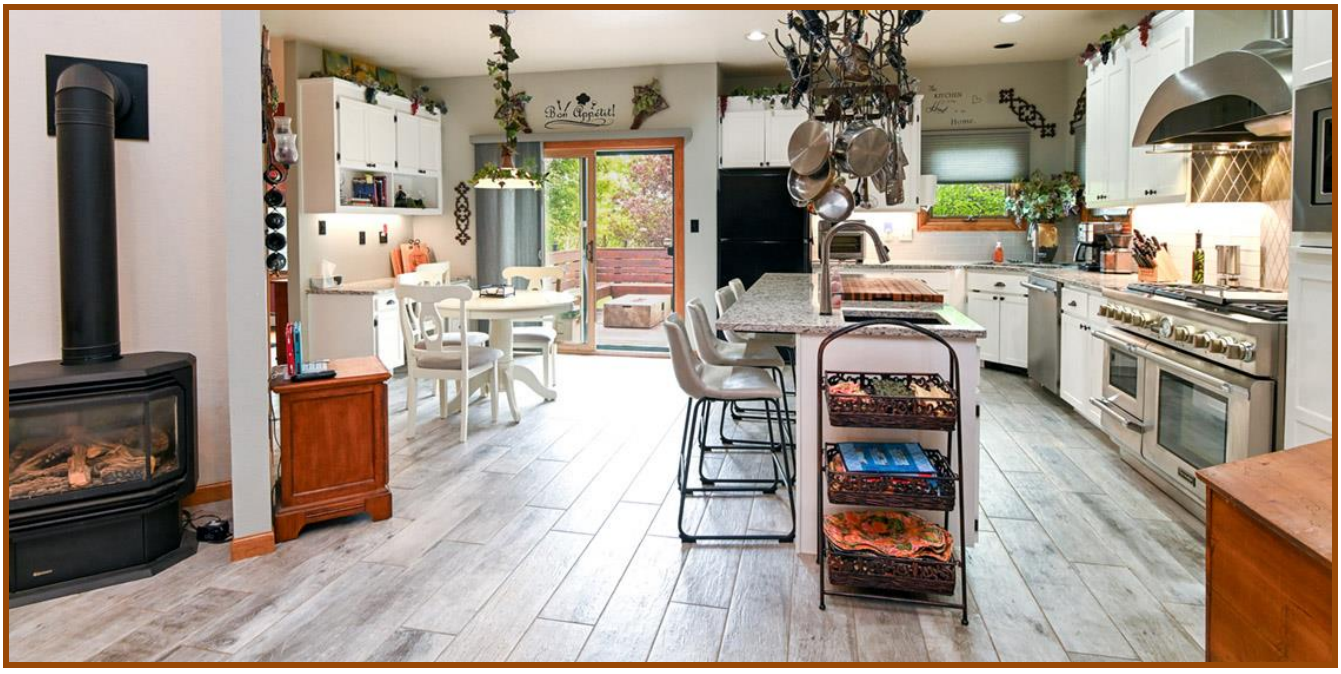
HOME FEATURES: Finished in 1997, the high-end Western Contemporary style home features wood construction with a steel roof. It has 4,813 total square feet with 2,702 square feet above ground. The overall aesthetic of the home is marked by the numerous upgrades throughout the property including a Thermador professional kitchen stove, granite counter tops and Napolean firepit. The home is energy efficient and includes gas hot water baseboard heating system.

Main Level

- The 2,702 sq. ft. main level features a great room marked by vaulted cathedral ceilings with Gill windows with panoramic views, hardwood floors, and an open concept layout.
- The kitchen underwent a complete upgrade remodel within the past three years and enjoys an island with a large sink that provides a food prep space that rivals a commercial kitchen. The cabinetry provides abundant storage. The granite countertops are an added luxury to the kitchen. The appliances are professional grade and include a high-end Thermador professional kitchen oven/stove. A walk-in pantry kitchen offers additional storage.
- Off the kitchen is a sliding glass door with access to a redwood deck, complete with a firepit.
- A dedication office space located within the residence offers a quiet and functional environment ideal for work-from-home duties, studying or managing daily tasks. The space is thoughtfully integrated into the layout of the home and provides comfort, privacy and flexibility while maintaining a warm residential feel.

- A second living room offers a comfortable and versatile gathering space complete with a dining table perfect for sharing meals and entertainment. A beautiful China hutch adds both class and functionality creating an elegant display space that enhances the rooms warm and welcoming atmosphere.
- The spacious master suite includes hardwood floors and has ample linen storage.
- The master bathroom has new tile floors, double vanity with granite counters walk-in shower, and a large walk-in closet with hanging shelves and a double layer of hanging racks.
- Rounding out the main level is a second bedroom with spacious closet.





Basement:

- The basement consists of 2,111 sq. ft. of finished living space and includes an attractive built-in wet bar, game room, exercise room, bedroom with full bathroom including a jacuzzi tub and utility room.
- The flooring is a mix of carpet and tile.
- The home is complete with both a Burnham hot water heater and a Hyde Pro hot water heater.

Attached Garage:

- The 864 sq. ft. three-car garage is finished with concrete floors and has three automatic overhead doors

Sun Room:

- The owners have added a Sunroom to the Athey Ranchette. This space seamlessly extends from the living room, creating a bright and inviting space filled with natural light, designed for years of comfort. This space creates the perfect place to relax and enjoy the outdoors while staying sheltered and connected to the home's main level.

Outdoor Kitchen:

- The Athey Ranchette features a state-of-the-art outdoor kitchen. This warm and inviting space is centered around its Napolean grill. The granite counter tops are both exceptionally beautiful and compliment the brick work, creating a peaceful setting for relaxed gatherings and meals.

Exterior Home Features:

- Mature landscaping with a sprinkler irrigation system.
- The large Red-wood patio is perfect for entertaining with enjoying sweeping views and includes a gas firepit.
- The backyard is surrounded by a privacy fence constructed out of cedar. The mature trees provide both privacy and shelter to the residence with some of the beautiful yard art to be included in the purchase.
- The home has decorative lighting and a security system.

SHOP: The 2,320 sq. ft. shop has a large automatic overhead doors concrete floors, and electric heat. It provides ample space for equipment, and provides an excellent space for shop work.

HORSE CORRALS AND ARENA: The property features a well-designed horse setup that includes horse corrals, round pen for training or exercising horses and a spacious arena suitable for riding, training or any equestrian activity. The corrals, round pen and arena are all constructed from steel tubular fencing.

MINERAL RIGHTS

The Sellers do not own any of the mineral estate.

REAL ESTATE TAXES

According to the Albany County Accessors, the 2026 real estate property taxes are $3,747.01. For more information, please visit the Albany County website at www.albanycountywy.gov

WATER RESOURCES

- 2 Submersible Wells
- Add water rights info

UTILITIES

Electricity – Rocky Mountain Power
Gas/Propane – Butchen Propane, Cheyenne, WY
Communications – Visionary
Water – 2 Private Wells
Sewer – Private Septic
Television – Dish and streaming

One average, the monthly utilities for gas are approximately $200 per month and $130 per month for electricity.

COMMUNITY AMENITIES

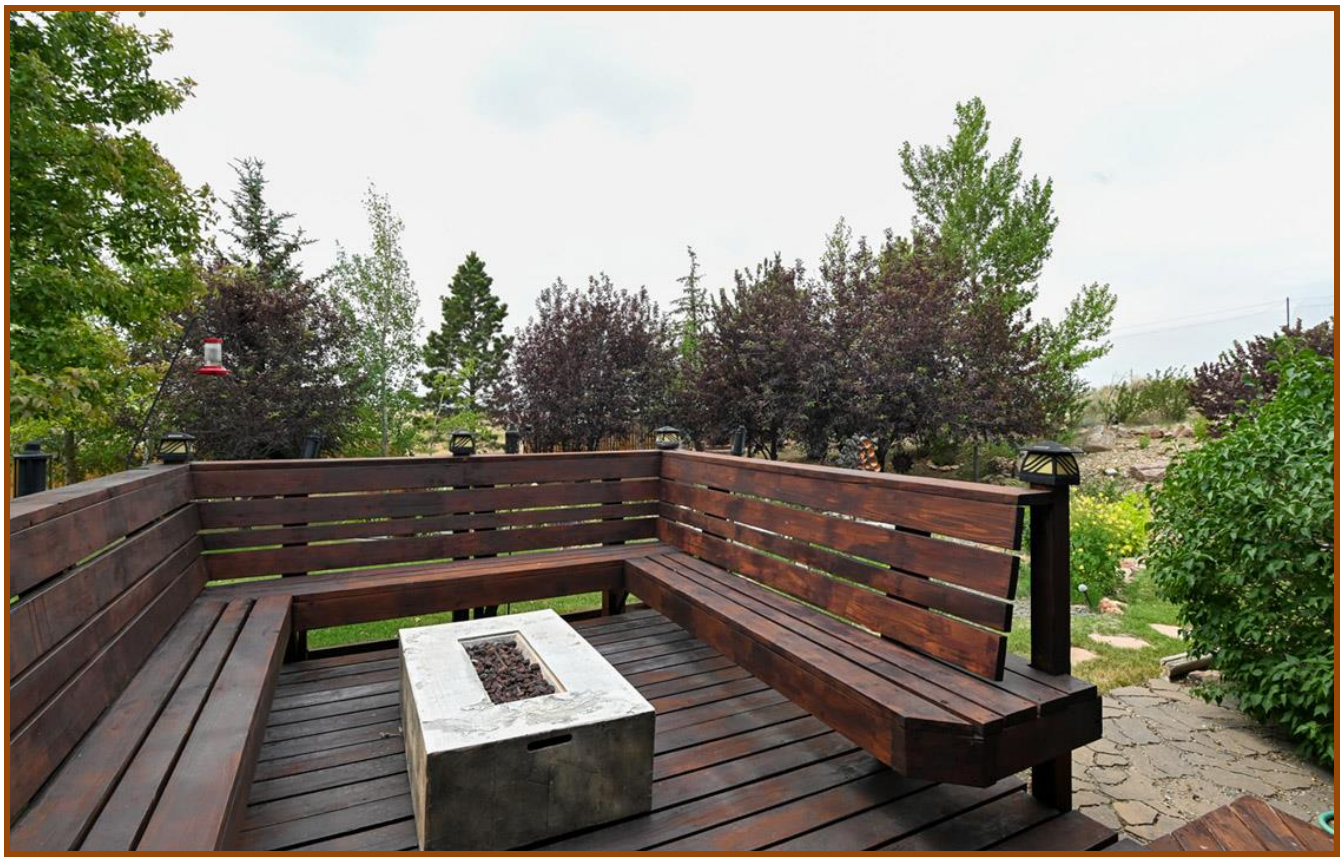
In 1868, the Union Pacific Railroad began to make its way across southern Wyoming. General Grenville Dodge, the chief surveyor for the railroad, chose the site and the name for the town of “Laramie”. Laramie remained primarily a railroading town until the opening of the Wyoming Territorial Prison in 1873 and the establishment of the University of Wyoming in 1886. Even with a very strong economic base in agriculture, the railroad and lumber industries, the University has become the city's major employer. Today, the University of Wyoming is the only four-year university in the state and is home to approximately 13,126 students who can choose from as many as 180 different programs.

In addition to its strong educational and economic foundations, Laramie offers a wide range of community amenities that contribute to its high quality of life. The city maintains an extensive parks and recreation system, including Washington Park, LaBonte Park, and the Laramie River Greenbelt Trail, which provides miles of paved pathways for walking, biking, and wildlife viewing. The nearby Medicine Bow–Routt National Forest and Vedauwoo Recreation Area offer year-round opportunities for hiking, camping, rock climbing, skiing, and snowmobiling, making outdoor recreation an integral part of daily life for residents.

Laramie also supports a vibrant arts and cultural scene. The University of Wyoming’s Fine Arts Center, Art Museum, and Buchanan Center for the Performing Arts host concerts, theatre productions, traveling exhibits, and community workshops. Downtown Laramie features locally owned galleries, murals, live-music venues, and annual events such as Jubilee Days, the Downtown Farmer’s Market, and the Laramie Brewfest, all of which strengthen community engagement and local identity.

Public services in Laramie are well developed for a city of its size. The Albany County Public Library provides educational programs for all ages, while the Laramie Community Recreation Center offers indoor pools, fitness facilities, and youth activities. Public transportation is supported through the University of Wyoming’s free bus system, which serves both campus and major points throughout the city. Laramie’s commitment to sustainability is reflected in its recycling programs, community gardens, and ongoing downtown revitalization efforts.

Housing options range from historic neighborhoods near downtown to newer developments on the city’s outskirts, offering choices for students, families, and professionals. Safety services—including the Laramie Police Department, Laramie Fire Department, and emergency medical services—provide reliable support to residents. The city also benefits from a strong sense of community fostered by local volunteer organizations, civic groups, and university partnerships.



RECREATION RESOURCES

Laramie's recreational opportunities extend far beyond its mountain ranges and national forests. The city maintains an extensive network of parks, green spaces, and trails that support year-round outdoor activity. The Laramie River Greenbelt Trail offers several miles of paved pathways ideal for walking, biking, bird-watching, and wildlife viewing along the river corridor. Washington Park and LaBonte Park provide playgrounds, athletic fields, picnic shelters, and community gathering spaces that host seasonal events and youth sports programs. For indoor recreation, the Laramie Community Recreation Center features swimming pools, fitness facilities, climbing walls, and multipurpose courts that serve residents of all ages.

The region is also a major destination for rock climbing and geological exploration. Vedauwoo Recreation Area, located just east of Laramie, is internationally known for its massive granite formations, attracting climbers, hikers, and photographers. Its unique landscape provides opportunities for technical climbing, bouldering, and scenic hiking among towering rock outcrops and high-altitude meadows.

Water-based recreation is another key component of the Laramie area. Nearby reservoirs such as Lake Owen, Twin Buttes, and Curt Gowdy's Granite and Crystal reservoirs offer boating, paddleboarding, kayaking, and excellent trout fishing. Anglers from across the region visit the Laramie Plains Lakes—Meeboer, Gelatt, and Alsop—for their reputation as productive fisheries stocked with rainbow, brown, and cutthroat trout.

Winter recreation remains one of Laramie's strongest draws. In addition to the Snowy Range Ski Area, the Medicine Bow National Forest maintains hundreds of miles of groomed and ungroomed trails for cross-country skiing, snowshoeing, and fat-tire biking. The area's consistent snowfall and high elevation make it one of Wyoming's premier snowmobiling destinations, with designated routes that wind through alpine forests, open meadows, and high-mountain terrain.

Cultural and community-based recreation also play an important role in Laramie's identity. In addition to Jubilee Days, the city hosts events such as the Laramie Enduro mountain bike race, the Snowy Range Summer Theatre and Music Festival, and the University of Wyoming's numerous athletic competitions, concerts, and arts programs. These events bring residents and visitors together, strengthening Laramie's reputation as both an outdoor hub and a vibrant cultural community.

AIRPORT INFORMATION

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

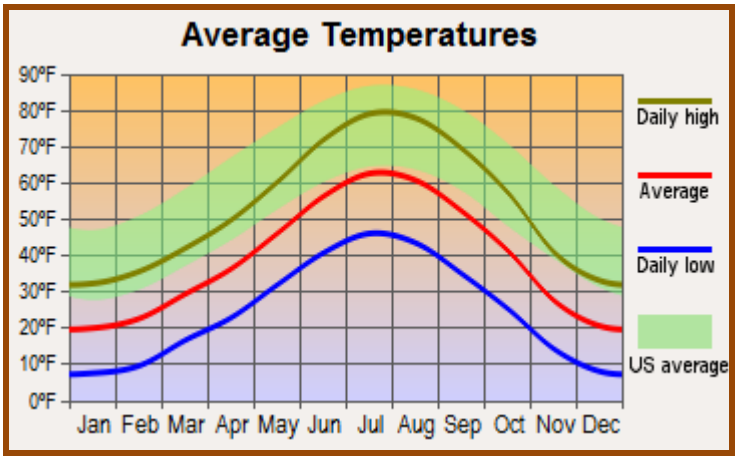
Laramie, Wyoming: Great Lakes Airlines provides three flights to Denver International Airport daily. The airline currently has code share agreements with United and Frontier Airlines. Annually, 10,000 travelers per year depart from the Laramie airport. For Laramie aeronautical information and more information about the Laramie Regional Airport, please visit their website at *www.laramieairport.com*.

Cheyenne, Wyoming: Great Lakes 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 *cheyenneairport.com/pilotinfo.htm*.

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at *www.flydenver.com*.

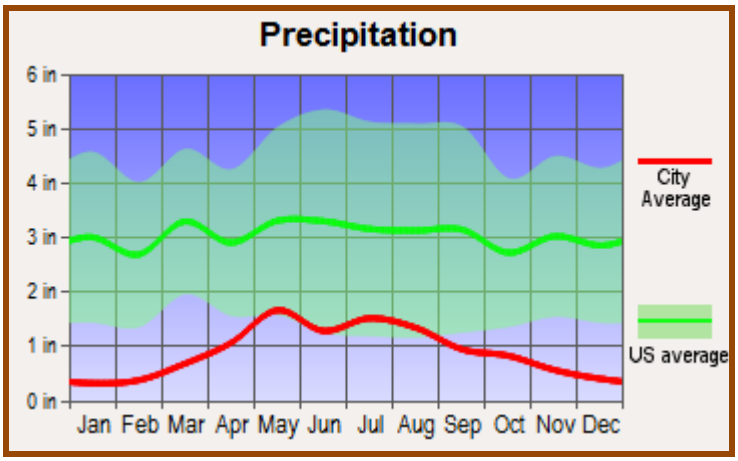
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Laramie, Wyoming area is approximately 13.08 inches including 63.9 inches of snow fall. The average high temperature in January is 34 degrees, while the low is 8 degrees. The average high temperature in July is 81 degrees, while the low is 47 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

$1,300,000

The Seller shall require a cash or new loan 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 $65,000 (Sixty-Five Thousand Dollars); and
   C. be accompanied by proof of funds, or proof of financing.

II. All earnest money deposits will be deposited in the title company/closing agent's trust account.

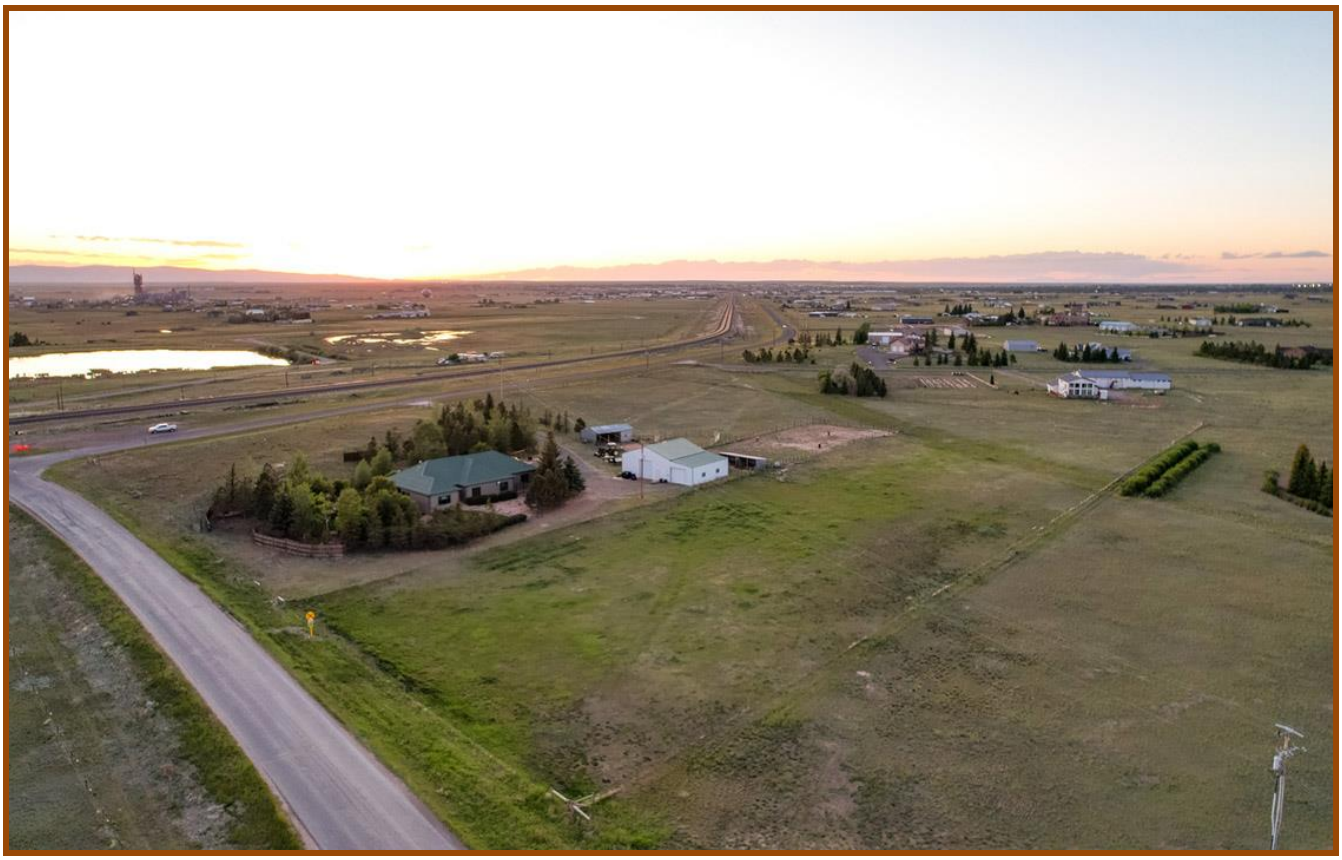
III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.

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.

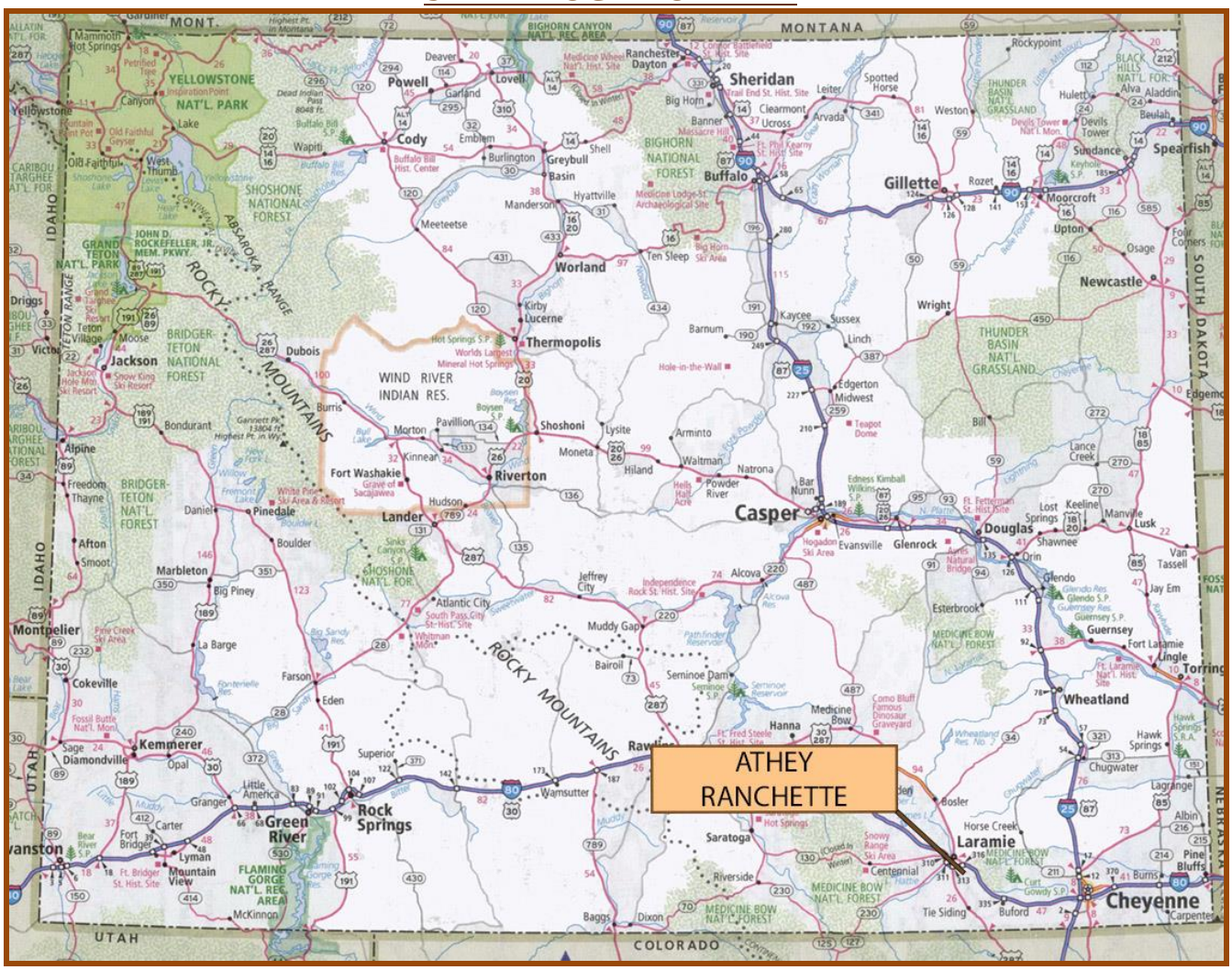
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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 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.

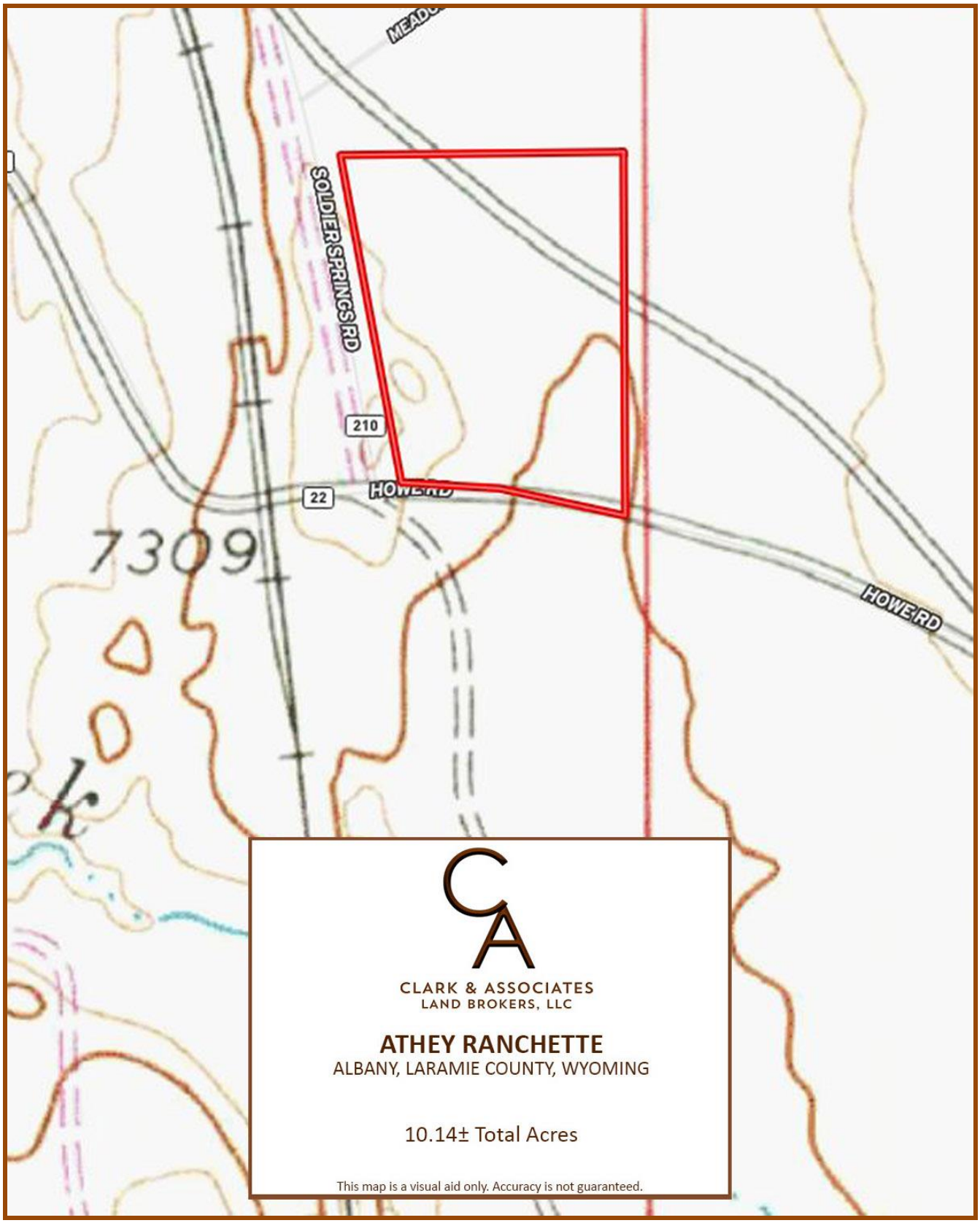
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

ATHEY RANCHETTE TOPO MAP



ATHEY RANCHETTE ORTHO MAP

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

Cory Clark
Broker, REALTOR®

Cell: (307) 351-9556

clark@clarklandbrokers.com

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

Jake Clark
Sales Associate, REALTOR®

Cell: (307) 532-0692

jake@clarklandbrokers.com

Licensed in WY

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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 _____