

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch & Recreational Properties.

Proudly Presents

25 CEDAR STREET

Glendo, Wyoming



A private retreat overlooking Glendo State Park & Reservoir.

LOCATION

Located at 25 Cedar Street in Glendo, Wyoming, this desirable property is accessed by traveling south from the town of Glendo on Hwy 26 to the Glendo State Park entrance, turn east onto Lake Shore Drive and continue for approximately 2-1/2 miles to Custer Cove. Turn north onto Spruce Street following it for approximately 0.2 miles, until it veers to the left and becomes Ponderosa Street, which then veers to the left again and becomes Cedar Street. Traveling downhill for approximately 0.2 miles, 25 Cedar Street is visible to the right. As you pull into the driveway, Glendo State Park and Reservoir will come into view.



DESCRIPTION OF PROPERTY

Built in 2004, this 2,010 sq. ft. home, located on almost two acres and nestled among the pine trees overlooking Glendo Reservoir, is a great retreat for the outdoorsman. This well-maintained home, with its low maintenance stucco exterior and central heating and air conditioning could be used as a weekend retreat or a year-round residence.

The focal point of the main level is the beautiful rock fireplace that is flanked by floor to ceiling windows that provide great views of the surrounding area. With its practical floor plan, the kitchen is located in the center of the home, surrounded by the dining area and living room. The master bedroom suite, laundry room, two additional bedrooms, and an additional bathroom complete the main level. Knotty hickory cabinetry and flooring have been used throughout the kitchen and hallways. The master suite features a garden tub, tiled shower, double vanity, and a large walk-in closet. Three separate doorways provide access to the wrap-around Trex deck with plenty of outdoor living space for you and your guests to enjoy the view of Laramie Peak and the lake.



Kitchen with knotty hickory cabinets and flooring.





Master Bathroom with double vanity and garden tub.





The lower level of the residence is an unfinished walk-out basement, but could easily accommodate a recreational room, an additional bedroom, storage room, hobby room, and plumbing is in place for a third bathroom. Access to the oversized two-car garage is from the lower level of the home. The 810 square foot garage is completely finished and makes a perfect place for year round water toy storage.

This 84,496 square foot property includes a private RV site nestled among the pine and cedar tree hills with water, sewer, and electricity hookups. Within walking distance of Glendo Reservoir, this is one of the most desirable properties in this area on the market today.

RECREATION

For the outdoor enthusiast, Glendo provides endless opportunities. Glendo Dam was constructed in 1958, forming Glendo Reservoir, and designated a state park that same year. Fourteen miles in length, the reservoir has a total capacity of 795,196 acre feet of water, making it a sought-after recreational area for all water sport activities. Stocked with fish by the Wyoming Game & Fish Commission, Glendo Reservoir offers superb fishing possibilities, providing species of walleye, trout, yellow perch, and channel catfish. With seven campgrounds, six boat ramps, and a marina surrounding Glendo Reservoir, one can take full advantage of all that Glendo Reservoir and the area has to offer. For more information about Glendo State Park, please visit <http://wyoparks.state.wy.us/Parks/Glendo>.

A wildlife enthusiast will find an endless variety of opportunities. The property is well-known for its trophy mule deer, whitetail deer, and antelope. In addition, sharp-tailed grouse, bobcats, fox, and coyotes frequent the property.

COMMUNITY AMENITIES

Glendo is a classic small town in rural America with a population of approximately 250. Scenic, remote, and peaceful, Glendo has all the desirable amenities of a traditional rural Wyoming town including restaurants, retail stores, a motel, and a kindergarten through 12th grade school system. Several towns and cities in a four-state area are in close proximity to and are easily accessible from the property:

Wheatland, Wyoming	36 miles south	Cheyenne, Wyoming	105 miles south
Casper, Wyoming	80 miles northwest	Denver, Colorado	205 miles south
Scottsbluff, Nebraska	102 miles southeast	Rapid City, South Dakota	210 miles northwest

On its website, www.plattechamber.com, the Platte County Chamber of Commerce says the following about Glendo, Wyoming:

Glendo, on the site of the old Horseshoe Stage Station, is a favorite spot for outdoor recreation in Platte County. The beautiful Glendo State Park, with Glendo reservoir and marina, is especially attractive to those enjoying water sports. An annual regatta and a fishing tournament draw many entrants and have become major events. Water skiing, windsurfing, sailing and non-competitive fishing are seasonal pleasures open to all who would be inclined to such satisfaction.

West of Glendo rises Laramie Peak, a Wyoming landmark. The surrounding area is a well-kept secret – rich in archaeological finds from Indian relics to fossils, as well as to more modern chronicles. This popular seasonal resort is home to thousands of visitors in the summer and is growing to accommodate the needs of tourist and citizens alike.

Although Glendo proper is a small town, it has not been isolated from life, and many have found it a sanctuary. A true western spirit, favored with simple hospitality, survives and the unpleasant conflicts caused by overcrowding and commercialization have been avoided.



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 522,830, 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



REAL ESTATE TAXES

The estimated real estate taxes for 2008 are approximately \$2,165.86

UTILITIES

Water	Community Water Well, \$396 per year
Sewer	Private Septic System
Electricity	REA – Wheatland, 12-mo. Average: \$50.00
Heat	Heat - Private propane tank supplied by Wheatland Co-op

ZONING

The property is zoned as residential.



OFFERING PRICE

The offering price for 25 Cedar Street has been reduced to \$369,900, all cash.

The sellers shall require an all cash sale and reserve the right to effectuate a tax deferred exchange for all or part of the sale price, pursuant to Section 1031 of the Internal Revenue Code and 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 five percent (5%) of the purchase price; 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 listing broker'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

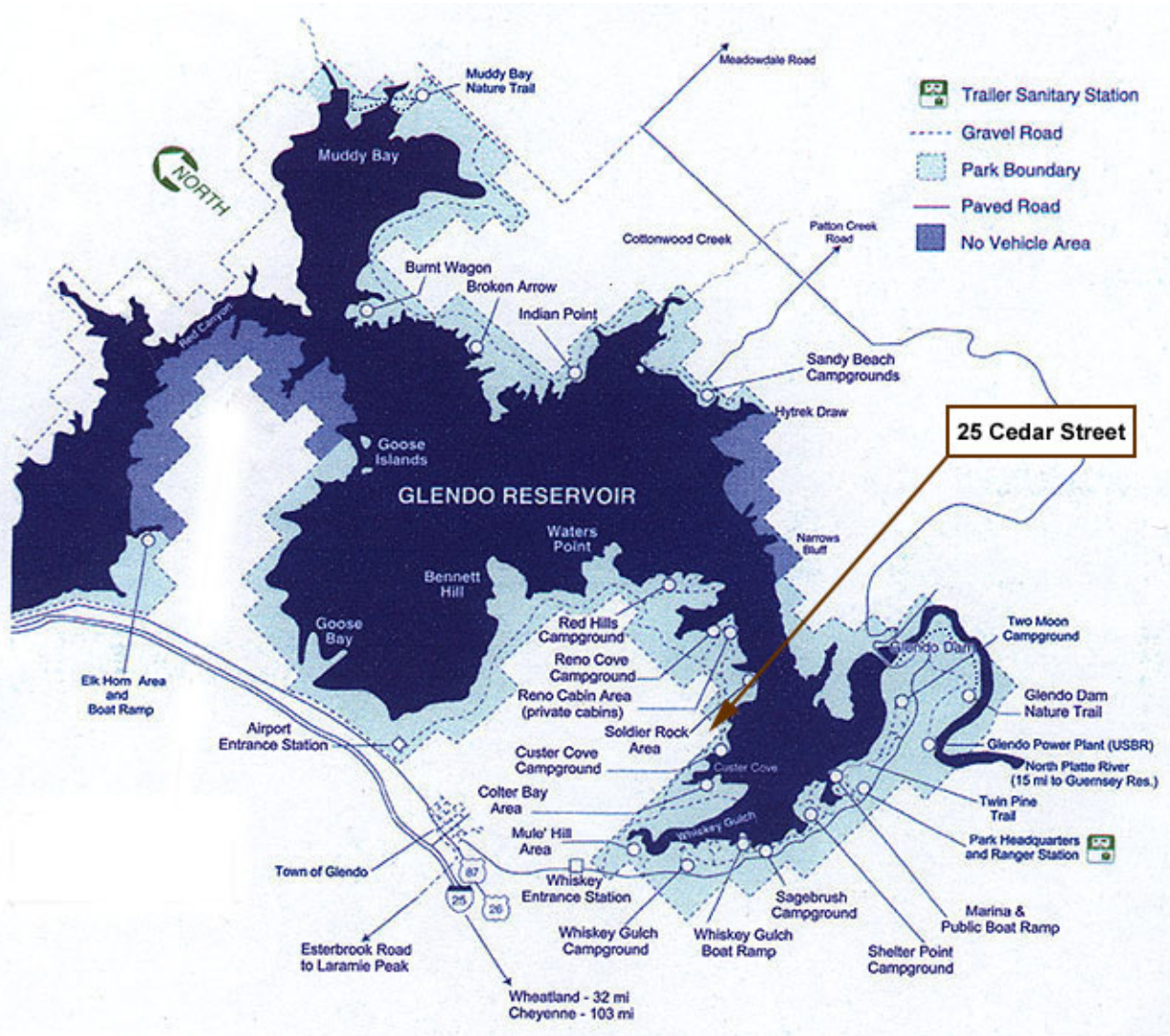
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

WYOMING LOCATION MAP



GLENDO STATE PARK MAP



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.**

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

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch & Recreational Properties.

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Hulett, WY Office

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Mark McNamee, Associate Broker / Auctioneer

Mobile: (307) 760-9510 mcnamee@clarklandbrokers.com

Licensed in WY, NE, SD & CO

Billings, MT Office

6806 Alexander Road Billings, MT 59105 Office: (406) 697-3961 Fax: (406) 252-0044

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Licensed in WY, MT, SD, & ND

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NOTES

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 _____