

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch & Recreational Properties.

Proudly Presents

GREEN VALLEY RANCH

Platte County, Wyoming



A well irrigated, 269 acre ranch near Wheatland, Wyoming.

LOCATION & ACCESS

The Green Valley Ranch is located just off State Hwy 34 on Grange Road approximately ten miles southwest of Wheatland Wyoming. To access the property from Wheatland, one would travel approximately six miles south on Interstate 25 to the Laramie exit; turn west on Hwy 34 and travel approximately 3.5 miles to Grange Road; then turn north and travel approximately two-tenths of a mile to the southeast corner of the property. Many communities are easily accessible from the property as follows:

Wheatland, WY (pop. 3,548)	10 miles northeast
Torrington, WY (pop.5,522)	58 miles east
Laramie, WY (pop. 27,204)	66 miles southwest
Cheyenne, WY (pop. 53,011)	67 miles south
Casper, WY (pop, 49,644)	119 miles northwest
Denver, CO (pop. 598,707)	167 miles south



SIZE & DESCRIPTION

This well balanced, highly productive, irrigated ranch consists of 269± acres with an allotment of 266± acres of Wheatland Irrigation District water rights. There are 120 acres irrigated with a low pressure, seven tower Zimmatic electric center pivot. The balance of the ranch is either flood irrigated or sub-irrigated pasture. The entire ranch is fenced and cross-fenced for effective grazing rotation. In addition, there is a short stretch of live water off Rock Creek, a spring-fed pond, two catch ponds for irrigation, and two stock wells.

With tremendous views of the Cooney Hills and Squaw Mountain, paved road access, and power to the property, this would make a tremendous smaller ranch with many exceptional home sites for your dream home.

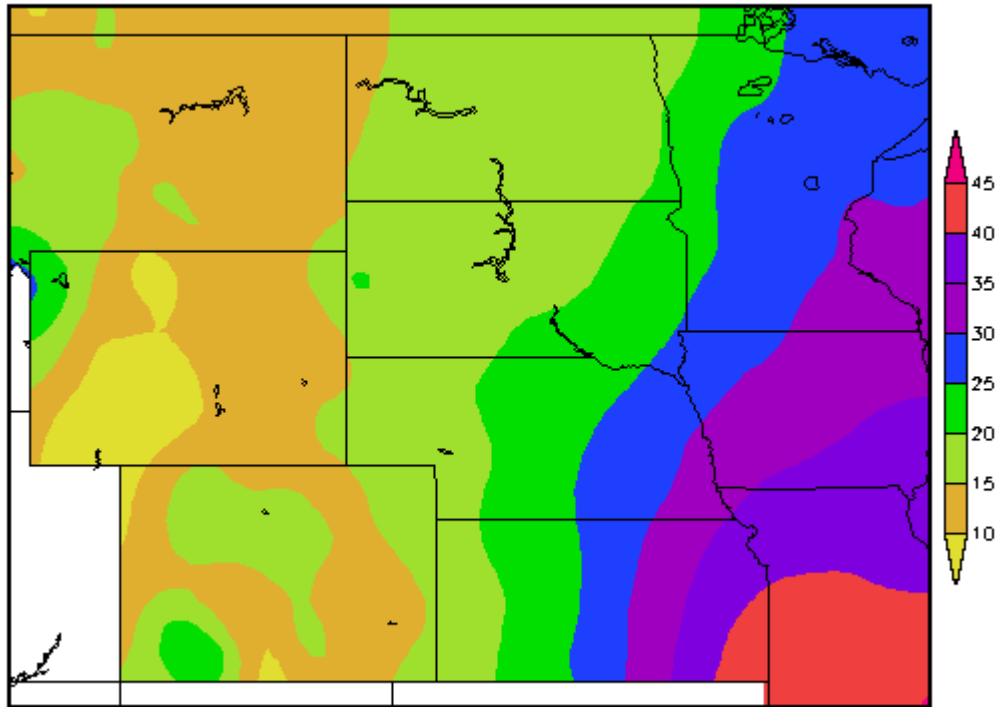
CLIMATE

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

WHEATLAND 4 N, WYOMING (489615)
 Period of Record Monthly Climate Summary
 Period of Record: 1/ 1/1893 to 3/31/2009

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	41.0	43.4	50.5	61.1	70.6	81.1	89.3	87.7	77.9	65.6	51.1	42.6	63.5
Average Min. Temperature (F)	17.2	18.7	23.7	32.0	41.3	49.8	56.0	53.9	44.4	34.4	25.4	19.2	34.7
Average Total Precipitation (in.)	0.32	0.37	0.74	1.60	2.42	2.03	1.49	1.05	1.22	0.92	0.45	0.43	13.06
Average Total Snowfall (in.)	5.7	6.3	8.0	7.0	1.1	0.0	0.0	0.0	0.8	2.6	5.1	6.2	42.9
Average Snow Depth (in.)	1	1	0	0	0	0	0	0	0	0	0	1	0

Annual Precipitation (inches)



High Plains Climate Center

IMPROVEMENTS

There is a small set of corrals located on the property that have a stock well located adjacent to them. There is also a 2,500± bushel grain bin on the property.



FARM OPERATIONS

The current owner represents that in 2009 he harvested 175 ton of hay off the corners and small flood-irrigated pastures. The owner plans to plant corn on the 120 pivot irrigated acres in 2010.

Average annual yields in the area according to the county extension agent are as follows.

- Alfalfa - 4.5 ton per irrigated acre in three cuttings.
- Corn Silage - 20± ton per acre.

In addition to the farming program, the current owner estimates that the property could run up to 80 head of cattle for a period of five months.

REAL ESTATE TAXES

The estimated taxes for 2010 will be approximately \$1,716.

WATER RIGHTS

The Seller represents that there are 266± acres of water rights provided by Wheatland Irrigation District at a cost of approximately \$1,200 per year. There will be a complete water right search provided by the Wyoming State Engineer's Office that will be made available to prospective buyers.

MINERAL RIGHTS

All mineral rights owned by Seller, if any, shall be included in the sale of the property.

SOILS

The soils found on the Green Valley Ranch include the following: Featherlegs-Curabith fine sandy loams, Featherlegs-Recluse loams, Forkwood fine sandy loams, Greenhope-Featherlegs complex, and Typic Calciaquolis-Whetson fine sandy loams.

UTILITIES

There is electricity on the property provided by Wheatland REA. Other utilities in the area are typically as follows:

Water	Private Wells
Propane	Local Providers
Sewer	Private Septic Systems
Communications	Qwest



RECREATIONAL RESOURCES

The Green Valley Ranch offers excellent recreational opportunities including mule deer, antelope, and occasionally elk hunting on the property as well as nearby lake and river fishing.

Approximately 30 miles north of Wheatland is the western edge of Glendo Reservoir which was designated a state park in 1958. 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 concession within a few minutes from the property, one can take advantage of all that Glendo Reservoir offers.

Additional recreational opportunities abound with fishing, water skiing, sailing, swimming, and other water sports available at Guernsey Reservoir and Grayrocks Reservoir, all of which are within a 45 minute drive of the Green Valley Ranch. Hunting, hiking, camping, and four-wheeling trips can be found in the Laramie Peak Mountains to the west.



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



COMMUNITY AMENITIES & AIRPORT INFORMATION

Wheatland, Wyoming is the county seat of Platte County and offers all the desirable amenities of a traditional, rural Wyoming town with its small-town friendliness and atmosphere. With a population of 3,548, Wheatland has medical facilities at the Platte County Memorial Hospital and Nursing Home, a good school system, farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, a 9-hole golf course, and an airport. For additional information regarding Wheatland as well as the surrounding area, visit www.wheatlandwy.com.

Phifer Airfield is located one mile east of Wheatland and has an asphalt runway. Runway 8/26 is 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm. Commercial airline service is available at Cheyenne, Wyoming; Casper, Wyoming; and Denver, Colorado. The following is information on each of these airports:

Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. From there they fly to many cities throughout the west and the airline also has code shares with United Airlines and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>.

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 <http://iflycasper.com>. Complete aeronautical information can be found at <http://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 website for Denver International Airport at <http://www.flydenver.com>.



OFFERING PRICE

The Green Valley Ranch is priced below recent appraisal at \$659,000.

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of 5% of the offering 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

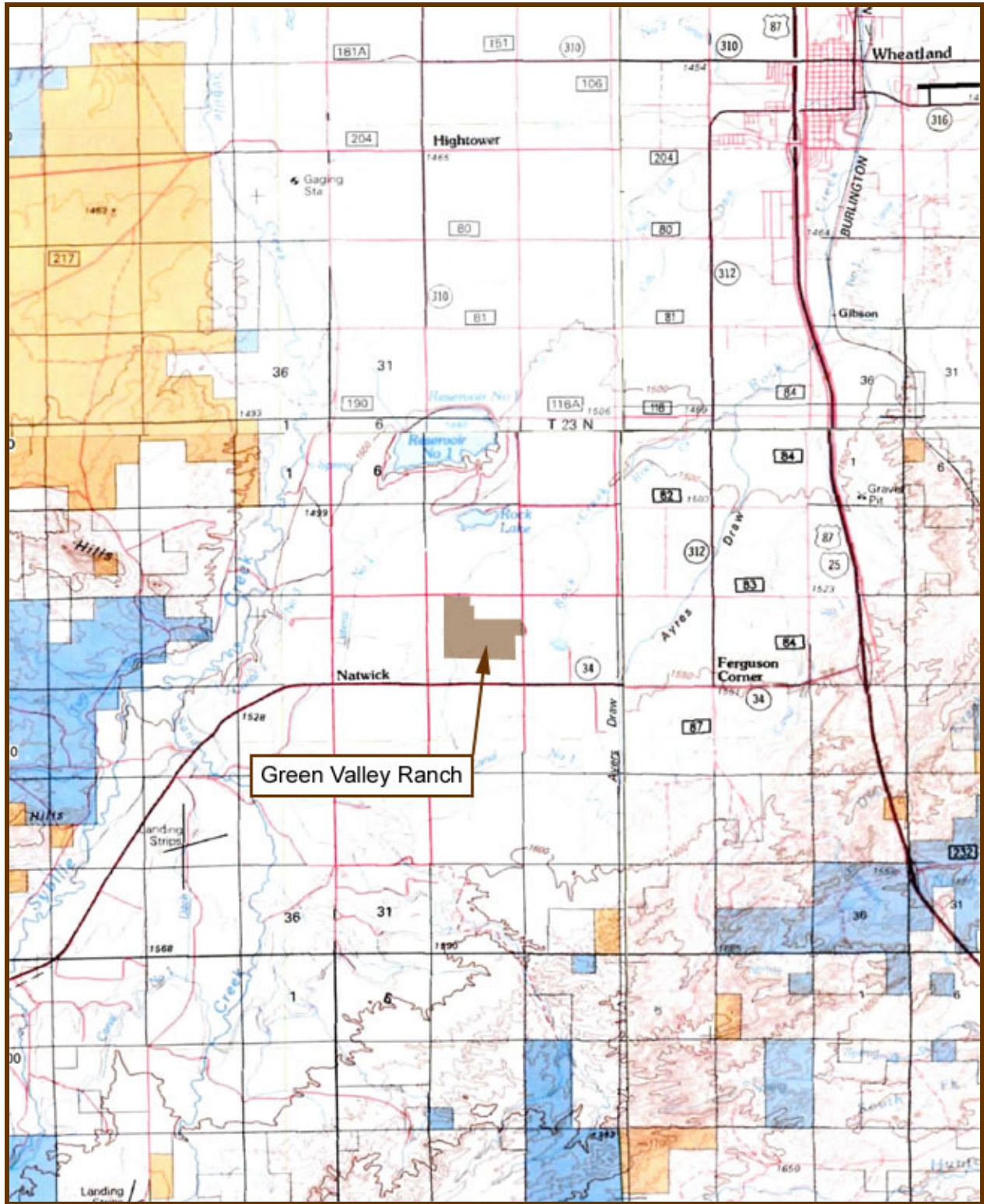
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

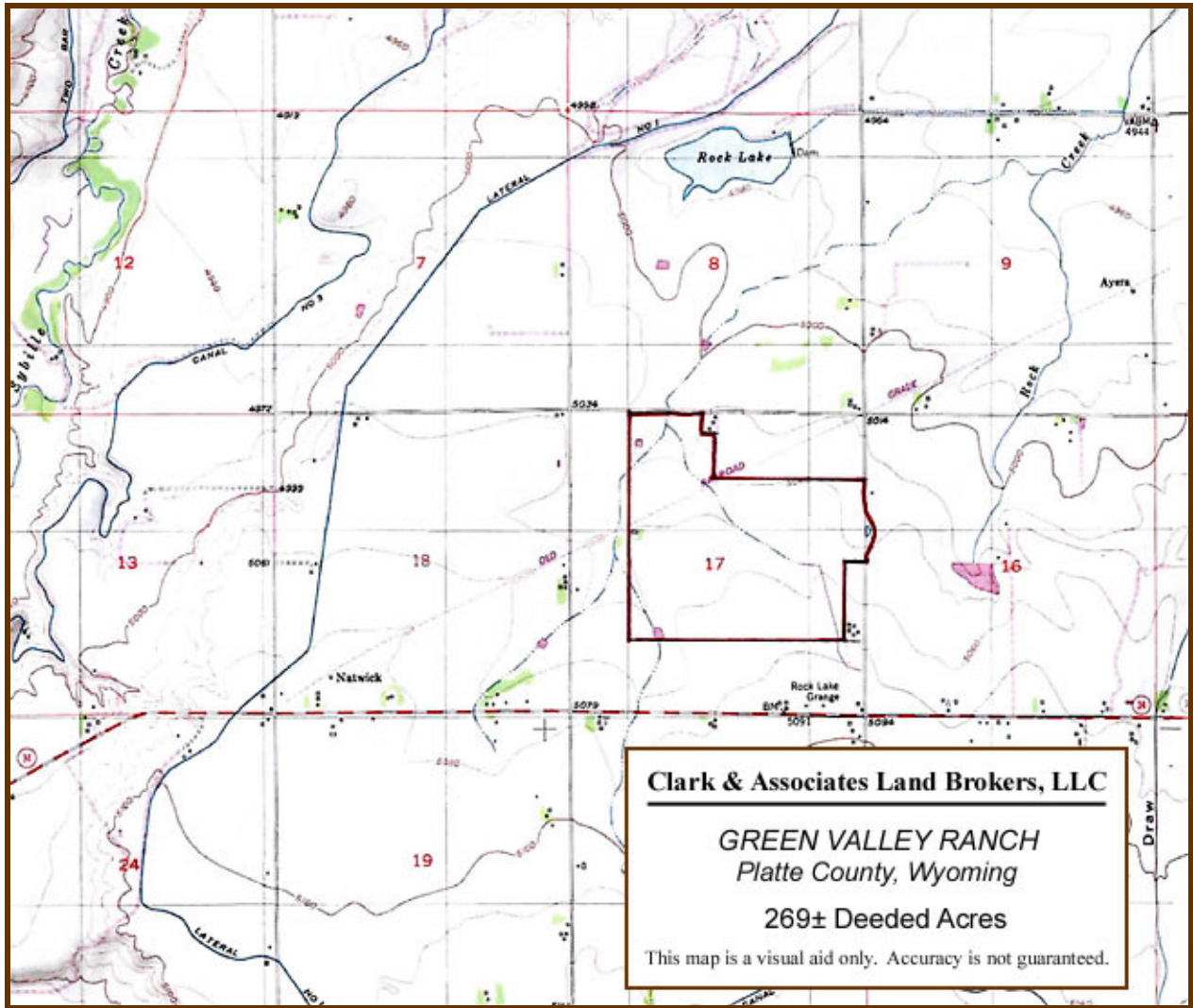
WYOMING LOCATION MAP



GREEN VALLEY RANCH LOCATION MAP

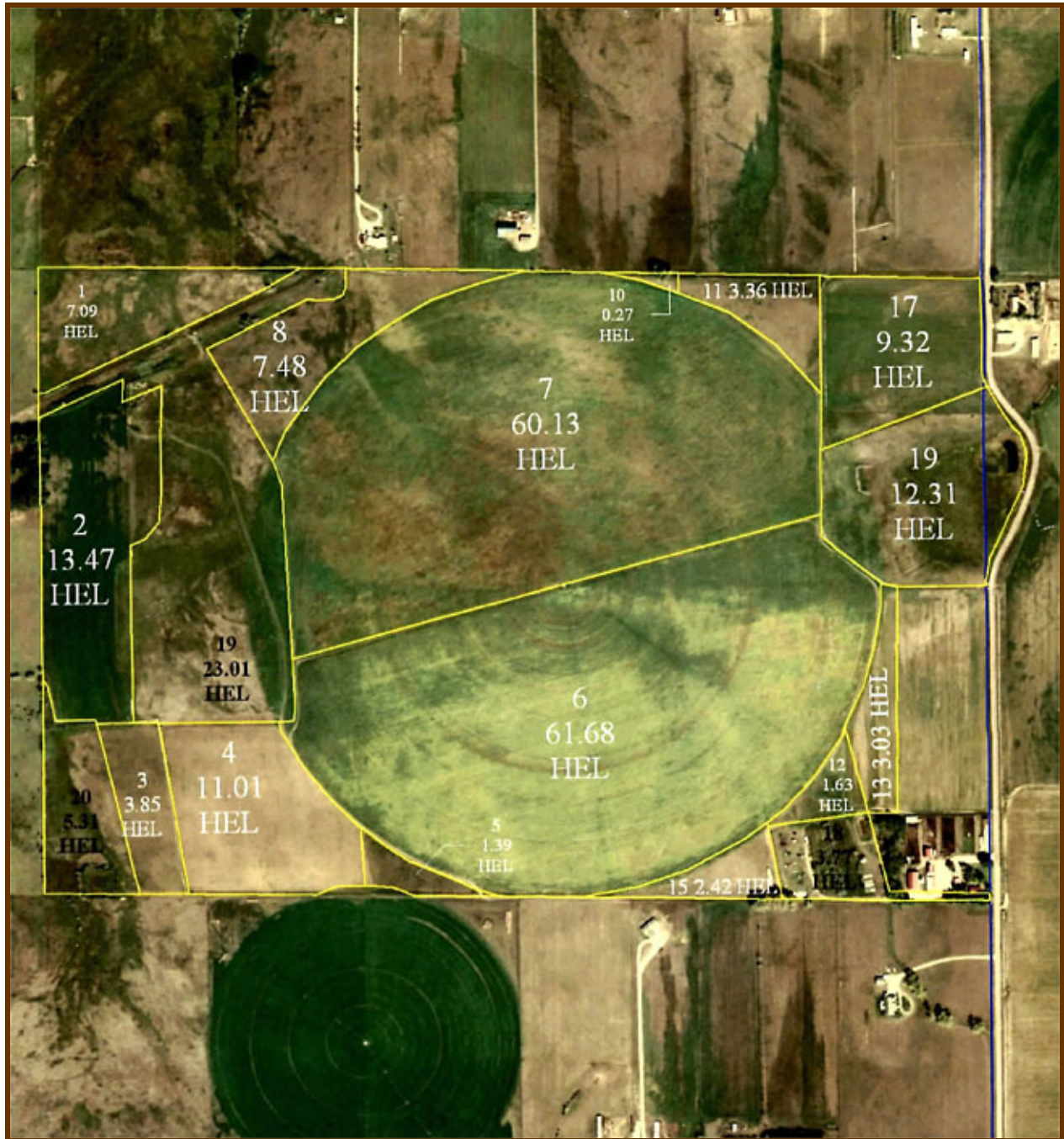


GREEN VALLEY RANCH TOPOGRAPHY MAP



NOTES

GREEN VALLEY RANCH FIELD & ACREAGE MAP



NOTES

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

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