



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



29 MEADE CREEK ROAD
Sheridan, Sheridan County, Wyoming

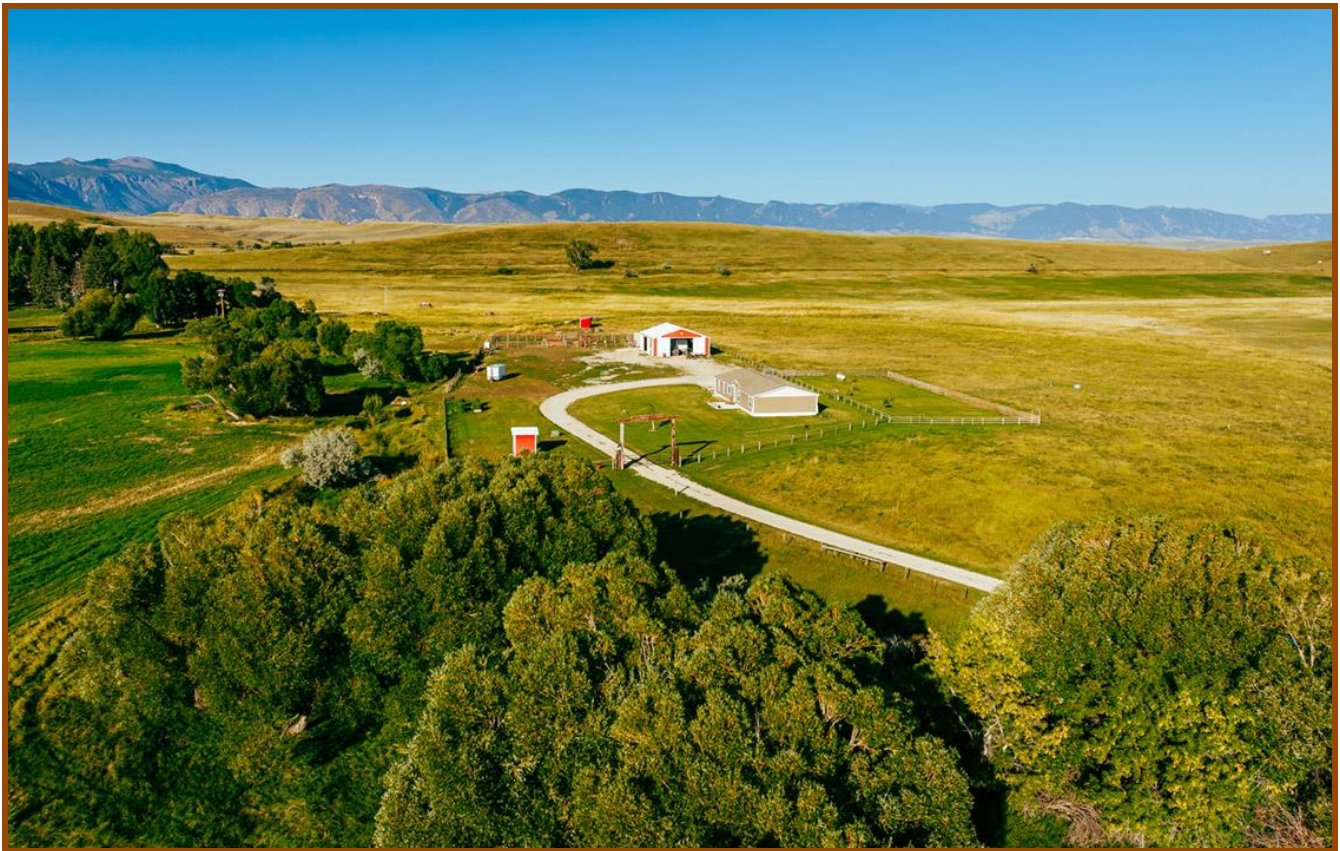
29 Meade Creek Road consists of 134± deeded acres and is a great combination of productive farmland and recreational splendor.

LOCATION & ACCESS

29 Meade Creek Road is located approximately 12 miles south of Sheridan, Wyoming, it offers a rural lifestyle with views of the Bighorn Mountains. The area is heavily influenced by the nearby Big Horn Equestrian Center and polo grounds. There is year-round access from paved Meade Creek Road leading to the private driveway. To access the property from Sheridan, travel south on I-90 for 10 miles; take exit 33 for Meade Creek Road, traveling west toward Story for .3 miles; turn right at overhead and private drive. Follow the driveway north across the bridge; stay left to the automatic gate.

Several towns and cities in proximity to the property include:

- | | |
|--|-----------------|
| • Sheridan, Wyoming (population 18,737) | 12 miles north |
| • Buffalo, Wyoming (population 4,415) | 25 miles south |
| • Casper, Wyoming (population 59,628) | 160 miles south |
| • Billings, Montana (population 117,116) | 142 miles north |
| • Denver, Colorado (population 701,621) | 437 miles south |



SIZE & DESCRIPTION

70± Irrigated Acres
134± Total Deeded Acres

29 Meade Creek boast significant acreage and water rights dating back to 1888. The location makes it ideal for a horse motel, guest polo players, or just productive farming. The improved meadows and irrigation system, along with valuable water rights, contribute to maximum yields of hay production.

The ranch is fenced with four and five strands of barbed wire. It is cross fenced into four pastures for rotational grazing.

The terrain of the ranch consists of a willow-lined creek and irrigated meadows. The elevation is approximately 3,734 feet above sea level.

The current owners have approximately 85± acres of irrigated hay ground with water appropriations for 70± acres of water rights coming from the Piney Cruse Creek Ditch. The 2025 production was 105 round bales of native grass hay, approximately 80 tons.

29 Meade Creek Road is located in Area 24 for mule deer and whitetail deer.



CARRYING CAPACITY / RANCH OPERATIONS

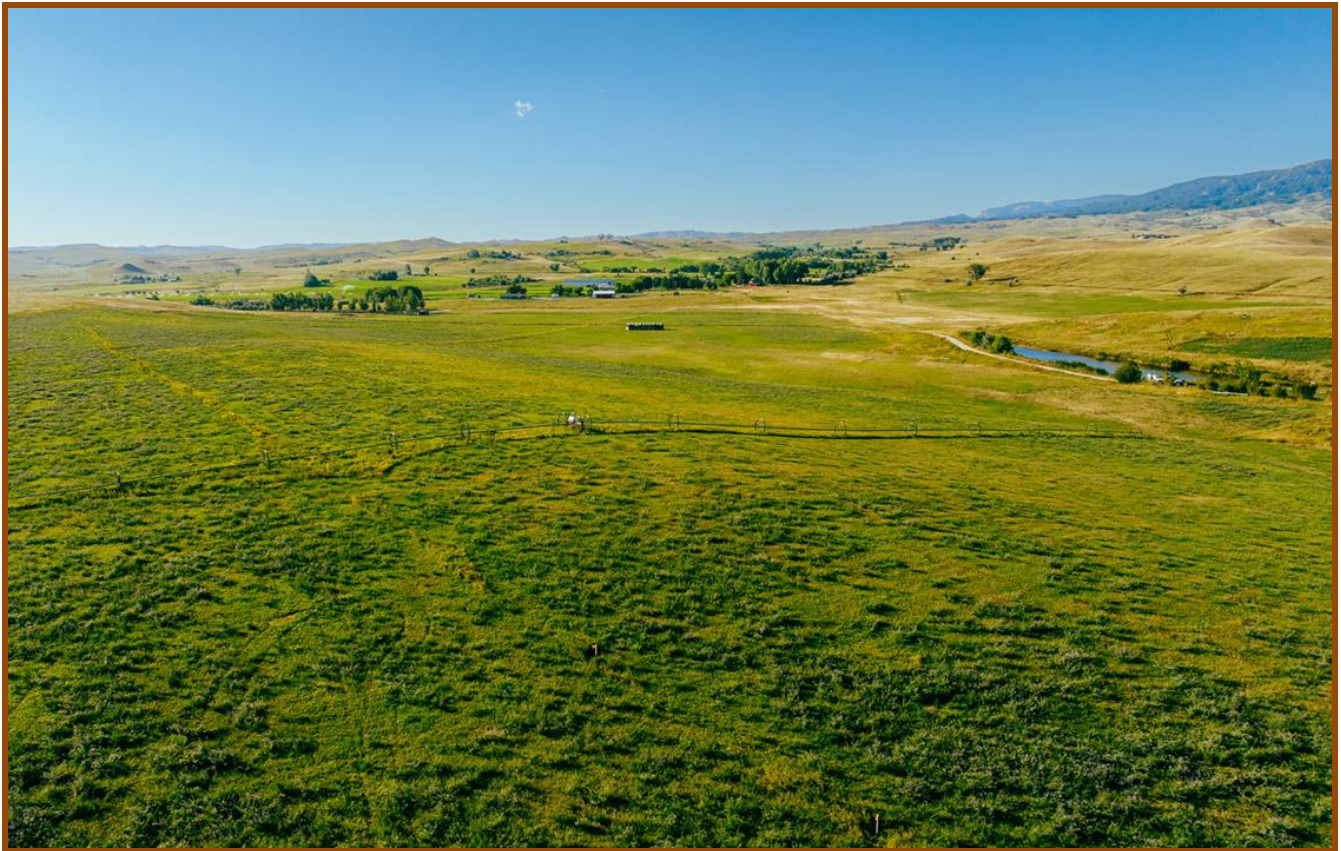
29 Meade Creek Road has historically been used as a retreat for polo players from mid-June through August, and rented horse pasture the remainder of the year. The ranch is cross fenced for flexible management and efficient grazing rotation. Most fences are four strands of barbed wire with wood and steel posts and are in good condition.

The irrigated hay meadows have produced an average of 1 ton of high quality grass hay per acre annually with one cutting and regrowth for fall grazing.

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

WATER RESOURCES

- One artesian well
- Flood irrigation water for 70± acres from Piney Cruse Creek Ditch
- Livestock water is from the energy free Thermosink water system
- 1888 Water Right



IMPROVEMENTS

Improvements to 29 Meade Creek include the following:

- 2,432 sq. ft. one-story, 4-bedroom, 2 bathroom manufactured home with modern updates, built in 2002
- Home updates include all new windows, flooring, paint, appliances, and furnace
- Special home features include, primary suite with custom double sink vanity, tile shower, garden tub and walk-in closet, spacious kitchen with amazing counter space and breakfast bar, and formal dining room
- 2,520 sq. ft. Morton building with 220V
- Tack Shed
- Open Faced Shed
- Set of corrals constructed of continuous panels and serviced by an energy free, geothermal livestock watering system





UTILITIES

Electricity – MDU average \$82/month
Gas/Propane – average \$114/month
Water – Private Well
Sewer – Permitted Septic System
Internet – Visionary
Cell Service – AT&T or Verizon

REAL ESTATE TAXES

According to the 2025 County Assessor's records, the real estate taxes for 29 Meade Creek Road are approximately \$3,754 annually. This includes land, home, and ditch fees.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch owned by Seller, if any, will be retained by the Sellers.

COMMUNITY AMENITIES

Sheridan, Wyoming is the county seat of Sheridan County and offers all the desirable amenities of a traditional, rural Wyoming town. Located along I-90, Sheridan is close to farms and ranches, mountains, lakes and reservoirs, and many historical and recreational sites. Sheridan has medical facilities at the Sheridan County Memorial Hospital, an excellent K-12 school system, farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, and an airport. For additional information regarding Sheridan as well as the surrounding area, visit www.sheridanwyoming.org.



RECREATION & WILDLIFE

This ranch is private and a scenic haven for wildlife such as deer, antelope, and seasonal birds, located in General Hunt Area 24. Please see the Wyoming Game and Fish web-site at <https://wgfd.wyo.gov/> for more specific dates and hunting regulations.

Nearby recreational adventure awaits in the Bighorn Mountains! Hunting, fly fishing, and other outdoor activities are just minutes away. Polo games have been hosted at the base of the Bighorns since the 1890s, when a pair of Scottish brothers set up a pony breeding operation, a polo field and introduced the game of polo to their cowhands. The tradition continues, drawing notable players from all over the world for the entire summer season. Two clubs, The Big Horn Polo Club and the Flying H Polo Club, and nine playing fields ensure that polo is played throughout the entire summer only minutes from this property.

Three of the state's finest golf courses are nestled at the base of the Bighorns, lending Sheridan the title, "Wyoming's Golf Capital". Enjoy a game with a Bighorn backdrop.

AIRPORT INFORMATION

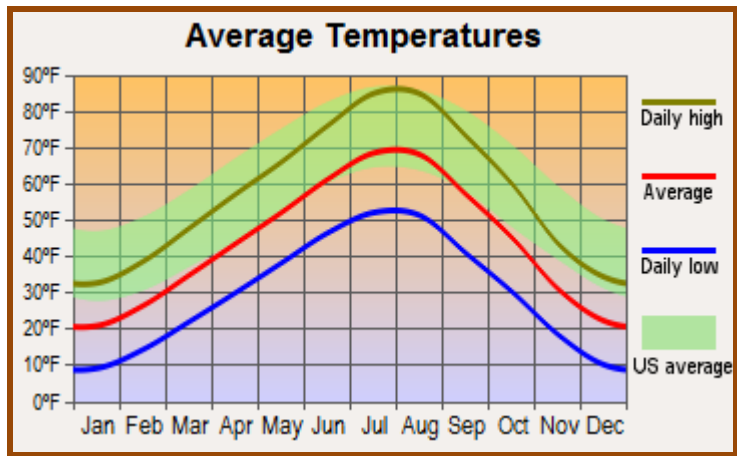
Air service for the area around Sheridan and Johnson Counties is the focus of the Sheridan and Johnson County Critical Air Service Team (CAST). CAST is a collaborative venture between stakeholders in Sheridan and Johnson Counties to ensure the people of these communities have reliable, affordable and easy-to-access air service. As regional hubs, air service is a critical component to both economic development and quality of life in these communities. For more information, please visit www.sheridancountyairport.com.

Other nearby airports include Billings, Montana, Gillette, Wyoming and Casper, Wyoming.



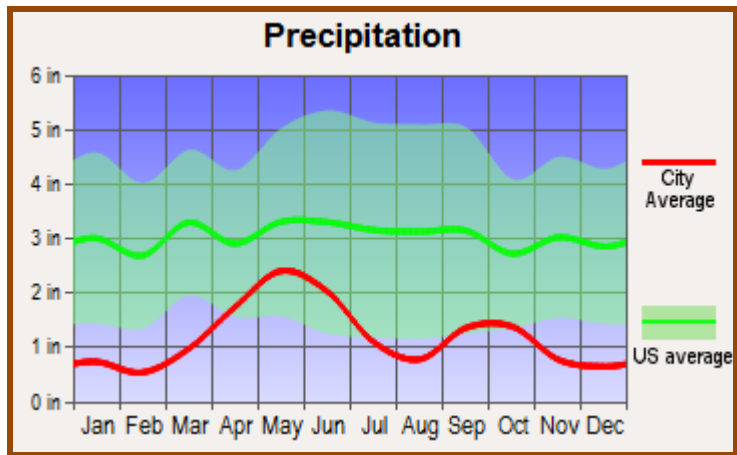
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Sheridan, Wyoming area is approximately 14.9 inches including 32.8 inches of snow fall. The average high temperature in January is 37 degrees, while the low is 12 degrees. The average high temperature in July is 88 degrees, while the low is 54 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF WYOMING

Wyoming is a state that offers an incredible diversity of activities, geography, climate, and history. Just a territory in 1869, Wyoming became the 44th state in 1890. The state's population is 563,626, and provides a variety of opportunities and advantages for persons wishing to establish residency. Wyoming's energy costs are the second lowest in the nation, and the cost of living index is below the national average.



Wyoming ranks among the top ten in the entire United States for educational performance. There is no state income tax, and Wyoming offers an extremely favorable tax climate:

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

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, Wyoming is a model of good management and a prospering population. The state is particularly efficient at managing its debt, owing the equivalent of just 20.4% of annual revenue in fiscal 2010. Wyoming also has a tax structure that, according to the Tax Foundation, is the nation's most-favorable for businesses - it does not have any corporate income taxes. The state has experienced an energy boom in recent years. The mining industry, which includes oil and gas extracting, accounted for 29.4% of the state's GDP; more than in any other state. As of last year, Wyoming's poverty, home foreclosure, and unemployment rates were all among the lowest in the nation.

OFFERING PRICE

\$1,990,000

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 \$90,000 (Ninety thousand dollars)
 - 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.

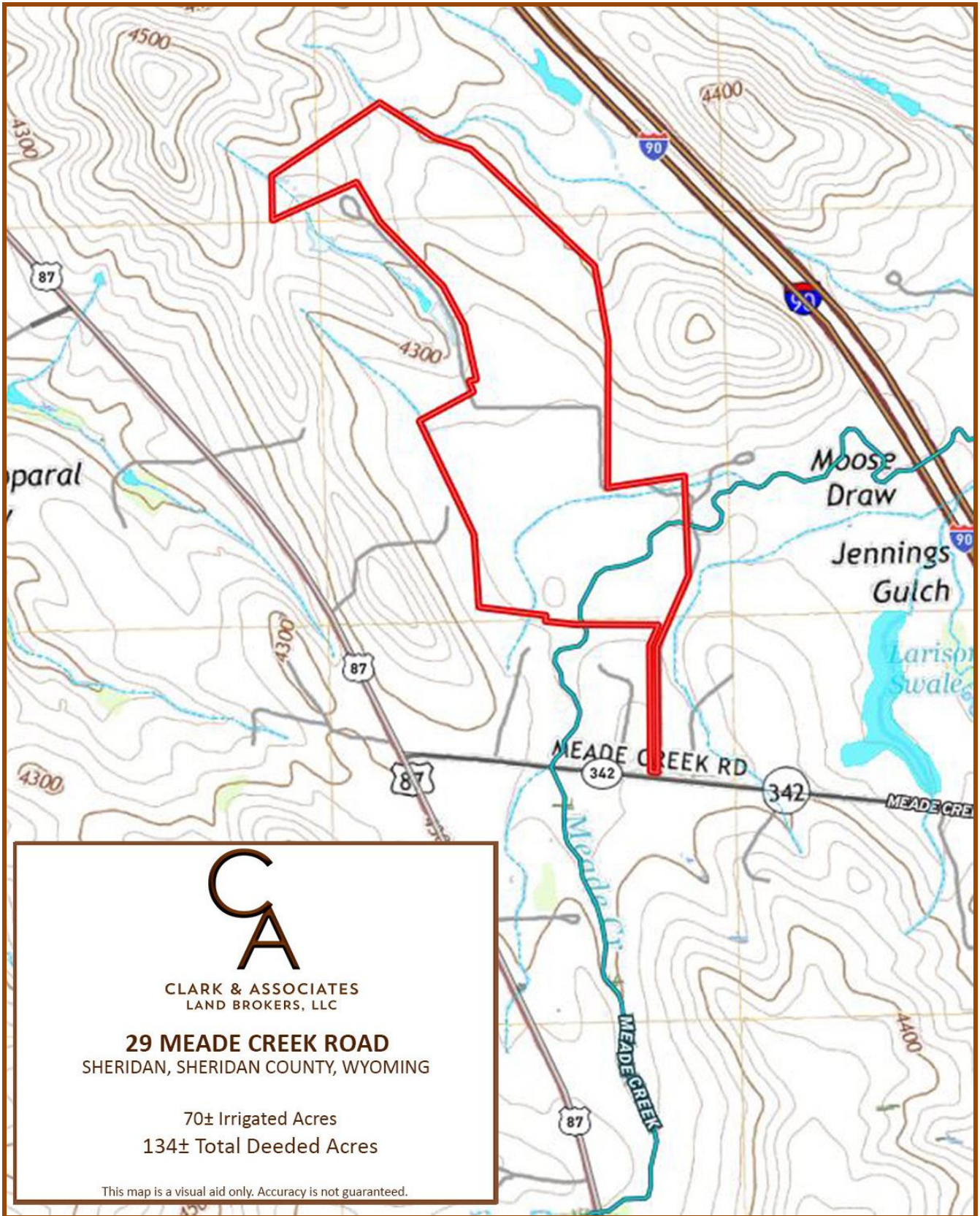
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.**

29 MEADE CREEK ROAD TOPO MAP



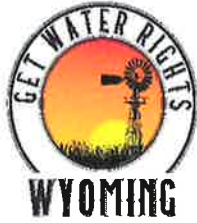
29 MEADE CREEK ROAD ORTHO MAP



|  Boundary 135.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
195	Nuncho clay loam, 0 to 3 percent slopes	54.41	40.28	0	-	-
126	Coaliams-Worthenton, moist, complex, 0 to 3 percent slopes	28.66	21.22	0	-	-
193	Nuncho loam, 3 to 6 percent slopes	18.94	14.02	0	-	-
244	Samday-Gayhart-Hilight clay loams, moist, 2 to 60 percent slopes	17.4	12.88	0	-	-
263	Shingle-Samday clay loams, moist, 3 to 55 percent slopes	4.44	3.29	0	-	-
311	Wyarno clay loam, 6 to 9 percent slopes	3.9	2.89	0	-	-
169	Jonpol-Platmak complex, 0 to 9 percent slopes	3.57	2.64	0	-	-
198	Nuncho-Emigrant association, 9 to 15 percent slopes	1.9	1.41	0	-	-
148	Hargreave-Moskee sandy loams, 3 to 9 percent slopes	1.4	1.04	0	-	-
923	Recluse loam, 0 to 3 percent slopes	0.28	0.21	0	-	-
146	Gayhart-Bahl association, moist, 6 to 15 percent slopes	0.18	0.13	0	-	-
TOTALS		135.08(*)	100%	-	-	-

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Get Water Rights Wyoming

John Barnes, PE
263 Patton Ave., Cheyenne, WY 82007
307-630-8982
waterrightsjohn@gmail.com

April 17, 2026

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

Re: 29 Meade Creek Road – Legal description T54N R83W SEC 6 PT SESE, PT SWSE, PT NWSE, PT NESW, PT SESW, SEC 7 PT NENE, PT NWNE, PT SENE (134.13 acres)

Dear Mr. Clark,

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

SURFACE WATER

Permit No. T2266D - Territorial

Mead or Coffen Ditch, Priority Date: May 7, 1884. Certificate Record No.24, page 20; Order Record No. 4, page 10; Proof No. 2266. Source: Piney Ck, trib Clear Ck, trib Powder R, trib Yellowstone R. This appropriation includes the following lands:

T53N, R83W

Section 7	NENE	20.00 acres
	SENE	19.659 acres
	SWNE	20.00 acres

Permit No. T2344D

Piney & Cruse Ditch, 2nd Appropriation, Priority Date: 1891. Order Record No. 2, page 202; Proof No. 2344. Source: Piney Ck, trib Clear Ck, trib Powder R, trib Yellowstone R. This appropriation includes the following lands:

T53N, R83W

Section 7	Part NE¼	Blanket description for 155 acres	
Section 6	SWSE		

Permit No. 7554D

Floyd Ditch

The point of diversion is in the NENE of Section 7

Permit No. 17513D

Robinson-Zullig Lateral Piney Cruse Ditch, Priority Date: June 15, 1928. Certificate Record No. 65, page 400; Order Record No. 14, page 354; Proof No. 26507. Source: Mead Ck, trib Prairie Dog Ck, trib Tongue R. This appropriation is for supplemental supply irrigation for the following lands:

T54N, R83W

Section 6	SESW	17.00 acres	Original supply under P328E
	NWSE	3.00 acres	
Appropriation	SWSE	37.00 acres	Original Supply under Piney & Cruse 2 nd
	NENE	30.00 acres	
	NWNE	40.00 acres	
Section 7	SENE	10.00 acres	Original supply under Piney & Cruse Ditch, Terr
	NWNE	40.00 acres	

Permit No. 17515D

Robinson-Zullig Lateral Piney Cruse Ditch, Priority Date: June 28, 1928. Certificate Record No. 65, page 401; Order Record No. 14, page 354; Proof No. 26507. Source: Phiner Ck trib Mead Ck, trib Prairie Dog Ck, trib Tongue R. This appropriation is for supplemental supply irrigation for the following lands:

T54N, R83W

Section 6	SESW	17.00 acres	Original supply under P328E
	NWSE	3.00 acres	
	SWSE	37.00 acres	Original Supply under Piney & Cruse 2 nd
Appropriation			
Section 7	NENE	30.00 acres	Original supply under Piney & Cruse Ditch, Terr
	NWNE	40.00 acres	
	SRENE	10.00 acres	
	SENE	10.00 acres	

Permit No. 328E

Mead Creek Ditch, Priority Date: Mar 28, 1898. Certificate Record No. 17, page 98; Order Record No. 3, page 382; Proof No. 6515. Source: Mead Ck, trib Prairie Dog Ck, trib Tongue R. This appropriation is for original supply for the following lands:

T54N, R83W

Section 7	NWSE	3.00 acres
	SESW	17.00 acres

Permit No. 7272E

Enlarged Robinson-Zullig Lateral of the Piney-Cruse Ditch, Priority Date: Sept 30, 1998. Certificate Record No. 82, page 294; Order Record No. 54, page 289; Proof No. 38191. Source: Mead Ck, trib Prairie Dog Ck, trib Tongue R. This appropriation is for original supply irrigation of the following lands:

T54N, R83W

Section 6	NESW	32.00 acres
	SESW	19.00 acres
	NWSE	23.00 acres
	SWSE	9.00 acres

GROUNDWATER

UW 101407

Panetta #3 Well, Priority Date: Feb 12, 1996. Source: Groundwater. This permit is for Stock and domestic use at 10 gpm and an annual volume of 2 ac-ft per year at the following location:

T54N, R83W

Section 7 SENE

UW 102100

Panetta #4 Well, Priority Date: Apr 22, 1996. Source: Groundwater. This permit is for domestic use at 12 gpm and an annual volume of 325,000 gallons per year at the following location:

T54N, R83W

Section 7 NENE

UW 112448 EXPIRED

King Farm #1 Well, Priority Date: Oct 21, 1998. Source: Groundwater. This permit is for miscellaneous (Green House) use at 3 gpm and an annual volume of 20,000 gallons per year at the following location:

T54N, R83W

Section 6 SWSE

UW 214802

102100 Panetta No. 4 Well, Priority Date: June 14, 2021. Source: Groundwater. This permit is for stock and domestic use at 12 gpm and an annual volume of 2 ac-ft per year at the following location:

T54N, R83W

Section 7 SENE

These are records found in the State Engineer's Office and Board of Control records as of April 15, 2026, and may or may not reflect the actual situation on the ground. Failure to use water for five (5) consecutive years when water is available may constitute grounds for forfeiture of the water right.



John R. Barnes, President
Get Water Rights Wyoming



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



Wendy Greenough
Associate Broker, REALTOR®

Cell: (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

Kaycee, WY Office

40 Latigo Lane
Buffalo, WY 82834

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Belle Fourche, SD Office

907 Ziebach Street, Lot 804 • PO Box 307
Belle Fourche, SD 57717

Torrington, WY Office

6465 CR 39
Torrington, WY 82240

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Dayton, WY Office

157 Tongue Canyon Road • PO Box 358
Dayton, WY 82836

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Mark McNamee - Associate Broker/Auctioneer/Owner

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Jon Keil – Associate Broker

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

Matt Johnson – Associate Broker

(307) 751-4951 ~ matt@clarklandbrokers.com
Licensed in WY

IMPORTANT NOTICE

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

REAL ESTATE BROKERAGE DISCLOSURE

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

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

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

Customer. (No written agreement with Buyer)

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

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

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

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

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

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

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care;*

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

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

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

Change From Agent to Intermediary – In – House Transaction

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

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

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

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

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

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

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND 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 ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationships is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____, I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company

Clark & Associates Land Brokers, LLC
PO Box 47
Lusk, WY 82225
Phone: 307-334-2025 Fax: 307-334-0901

By _____

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____, (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

SELLER _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____