

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch & Recreational Properties.

Proudly Presents

FIKE FARM

Pavillion, Fremont County, Wyoming



Great access, irrigation rights, and a wonderful set of improvements.

LOCATION & ACCESS

The Fike Farm is located less than one mile from Pavillion in Fremont County, Wyoming. The Fike Farm has exceptional year-round access via the West Pavillion Road. Several towns and cities in a three-state area are in close proximity to and are easily accessible from the farm:

Pavillion, Wyoming (pop. 172)	0.7 miles east
Riverton, Wyoming (pop. 9,310)	26 miles southeast
Shoshoni, Wyoming (pop. 678)	48 miles east
Lander, Wyoming (pop. 6,867)	51 miles south
Dubois, Wyoming (pop. 1,033)	63 miles northwest
Thermopolis, Wyoming (pop. 3,200)	80 miles northeast
Casper, Wyoming (pop. 49,644)	146 miles east
Jackson, Wyoming (pop. 8,647)	148 miles west
Cody, Wyoming (pop. 8,835)	164 miles north
Yellowstone National Park	186 miles northwest
Billings, Montana, (pop. 89,847)	274 miles north
Cheyenne, Wyoming (pop. 53,011)	323 miles southeast
Salt Lake City (Metro Area), Utah (pop. 1,099,937)	348 miles southwest
Denver (Metro Area), Colorado (pop. 2,998,878)	420 miles southeast

COMMUNITY AMENITIES

In 2004, the population of Fremont County was estimated to be 36,310. Of the 25 municipalities within Fremont County, Riverton and Lander are the largest. The town of Pavillion, with a population of approximately 172 people, is the closest town to the Fike Farm. School age children, kindergarten through 12th grade, who reside at the Fike Farm, would attend the public schools at the Wind River School in Pavillion.

The city of Riverton offers many amenities including the Riverton Memorial Hospital, a municipal airport, museum, parks, and a country club. The public school system includes four elementary schools, a middle school, and a high school, as well as private Catholic and Lutheran schools. Riverton is also home to Central Wyoming Community College.

There are several activities to see and participate in Fremont County year-round including:

- Riverton in February: the Wild West Winter Carnival.
- Lander in March: the Winter State Fair.
- From spring to fall: Native American Pow-Wows.
- 1838 Rendezvous Site held the end of June.
- Rendezvous Celebration held throughout July which includes the Hot Air Balloon races, Antique Car and Bike Show, Day in the Park, demolition derbies, rodeos, dances, and fireworks.
- Fremont County Fair and Rodeo held the end of July and first of August.
- September: the Cowboy Poetry Gathering.

To learn more of what is available to see and do in and around Fremont County, visit www.windrivercounty.com.

AIRPORT INFORMATION

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

Riverton, Wyoming: The Riverton Regional Airport is located three miles northwest of Riverton. Commercial flights are provided by Great Lakes Airlines and shares codes with United Airlines and Frontier Airlines. The airport also offers rental car service and other amenities for travelers. Additional information is available at www.flyriverton.com.

Casper, Wyoming: United Express, SkyWest and Mountain Air Express provide daily air service with connections to Denver, Colorado; Salt Lake City, Utah; and Colorado Springs, Colorado from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit www.iflycasper.com. Complete aeronautical information can be found at www.airnav.com/airport/CPR.

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 web site for Denver International Airport at www.flydenver.com.



SIZE

According to the Fremont County Assessor the Fike Farm consists of 104± total deeded acres. Of these acres there are approximately 63.8 irrigated acres, 30 dry pasture acres and 5.7 acres that make up the home and improvement site.

FARM OPERATION

There are 63.8 irrigated acres on the Fike Farm all of which were planted to alfalfa hay in 2006. Historically, the farm produces 4.5 to 5 tons of high quality, alfalfa hay per acre in three cuttings per year. The farm land is currently leased to a neighbor on a year-to-year lease.



DESCRIPTION OF THE LAND, ELEVATION & CLIMATE

The irrigated land on the Fike Farm is mostly flat with a gentle slope which makes irrigation very efficient and effective. The approximate elevation of the property is 5,500 feet above sea level. The Wind River Mountain Range provides a majestic backdrop west of the property. According to the Riverton Chamber of Commerce, Riverton has the mildest year-round weather in the State of Wyoming with the following averages:

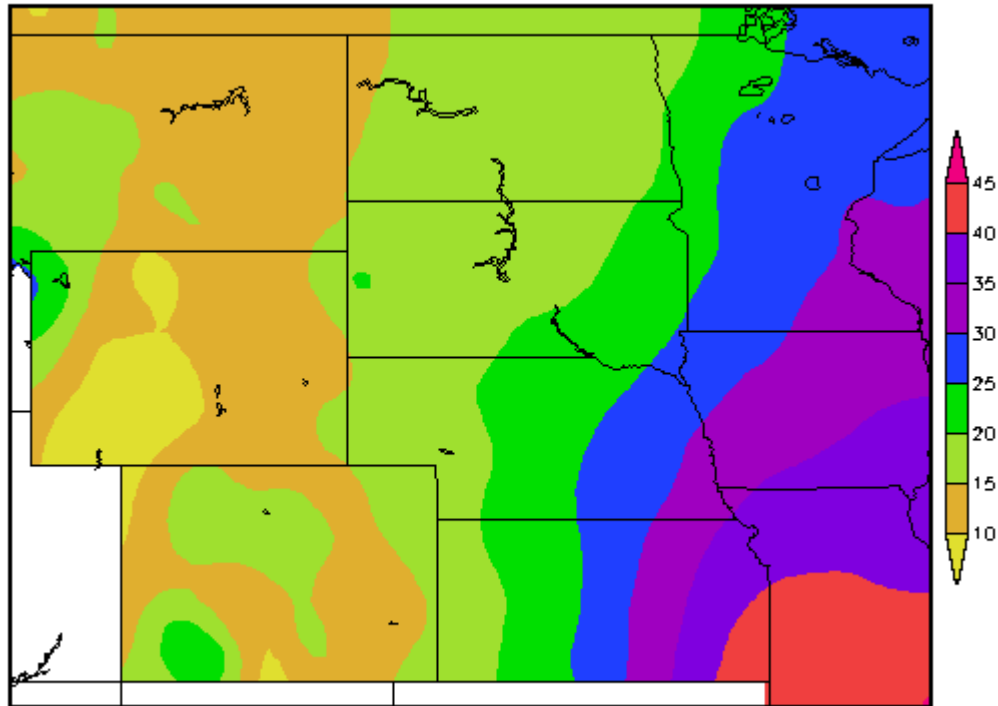
- Average annual temperature 44.4° F
- January average temperature 30.1° F high and 17.6° F low
- July average temperature 89.2° F high and 52.1° F low
- Average annual precipitation 13.60 inches
- Average wind gusts 7 mph
- Average growing season 139 days per year
- Average days of sunshine 347 days per year
- Average annual humidity 30%

The following historical climate data summary is provided by the High Plains Regional Climate Center at the University of Nebraska:

RIVERTON, WYOMING
 Period of Record Monthly Climate Summary
 Period of Record: 8/ 1/1918 to 12/31/2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	29.4	37.1	48.1	59.0	69.3	79.6	88.8	86.6	75.3	61.5	42.5	31.4	59.1
Average Min. Temperature (F)	0.2	7.0	18.6	28.9	38.5	46.2	51.7	49.1	39.3	28.4	14.1	3.2	27.1
Average Total Precipitation (in.)	0.22	0.26	0.46	1.15	1.75	1.29	0.75	0.48	0.83	0.87	0.45	0.27	8.79
Average Total Snowfall (in.)	3.7	4.3	5.4	5.6	1.0	0.2	0.0	0.0	0.5	3.4	5.2	4.4	33.6
Average Snow Depth (in.)	1	1	1	0	0	0	0	0	0	0	0	1	0

Annual Precipitation (inches)



High Plains Climate Center

WATER RIGHTS

According to the Midvale Irrigation District, there are 68.3 acres of water rights associated with the Fike Farm. The entire farm is irrigated with 8, 10 and 12 inch gated pipe. The 2008 assessment for the 2009 water is \$1,476.42.

There are two stock/domestic wells located on the property. One well had a new pump installed in April 2009. That pump has a 5-year warranty. There will be a complete water search conducted on the property. The results of this search will be made available to prospective buyers.

MINERAL RIGHTS

There are no mineral rights appurtenant to this property.

SOILS

According to the USDA Natural Resources Conservation Service, the soils found on the Fike Farm consist primarily of Lostwells sandy clay loam.



IMPROVEMENTS

The Fike Farm offers immaculate and exceptional set of improvements. The custom-built, ranch-style home sits on a full garden level basement. The 1,840 square foot main floor consists of a large family room features a quadra-fire gas stove and knotty pine ceilings. The kitchen, laundry/sewing room, half bath and mud room all feature ceramic tile floors. The master suite includes an oversized walk-in closet, jetted tub, shower, and double sinks. In addition, the main floor has a large office. The fully-finished basement has three bedrooms, a full bathroom, and a large family room. The exceptional exterior finish of the house consists of natural wood, lap siding, and a moss-rocked foundation.

The large, exceptionally landscaped yard features large, mature trees along with an established lawn with an underground sprinkler system which uses water provided by the Midvale Irrigation District. In addition, there is a 38'x100' barn located on the property which features four box stalls, two of which have automatic waterers, and a finished tack room. A large set of metal corrals with automatic waterers and a single car metal car port round out this first class set of improvements.



Living Room



Kitchen

REAL ESTATE TAXES

The total real estate taxes for 2008 were \$2,781.43.

UTILITIES

Power – High Plains Electric
Gas – Propane
Sewer – Septic Tanks
Water – Private Wells
Phone – Qwest

RECREATIONAL RESOURCES

The Boysen Reservoir, located 42 miles east of the property, offers fishing, boating and waterskiing opportunities. Hunting opportunities include mule deer, whitetail deer, pheasants, geese, and doves. The property is located in Area 157 for deer, Area 127 for elk, and Area 97 for antelope. For more information on Wyoming Game and Fish hunting seasons and area regulations, visit their website at <http://gf.state.wy.us> or call (307) 777-4600.



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



OFFERING PRICE

The offering price for the Fike Farm has been reduced from \$625,000 to \$589,000.

The Seller shall require an all cash sale. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as they do not risk incurring any additional liability or expense.

CONDITIONS OF SALE

- I. All offers shall be:
 - a. in writing;
 - b. accompanied by an earnest money deposit check in the minimum amount of \$35,000.00 (Thirty Five Thousand Dollars); and
 - c. 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 Fremont County Titles 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.

NOTES

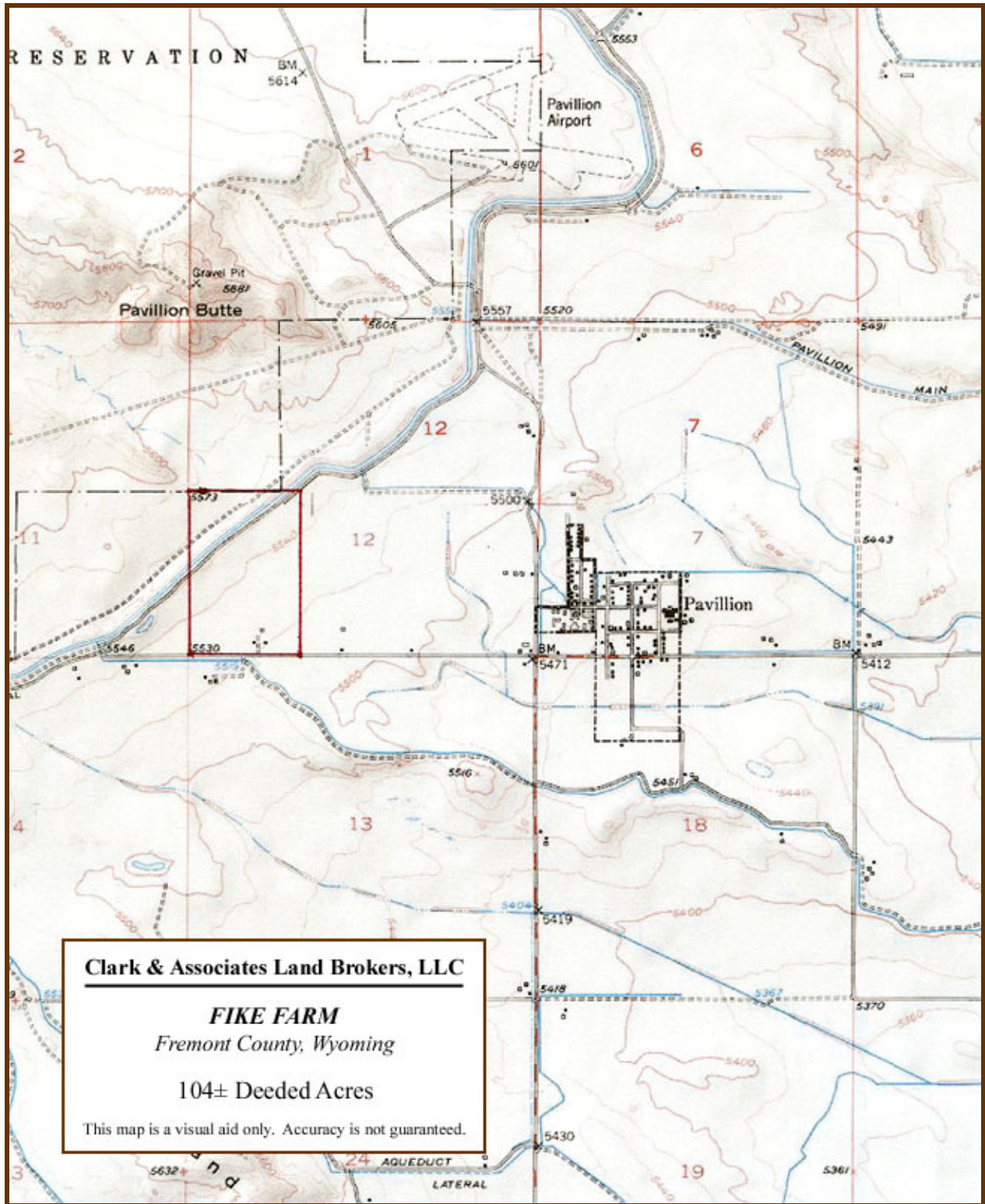
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed 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.**

WESTERN WYOMING LOCATION MAP



FIKE FARM LOCATION MAP



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

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch & Recreational Properties.

Lusk, WY Office

736 South Main Street • PO Box 47 Lusk, WY 82225 Office: (307) 334-2025 Fax: (307) 334-0901

Cory G. Clark, Broker

Mobile: (307) 351-9556 clark@clarklandbrokers.com

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

Hulett, WY Office

16 Strawberry Hill Road Hulett, WY 82720 Office: (307) 760-9510 Fax: (307) 334-0901

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

Denver Gilbert, Associate Broker

Mobile: (406) 697-3961 denver@clarklandbrokers.com

Licensed in WY, MT, SD, & ND

ASSOCIATE BROKERS & SALES ASSOCIATES

Tandy Dockery

Associate Broker

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Licensed in WY

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Associate Broker

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mdh2020@rap.midco.net

Licensed in WY & MT

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Associate Broker

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Licensed in MT & WY

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Sales Associate

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Licensed in WY

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Sales Associate

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Licensed in WY

Alfred Hansen

Sales Associate

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Licensed in ND

Casey R. Hunter

Sales Associate

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Licensed in WY & SD

Ryan Rochlitz

Sales Associate

Mobile: (307) 286-3307

ryan@clarklandbrokers.com

Licensed in WY

Kyle Berger

Sales Associate

Mobile: (307) 760-8018

kyle@clarklandbrokers.com

Licensed in WY

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 Seller'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 _____