



C LARK
& **A**SSOCIATES
Land Brokers, LLC

SPECIALIZING IN RESIDENTIAL
& COMMERCIAL PROPERTIES
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PO Box 47 Lusk, WY 82225
www.clarklandbrokers.com
Licensed in Wyoming

Residential Properties



321 BARRETT BOULEVARD – Lusk, Wyoming: This 1,560 square foot home offers one-level living with a large unfinished basement providing the much needed storage we all desire. The home has an open and spacious family room with a new pellet stove as the focal point of the large room. There are three bedrooms and 1-1/2 recently remodeled bathrooms. The kitchen permits plenty of working space and cabinetry with convenient access to the adjoining laundry/utility room. A detached 30'x30' Morton garage, built in 1995, is situated just to the rear of the property. The garage is fully heated and insulated as well as having a concrete floor and automatic garage door openers. **Price: \$99,700**



401 SOUTH PINE STREET – Lusk, Niobrara County, Wyoming: This two bedroom, one bath home is located on a 7,500 square foot corner lot within one block of downtown businesses. Built in 1910, this home features 832 square feet on the main level consisting of a small living room, two bedrooms, one bath, kitchen, laundry room and enclosed front porch. The unfinished basement can be used for storage. New electrical wiring and a new water heater have been installed and will give the new owner a head start when updating the property. WCDA Home Again financing is available on this property. (Buyer must meet all standard WCDA first time homebuyer program requirements.) **Price: \$30,000**
Seller Agent Bonus of \$1,000.00 payable upon successful closing on or before May 1, 2012.



317 BARRETT BOULEVARD – Lusk, Wyoming: Cute two bedroom home located on an 8,400 square foot lot with a single-car garage and small storage shed. Built in 1946, this home features 775 square feet on the main level consisting of a small living room, two bedrooms, one bath and a kitchen. The full, partially-finished basement has an additional 3/4 bath, laundry area, family room, possible bedroom, and a storage room. The main level windows have recently been replaced. WCDA Home Again financing is available on this property. (Buyer must meet all standard WCDA first time homebuyer program requirements.) **Price: \$50,000**



840 FIRST STREET – Manville, Niobrara County, Wyoming: This well-maintained property sits on the east edge of the small town of Manville, Wyoming, and consists of over 37,000 square feet of manicured lawn, fruit, spruce, cedar and cottonwood trees. The main level of the 1918 stucco home is made up of three bedrooms, one bath, country kitchen with appliances and pantry, living room with original built-in china cabinet and pellet stove, formal dining room, and a mud room/laundry room. New front and rear decks add to the exterior appeal of this home. The basement has 828 square feet of potential! There is also a one-car garage, tool shed and propane tank that all make this property worth seeing. **Price: \$87,000**



250 THIRD STREET – Manville, Wyoming: Completely remodeled in 2011!! Very nice, two bedroom, one bath home located in Manville, Wyoming. NEW windows, doors, drywall, insulation, electrical, plumbing, carpet, interior paint, ceramic tile, kitchen cabinets, bathroom fixtures, vent-less propane heaters and on-demand water heater and MORE!!! Also included on the 7,260 sq. ft. corner lot is a detached single car garage. Don't miss out on this updated, ready-to-move-in property!!! **Price: \$56,000**

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212 EAST 8TH STREET – Lusk, Wyoming: This first class, custom home was built in 2005 and includes over 3,000 square feet of living space. The main level features a spacious living room with French doors that lead to the red-wood deck at the rear of the home; master bed and bath with Jacuzzi tub, separate shower, double sink vanity and tile floor; as well as two additional bedrooms and a guest bath. Adjacent to the living room you will find the dining room and kitchen with generous working area and oak cabinets. Directly off the kitchen is the pantry/laundry room with direct access to the double-car garage. Through the pantry, you will find a private home office with plenty of work space. The recently finished basement includes a large family room, two additional bedrooms, one full bath, storage room, utility room with laundry hookups, and plenty of closet space to fit just about any need. This property is one of only a few new construction homes on the market today! **Price Reduced to \$240,000**



618 BARRETT BOULEVARD – Lusk, Wyoming: This single-level home was totally remodeled in 2005. Charming 1,344 sq. ft. home with an oversized two-car detached, insulated and heated garage. Quiet neighborhood and ideally located, this home offers many outstanding features: three bedrooms, 1-½ baths, central heat and air conditioning, steel siding, and ceramic flooring in kitchen, bathrooms and laundry area. New furnace, garage roof and lean-to in 2010! Move in ready! **Price: \$125,000**



429 HOLLY STREET – Lusk, Wyoming: This home is located one block from the local grade school on an 8,800 sq. ft. corner lot. The main level measures 678 sq. ft. with one bedroom, one bath, living room and kitchen/dining area with a small pantry. The 570 sq. ft. basement provides a laundry room and LOTS of storage room. Electrical wiring has been updated to laundry room with 220 volt service as well as plumbing to the laundry and bathroom. **Price Reduced to \$40,000**



505 DIAMOND STREET – Lusk, Wyoming: Nice home close to the high school with 1,124 sq. ft. of living space on the main level which includes two bedrooms, two full bathrooms, kitchen/dining area and living room with hardwood floors and pellet stove. The loft/attic and recently remodeled 480 sq. ft. basement offer additional storage and bedrooms. The property features also include an attached, two-car garage, large corner lot, main level laundry, and large concrete patio off the back of the home. **Price: \$90,000**



502 SOUTH MAIN STREET – Lusk, Wyoming: This beautiful three bedroom, three and a half bath home is located on a large corner lot across from the Niobrara County Library and within walking distance to both the elementary/junior high school and the high school. Updates enhance the home without compromising its character and charm. It features a deep oak fireplace mantel and original hardwood floors. The main level includes a foyer, comfortable living room with fireplace, kitchen, formal dining room, master bedroom and bath, laundry with half bath as well as an entrance to the over-sized one car garage. The second floor hosts two additional bedrooms, each with their own bath, and a large storage closet. The basement has a small storage room where the central air/heating unit and on-demand water heater are located. Added bonuses to this property include off-street parking, covered front porch, and commercial/residential zoning. **Price: \$165,000**



48 PEACOCK LANE – Douglas, Converse County, Wyoming: This 35.38± deeded acre property is just minutes from town. The 1998 Highlander home has an open floor plan with three bedrooms, two bathrooms, double-sided propane fireplace, and includes the kitchen appliances, washer, and dryer. The master bath has a whirlpool tub and shower, while the main bathroom is handicap-accessible. The 2,100 sq. ft. home has central air and heat and a concrete foundation. The oversized, two-car garage has a wheelchair ramp and is heated. The property is on city water and has a private septic system. There is an underground sprinkler system for the landscaped yard. The home is on a concrete foundation and the owner has secured a financing source. Also included is a three-stall horse barn with tack room and the property is fenced. **Price: \$290,000**

Contact Scott Leach at (307) 331-9095 for more details

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Commercial Properties



609 SOUTH MAIN STREET – Lusk, Wyoming: The perfect commercial building for your business is located on Main Street in Lusk, Wyoming! Two lots measuring 9,500 square feet provide ample parking space for clientele as well as great access and visibility in a high traffic area. Built in 1997, this 1,200 square foot building was remodeled in 2009 by the addition of a reception area, two private offices, and a conference room in the rear of the building. Don't miss the opportunity to own your own business! **Price: \$90,000**



LUSK CAR CARE – Lusk, Wyoming: Here's your chance to own your OWN BUSINESS!! The only car wash in Lusk is located along Main Street just south of the intersection of US Highway 20 and 85. The well-maintained metal building was constructed in 2004. There are two extra large bays; one is 16 feet high and 24 feet wide accommodating buses, RV's, or semi-trucks. The second car bay is 14 feet high and 20 feet wide. Heated floors are ideal for year-round usage. High end pump stand equipment, boiler, and commercial strength vacuum along with two coin changers make this a turn-key business. **Price: \$137,500**



D&C FEEDS – Douglas, Converse County, Wyoming: This is a prime business location located on the west side of the growing city of Douglas, Wyoming. With high visibility along South Riverbend Drive and I-25, the property consists of 2.51+/-acres and includes a 40'x80' steel building on a 48" elevated concrete foundation. The building has a 800 sq. ft. heated office with two bathrooms, asphalt-paved parking lot, 8' high chain link security fence, city water and sewer, propane heat with electricity provided by Rocky Mountain Power. D&C Feeds is accessed by taking exit 140 off I-25; turn right on to South Riverbend Drive; travel south approximately .3 miles, and D&C Feeds is on the right-hand

side of the street. **Price: \$449,000**

Contact Scott Leach (307) 331-9095 or Cory Clark at (307) 334-2025 for more details



TWIN BRIDGES ACREAGE – Douglas, Converse County, Wyoming: Located one mile north on the State Highway 59 Bypass are 72± acres of vacant land. This property has beautiful views of the city of Douglas and Laramie Peak as well as being a prime location for a commercial or industrial business. **Price: \$575,000**
Contact Scott Leach at 307-331-9095 for more details



184 STATE HIGHWAY 59 – Douglas, Converse County, Wyoming: Five acres of prime industrial or commercial land with power, a well, and septic system. There are two shops on the property - a 1,200 sq. ft. steel building built in 2001 and a 1,500 sq. ft. pole barn built in 1996. Located one mile north of Douglas on Highway 59, this property has easy access and great visibility from the highway. **Price: \$355,000**
Contact Scott Leach at (307) 331-9095 for more details



212 SOUTH MAIN STREET – Lusk, Wyoming: Huge, two-story commercial building located on Main Street in Lusk, Wyoming! The main level has 2,500 square feet of retail space and was most recently used as a floral and gift shop. A separate outside entrance leads to the 2,500 square foot upper level that holds endless possibilities, while the basement allows for additional storage. Don't miss the opportunity to own a great building for your business! **Price: \$75,000**



ORIN JUNCTION TRUCK STOP – Converse County, Wyoming: This flourishing business is located along US Highway 20 and Interstate 25, which is the north-south corridor through Wyoming. A well-maintained 4,160 sq. ft. metal building built in 1998 has a convenience store with 10-door cooler, newly-remodeled restaurant with seating for up to 20 patrons, laundry area, showers, and sitting room. Over three acres of parking with covered fuel pumps, all of which have recently been updated with a fully-accredited credit card system. **MOTIVATED SELLERS!! Price: \$450,000**



MASONVILLE STONE QUARRY – Masonville, Larimer County, Colorado: Nestled in a picturesque valley west of Fort Collins, Colorado, the Masonville Stone Quarry is located approximately two miles south of Masonville, Colorado, which is approximately 14 miles west of Fort Collins. This profitable enterprise consists of 28 deeded acres with 9.4 acres permitted for surface mining of sandstone (silica, stone, quartzite). The permit number is M1986007. Historically, the owner employs three people during the winter months and several people during the summer. The entire north end of the property has been reclaimed. Solid history for excellent return on investment.

Owner-financing may be available.

Owner may be willing to sell 50% ownership in quarry. Price: \$2,500,000

Contact Cory Clark at (307) 334-2025 for more details

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Acres



ANDREEN ACREAGE – Douglas, Converse County, Wyoming: This 26± acre property offers sweeping mountain views and is located approximately 1.8 miles south of Douglas, Wyoming on 162 Irvine Road. Don't miss this opportunity to own a piece of country living along the North Platte River. There are many beautiful building sites to choose from with room for horses. This property is part of the Riverview Subdivision which has favorable covenants and can be subdivided. There are two wells and power located on the property. The irrigation water rights have historically been used to irrigate a portion of the property to produce hay. Although this property is not river front-

age, the western boundary is within 150 feet of the river's edge. **Price: \$350,000**

Contact Scott Leach at (307) 331-9095 for more details



SANTANKA HEIGHTS ACREAGE – Laramie, Albany County, Wyoming: This beautiful property is located on the east side of Laramie right off of Grand Avenue. This would make a premier building site for either a home or, by changing its zoning classification, a commercial building as it is directly across Grand Avenue from the new Wal-Mart. It would also be an excellent site for a restaurant as it close to all the new commercial construction being completed on the east side of Laramie. The property consists of approximately 13 acres with amazing views of the mountains and town of Laramie.

Price: \$100,000

Contact Tommy Hirsig at (307) 630-0357 for more details



2950 HARRIS RANCH ROAD – Jay Em, Goshen County, Wyoming:

This property is situated on 39.58± deeded acres with views of the Rawhide Buttes to the west and JM Creek to the south. The 2010 Champion modular home has an open floor plan with three bedrooms, two bathrooms, wood-burning fireplace as well as kitchen appliances, washer, dryer, and living room and bedroom furniture. Also included are a new 27' x 36' shop and a large barn with bunkhouse in the upper level. The bunkhouse has full utilities and is fully furnished. This is an ideal hunting retreat with public land within a

quarter mile of the property. **Price: \$162,000**

Contact Tandy Dockery at (307) 334-2025 for more details



SOUTH GOLF COURSE ESTATES LOTS 1-4 – Douglas, Converse County, Wyoming: Four beautiful home sites which are adjacent to the Douglas Community Club and offer mountain views of the Laramie Range to the south and west. Each lot has its own well and power and are zoned residential with no covenants. The lots are easily accessible and located on Wulff Road. The Douglas Golf Club, which features an 18-hole golf course, pro shop, clubhouse, and full-service restaurant, is within easy walking distance of each lot. **Contact Scott Leach at (307) 331-9095 for more details**

Lot 1: 23.72 acres @ \$230,000

Lot 4: 4 acres @ \$80,000

Lot 2: 4 acres @ \$80,000

Lot 3: 4 acres @ \$80,000



230 SOUTH 6TH ROAD – Morrill, Sioux County, Nebraska: Located approximately eight miles northwest of Morrill, Nebraska in southern Sioux County are 80+/- deeded acres. Excellent year-round access is available via well-maintained county roads. Improvements on the property include home, barn, garage and storage shed.

Price: \$95,000

Contact Cory Clark at (307) 334-2025 for more details

OVER 26 YEARS OF COMBINED EXPERIENCE IN SELLING FARM, RANCH & RECREATIONAL PROPERTIES

Clark & Associates Land Brokers have over 30 years of combined experience
in selling farm, ranch, and recreational properties.

By establishing an aggressive national, regional, and local advertising program along with using the latest technology and the internet coupled with an expansive referral network, Clark & Associates Land Brokers are able to bring buyers and sellers together. From our website at www.clarklandbrokers.com, which is managed by Mountain West Group in Sheridan, Wyoming, to several nationwide web listing services, our listings are made available to millions of people throughout the United States and the world. It is our goal to customize our advertising so that each and every listing reaches the maximum number of potential buyers. The following is a list of the publications and websites we have utilized:

<p>Farm & Ranch West</p> <p>Fence Post</p> <p>Western Livestock Journal Properties Magazine</p> <p>Denver Post</p> <p>Rocky Mountain News</p> <p>Broker Magazine</p> <p>Wyoming Land Magazine</p> <p>Montana Land Magazine</p> <p>Homes & Land of the Black Hills</p> <p>Homes & Land of Central/Southeastern Wyoming</p> <p>Homes & Land of Steamboat Springs</p> <p>The Real Estate Book</p> <p>High Plains Journal</p> <p>Ranch Properties</p> <p>Preview Shopper's Guide</p> <p>Rodeo News</p> <p>Tri-State Livestock News</p> <p>Western Livestock Reporter/Agri-News</p> <p>Steamboat Pilot</p>	<p>Yampa Valley Real Estate Guide</p> <p>Lusk Herald</p> <p>Wyoming Agriculture</p> <p>Record Stockman</p> <p>Rapid City Home Journal</p> <p>Quarter Horse News</p> <p>Rocky Mountain Properties</p> <p>House Hunter</p> <p>Wyoming Livestock Roundup</p> <p>Dakota Country</p> <p>Aberdeen News</p> <p>Farm Forum</p> <p>Homes & More</p> <p>Ranch & Resort Quarterly</p> <p>Calgary Sun</p> <p>Bismarck Tribune/Hot Properties</p> <p>Ranch World Ads</p> <p>The Wrangler</p> <p>Douglas Budget</p> <p>Montana Sporting Journal</p>	<p>East River Homes & Land</p> <p>OEI Properties Magazine</p> <p>Montana Farms & Ranches</p> <p>Western Ag Network</p> <p>Trader's Dispatch</p> <p style="text-align: center;"><u>WEBSITES</u></p> <p>www.clarklandbrokers.com</p> <p>www.landsofamerica.com</p> <p>www.landbrokermls.com</p> <p>www.landwatch.com</p> <p>www.homesandland.com</p> <p>www.farmandranch.com</p> <p>www.oeiproperties.com</p> <p>www.landandranchsales.com</p> <p>www.landflip.com</p> <p>www.ranchlinenetwork.com</p> <p style="text-align: center;"><u>RADIO STATIONS</u></p> <p>Creative Broadcast Services, Inc.</p> <p>KGOS/KERM</p> <p>KNEB</p>
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... Our firm employs five full-time ranch brokers. Clark & Associates Land Brokers has a proven track record of selling over 90% of the properties we list. Our goal is to sell your property for the highest possible price, with the highest quality service, in the least amount of time. We work for you as your full-time professional real estate agent in acquisition and/or disposition.

... For each of our listings, we provide and distribute complete and accurate informational brochures including maps, color photographs, water right information, and comprehensive due diligence information such as: water rights and information, forage production, mineral rights, livestock carrying capacity, leases, cash flow, social, cultural and recreational amenities of the ranch and area along with analyzing tax returns, profit and loss statements, balance sheets and tax depreciation.

... We have an excellent working knowledge about tax implications, including IRC 1031 tax-deferred exchanges and conservation easements for both the buyer and the seller. We attend regular training seminars on taxation, financing, sales, listing and marketing properties, appraisals, trusts, advertising, ethics, easements, etc.

... We are active members in the following associations and organizations:

National Association of Realtors
Montana Association of Realtors
Realtors Land Institute

Wyoming Association of Realtors
Douglas Board of Realtors
Colorado Multi-Listing Service



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