CLARK & ASSOCIATES
LAND BROKERS, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

TERRELL RANCH

Wheatland, Platte County, Wyoming

The Terrell Ranch consists of 320 + deeded acres with home, outbuildings, 3 Pivots, pasture and water rights. The property is just minutes from town.

LOCATION & ACCESS

The Terrell Ranch is located just 3 miles north of Wheatland, Wyoming. From I-25 take Exit 80, then go east on Swanson Rd ¼ mile. Take the first left (north) on Red Fox Rd, then 1 mile to Fairview Rd. Go west ¼ mile on Fairview, then turn right (north) back on Red Fox Rd for 1 mile. Turn West on Riverview Rd. Then ½ mile to Ranch Headquarters.

Several towns and cities in proximity to the property include:

• Wheatland, Wyoming (population 3,627)	3 miles east
• Laramie, Wyoming (population 30,816)	76 miles southwest
• Torrington, Wyoming (population 6,501)	60 miles northeast
• Cheyenne, Wyoming (population 59, 466)	70 miles southeast
• Casper, Wyoming (population 59,628)	108 miles north
• Scottsbluff, Nebraska (population 15,039)	100 miles east
• Fort Collins, Colorado (population 143,986)	114 miles south
• Denver, Colorado (population 740,613)	170 miles south

SIZE & DESCRIPTION

320 ± Deeded Acres

Comprised of 320± total deeded acres, this exceptional Wyoming ranch showcases nearly level land with approximately 240± irrigated acres featuring a premium stand of cool-season grasses, currently managed through an efficient rotational grazing system. The land has a proven history of high-quality hay production and offers seamless potential for cash-crop conversion, giving future owners valuable agricultural flexibility.

Water resources are a standout feature. The Terrel Ranch is served by the Wheatland Irrigation District, the largest privately owned irrigation district in the nation, complemented by a supplemental irrigation well with an electric pump and motor. Three center-pivot irrigation systems—each powered by electric pumps—receive water through underground delivery lines from a central supply pond at the ranch headquarters. Current operations utilize the pivots for rotational grazing of livestock with each pivot individually fenced.

Beyond the irrigated ground, the property transitions into native dryland pasture, dramatic canyon country, and a live spring providing dependable livestock water. The Laramie River forms much of the northern boundary, adding scenic beauty and natural habitat.

Outdoor enthusiasts will appreciate the abundant wildlife, with frequent sightings of white-tailed deer, mule deer, wild turkeys, Canadian geese, coyotes, rabbits, raccoons, and more. Rock collectors will find endless opportunities across the varied terrain. The ranch sits at an elevation of approximately 4,700 feet, offering sweeping views and a classic Wyoming landscape.

WATER RESOURCES

- One domestic well
- Livestock well
- Additional supplemental Irrigation well
- 240 shares of water rights from Wheatland Irrigation District with an annual fee, which for 2026, the water assessment is approximately $4,320.
- Live spring in north pasture for livestock water

SOILS

The ranch's soil profile reflects a diverse and highly functional agricultural foundation. The majority of the irrigated acreage consists of Claprych–Selpats sandy clay loams with 0–3% slopes, covering roughly 42% of the property—an ideal soil type for forage production, hay, and potential cash-crop conversion. Additional productive ground includes Sweatbee fine sandy loam and the Greenhope–Featherlegs complex, together accounting for nearly 37% of the land, both known for their stability, workable texture, and strong performance under irrigation. The remaining soils—such as the Cascajo–Taluce–Badland complex and smaller areas of Clarkelen–Anvil loams and Fluvaquentic Endoaquolls–Whetsoon complex—add natural variation, supporting native rangeland, wildlife habitat, and the ranch's canyon and river-bottom terrain. This balanced mix of soil types provides a versatile foundation for grazing, hay production, and expanded agricultural opportunities.

CARRYING CAPACITY / RANCH OPERATIONS

The ranch is equipped with three well-maintained center-pivot irrigation systems, providing reliable and efficient water distribution across the property with each powered by electric pumps and motors and reported to be in excellent working condition. Together, the pivots irrigate approximately 240± acres, with an additional 10± acres of flood-irrigated ground, creating a highly productive agricultural footprint with strong long-term value.

The east pivot is a six-tower Valley system delivering strong, consistent coverage across its irrigated acres.

The middle pivot is a four-tower Valley unit, ideal for efficient water distribution and dependable daily operation.

The west pivot is a five-tower Rinker system, well-maintained and performing reliably season after season.

The irrigated pivots are currently planted in a lush stand of grass, offering a proven foundation for livestock production. Under a rotational grazing program, the ranch has historically supported up to 150 cow–calf pairs on a 45-day cycle, repeated throughout the grazing season. Depending on weather, the grazing window typically extends five to six months, providing excellent forage utilization and herd management flexibility.

The property is cross-fenced for strategic livestock movement, allowing for efficient rotation, improved pasture health, and maximized productivity. For buyers seeking agricultural versatility, the irrigated acreage also offers the option to be converted to cash-crop production, expanding the ranch's income potential and operational opportunities.

IMPROVEMENTS

The ranch features a comfortable 3,600 sq. ft. all-electric tri-level stucco home. Inside, the residence provides five spacious bedrooms, two full bathrooms, a large open kitchen and dining area, and an expansive recreation room ideal for gatherings. A generous laundry room and a dedicated office add valuable functionality, making the home well-suited for both everyday living and ranch management.

The ranch offers a solid set of functional and well-maintained improvements suited for agricultural operations and equipment storage. A 2,160 sq. ft. pole barn, built in 1982, provides generous space for livestock or machinery. The historic 400 sq. ft. fruit-packing barn, dating back to 1940, adds character and utility for storage or small-scale projects. A 1,008 sq. ft. shed with an attached carport, constructed in 1946, offers additional covered parking and versatile workspace. Two equipment shops—one 2,000 sq. ft. shop built in 1985 and another 1,056 sq. ft. shop built in 1946—ensure ample room for tools, vehicles, and maintenance needs. Together, these improvements create a practical, well-rounded operational headquarters for ranching, farming, and equipment management.

REAL ESTATE TAXES

According to the Platte County Assessor's records, the real estate taxes for the Terrell Ranch in 2026 are approximately $4,320. For more information please contact the Platte County Assessor at 307-322-2092.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be retained by the sellers.

UTILITIES

Electricity – Wheatland REA, Two meters, one for domestic and one for irrigation
Communications – Excellent Cell coverage available
Water – Private well
Sewer – Private Septic
Television – Satellite or Cable available

RECREATION & WILDLIFE

Wheatland, Wyoming is surrounded by an impressive mix of recreational attractions, natural landmarks, and abundant wildlife, making the region a premier destination for outdoor adventure. The area offers exceptional hunting and wildlife viewing, with thriving populations of mule deer, white-tailed deer, pronghorn, wild turkeys, waterfowl, and a wide variety of small game. Nearby Grayrocks Reservoir and Wheatland Reservoirs No. 1, 2, and 3 provide outstanding opportunities for fishing, boating, kayaking, and paddle sports, while the surrounding public lands invite hiking, horseback riding, camping, and ATV exploration across Wyoming's signature wide-open landscapes. Visitors can explore regional landmarks such as Guernsey State Park, known for its dramatic cliffs, historic CCC structures, and scenic lake recreation, or the Oregon Trail Ruts and Register Cliff, two nationally recognized historic sites that preserve the legacy of early westward migration. With its blend of natural beauty, rich history, and year-round outdoor activities, the Wheatland area delivers a vibrant recreational lifestyle for residents and guests alike.

COMMUNITY AMENITIES

Wheatland, Wyoming is the county seat of Platte County and offers all the desirable amenities of a traditional, rural Wyoming town with its small-town friendliness and atmosphere. Located along I-25, Wheatland is close to farms and ranches, mountains, plains, reservoirs, and many historical and recreational sites. Wheatland has medical facilities at the Platte County Memorial Hospital and Nursing Home, an excellent K-12 school system, farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, a nine-hole municipal golf course, and an airport. For additional information regarding Wheatland as well as the surrounding area, visitwww.wheatlandwy.com.

Major employers in the Wheatland area include Platte County School District #1, Laramie River Station power plant, BNSF Railway, Platte County Memorial Hospital, JO Enterprises, Platte County School District #2, Wyoming Premium Farms, Britz-Heidbrink, and Camp Guernsey.

AIRPORT INFORMATION

Phifer Airfield is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm.

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

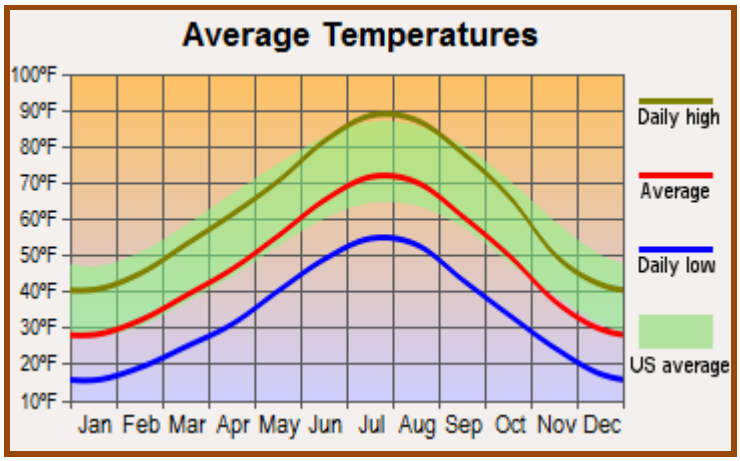
Laramie, Wyoming: United Express Airlines operates flights daily from Laramie to Denver International Airport. For more information, visit http://www.laramieairport.com/.

Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at http://www.cheyenneairport.com/.

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

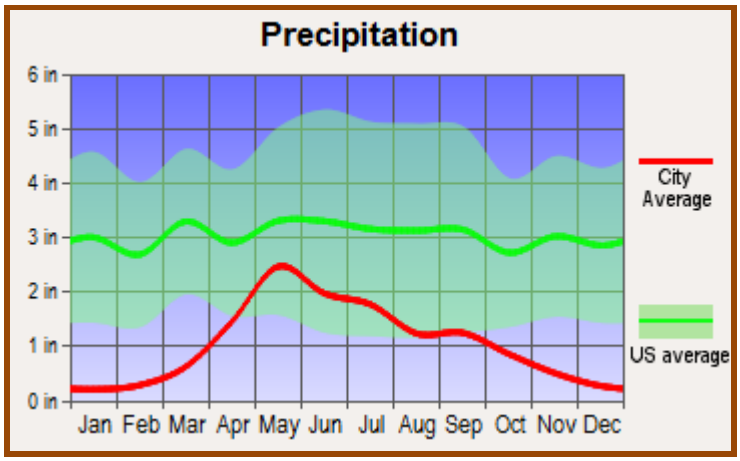
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Wheatland, WY area is approximately 14.1 inches including 39.5 inches of snowfall. The average high temperature in January is 44 degrees, while the low is 17 degrees. The average high temperate in July is 91 degrees, while the low is 54 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF WYOMING

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



Wyoming's energy costs are the second lowest in the nation, and the cost of living index is below the national average. Wyoming ranks among the top 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
- 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, which shrunk by 1.2% in 2011 alone; 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

$1,900,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by seller. 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 $60,000 (Sixty 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

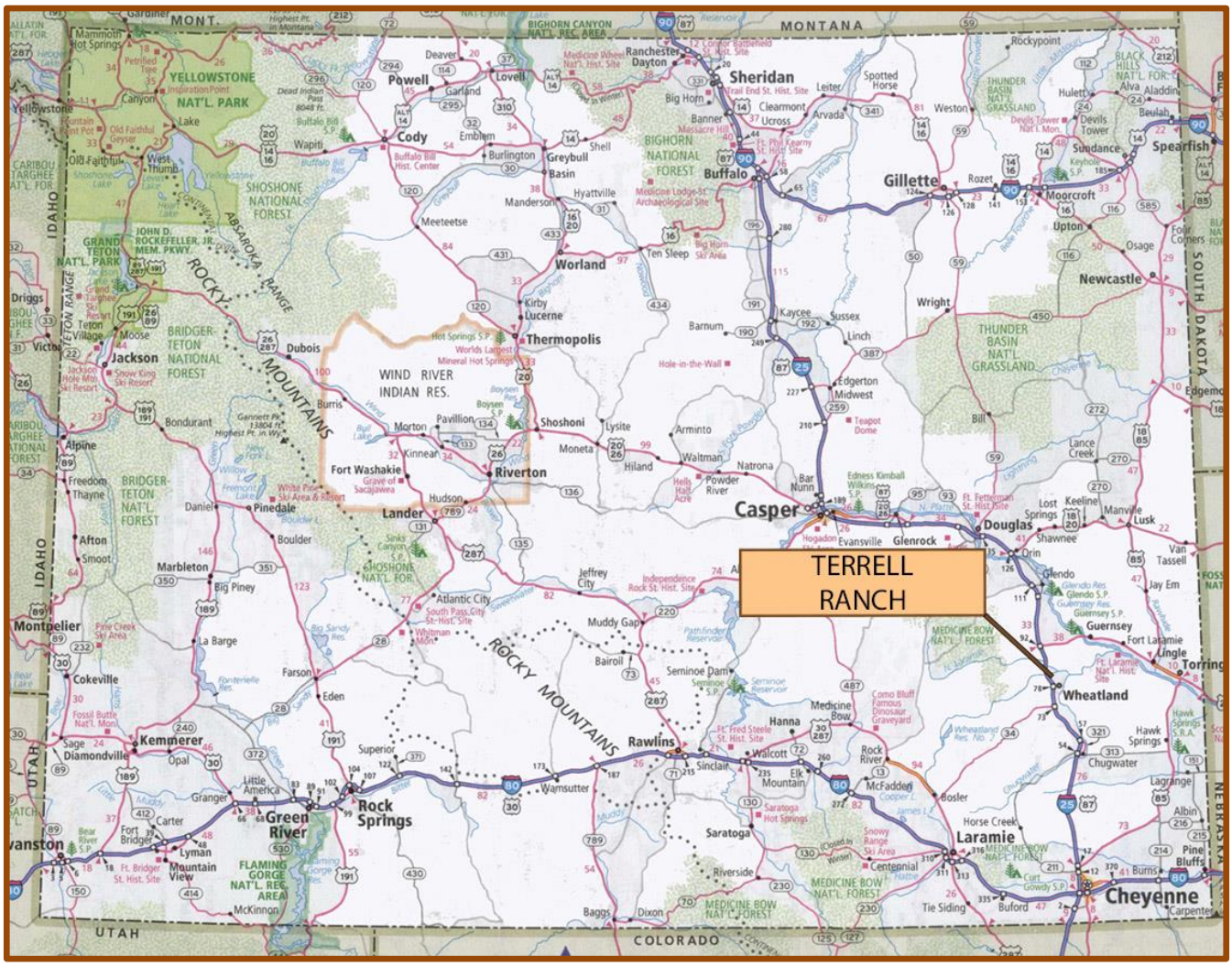
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

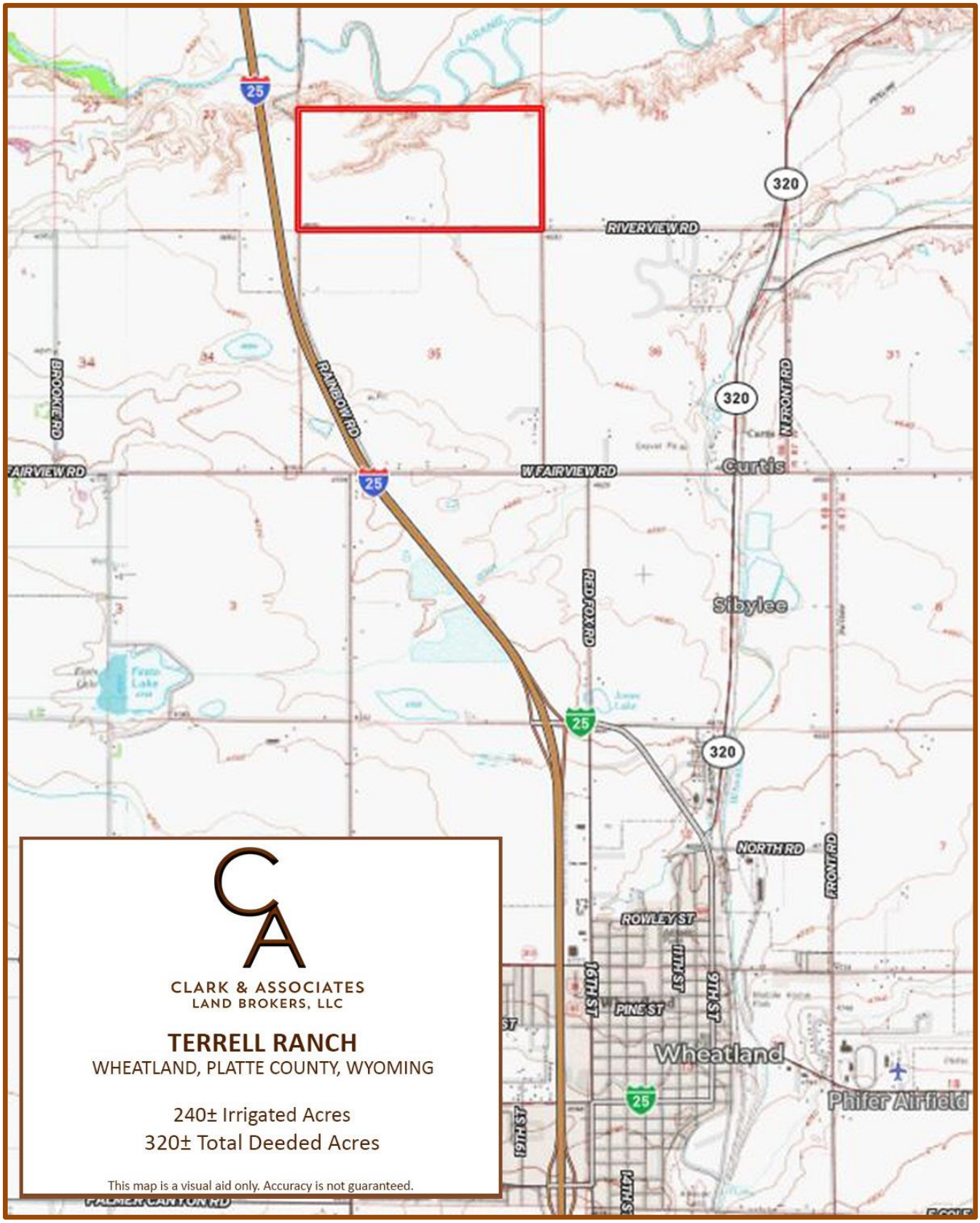
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

STATE LOCATION MAP



NOTES

TERRELL RANCH TOPO MAP



TERRELL RANCH ORTHO MAP

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

Jake Clark
Sales Associate, REALTOR®

Cell: (307) 532-0692

jake@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 _____