

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

JRP CENTENNIAL PROPERTY

Centennial, Albany County, Wyoming



Located in Centennial, surrounded by mountains on three sides, with breathtaking views of the Snowy Range Mountains, this 93.67± deeded acre property offers several home sites and other development opportunities.

LOCATION & ACCESS

The JRP Centennial Property is easily accessed year-round via State Highway 130 which provides one-half mile of highway frontage. To reach the property, proceed west out of Centennial for approximately a quarter of a mile on Highway 130. The property is on the left side of the highway starting from the sign that reads *UW Rec Camp*; then continue along the highway for approximately one-half mile to the next approach on the left hand side of the road which is located just short of the forest boundary; turn left on to the *UW Rec Camp* road, traveling west a quarter of a mile continuing up the hill to the north on the old paved road to gain access to the south and west boundaries of the property.

Several towns and cities in close proximity to the property are:

Laramie, Wyoming (population 27,523)	28 miles east
Saratoga, Wyoming (population 1,777)	47 miles west
Cheyenne, Wyoming (population 56,915)	77 miles east
Fort Collins, Colorado (population 138,736)	94 miles southeast
Casper, Wyoming (population 53,542)	179 miles north
Denver, Colorado (population 598,707)	157 miles south



SIZE AND DESCRIPTION

The JRP Centennial Property consists of 93.67± deeded acres and is located in one of the most ideal areas in Wyoming. Right in the middle of the Centennial Valley, surrounded by mountains on three sides, with breathtaking views of the Snowy Range Mountains, is an opportunity to own an ideal

amount of acreage that is big enough to be away from the neighbors yet right on the outskirts Centennial, Wyoming. The JRP Centennial Property offers exceptional access to outdoor recreation in all seasons. Centennial is the gateway to some of the most popular winter recreation anywhere in Wyoming. The scenery produces beautiful colors in fall and spring, summers are mild, and only minutes away from the Snowy Range and Medicine Bow National Forest, there are always opportunities to enjoy Wyoming's beautiful mountains and wildlife.

LEGAL DESCRIPTION

93.67 Acres located in SW $\frac{1}{4}$ (less fractions & RWY), Section 34, Township 16 North, Range 78 West of the 6th PM, Albany County, Wyoming.

IMPROVEMENTS

There are no improvements on the acreage; however, there are several desirable home sites available on the property as well as other development opportunities.

UTILITIES

- Electricity is provided by Carbon Power and Light.
- Communications are provided by CenturyLink.





Located minutes from the Snowy Range Ski Area and the Medicine Bow National Forest, the JRP Centennial Property and Centennial, Wyoming offers some of the nation's best snowmobiling and winter outdoor recreational areas.



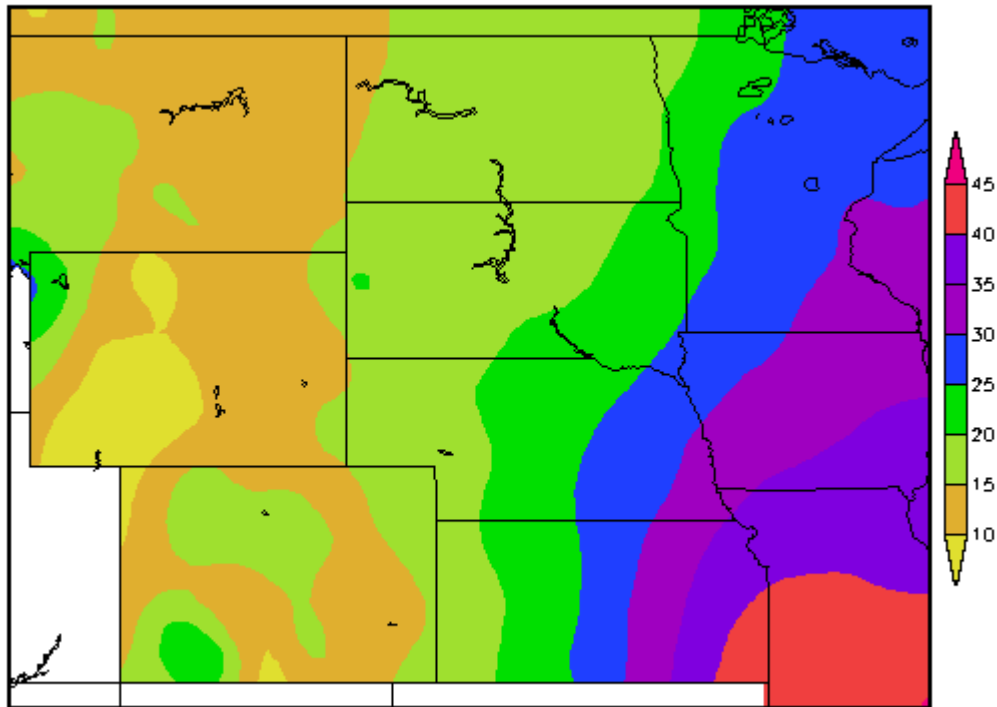
CLIMATE

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

Centennial, Wyoming
 Period of Record Monthly Climate Summary
 Period of Record : 2/1/1899 to 8/31/2007

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	32.0	33.8	39.0	48.7	59.6	70.2	76.8	74.6	66.9	55.5	41.5	33.3	52.6
Average Min. Temperature (F)	12.1	13.1	17.0	24.4	32.7	40.5	47.0	45.3	37.7	29.1	19.7	13.8	27.7
Average Total Precipitation (in.)	1.18	1.17	1.29	1.57	1.62	1.29	1.56	1.27	1.28	0.98	0.89	1.04	15.15
Average Total Snow Fall (in.)	17.3	16.9	18.1	16.9	6.7	0.6	0.0	0.0	2.1	6.4	12.4	17.3	114.6
Average Snow Depth (in.)	2	2	2	1	0	0	0	0	0	0	1	2	1

Annual Precipitation (inches)



High Plains Climate Center

MINERAL RIGHTS

All mineral rights owned by the seller, if any, shall be retained by the seller.

WATER RIGHTS

Irrigation water rights, which are negotiable with the owner, are available to some of the property as the lower east end of property is irrigated out of Mullen Creek. Some geological information is available for ground water in the area. Upon request, Clark & Associates Land Brokers, LLC will provide any prospective buyer a Wyoming State Engineer's ground and surface water rights search.

REAL ESTATE TAXES

The average real estate taxes are approximately \$43.00 per year.



RECREATIONAL & WILDLIFE

The Medicine Bow National Forest is located just minutes away and allows for many types of outdoor recreation in the beautiful Snowy Range Mountains. The Snowy Range has become extremely attractive for recreation and is big enough to include hiking, camping, fly fishing, snowmobiling, cross country skiing, and downhill skiing. The Snowy Range Ski Area is only ten miles away and features a beautiful lodge with restaurant, ski shop, snow shoe tours, and more. For more information, visit www.snowyrangeski.com.

It is very common to see elk, deer, antelope, and moose any time of the year. Many other indigenous species of wildlife are also frequently seen.

SURROUNDING AREA

CENTENNIAL:

According to the town's official website, located at www.centennialwyoming.com, Centennial, Wyoming, population 194, is known as America's gateway to spectacular year-round activities. Rich in history and established in 1876, America's centennial year, the website provides the following about Centennial's roots:

An area first visited by the nomadic Plains Indians (Shoshone, Arapaho, Sioux, Crow, Cheyenne), Centennial was first lightly populated by settlers seeking timber on Centennial Mountain which rises above the town on the West. Ties were needed when the Transcontinental Railroad came through Laramie in 1868. The town's growth continued when the Homestead Act opened the lush Laramie River Valley to ranchers and got another boost with the discovery of gold on Centennial Mountain in 1875. In 1876 a post office was established and the town was named for the big event of the year, America's first centennial celebration. In 1877, the main gold vein ended at a fault line. The other half of the vein has never been found, though the search goes on. In 2000, the Wyoming State Geological Survey announced a new gold sample had been found that gives new hope of the vein being found again. Remnants of the Utopia, the Queen Mine and several other mines still remain. By 1907, the town had established a bank (now a bed and breakfast), hotel (still in use), school and its own railroad spur. Today, Centennial is a popular visitor's site having historic charm, fine dining, theatre, grand vistas and great recreation.



Centennial is located approximately 27 miles west of Laramie, Wyoming on State Highway 130 which is a National Scenic Highway. Although this highway continues west from Centennial over the Snowy Range Pass (elevation 10,847) and through the Medicine Bow National Forest, it is closed during winter months. The Snowy Range Ski Resort is located approximately five miles

from the town and access is available to several areas for other outdoor winter activities such as snowmobiling and cross-country skiing. Centennial and the surrounding area is also known for its excellent fishing, camping, hiking, backpacking, mountain biking, hunting, and other recreational activities. For more information, please contact the following organizations:

- Albany County Tourism - (800) 445-5303
- Centennial Valley Recreation & Tourism Association - (888) 842-7731
- U.S. Forest Service (camp ground information) - (307) 745-2300

LARAMIE:

In 1868, the Union Pacific Railroad began to make its way across southern Wyoming. General Grenville Dodge, the chief surveyor for the railroad, chose the site and the name "Laramie." Laramie remained primarily a railroading town until the opening of the Wyoming Territorial Prison in 1873 and the establishment of the University of Wyoming in 1886. Today, the University of Wyoming is the only four-year college in the state and is home to approximately 13,126 students who can choose from as many as 180 different programs. An abundance of outdoor activities has made Laramie one of America's top 40 college towns according to Outside Magazine. In addition, Laramie is also home to WyoTech, one of the largest and most respected technical institutes in the nation. WyoTech has become a leader in the industry and is home to several hundred students on a year-round basis. According to the 2000 Census, Laramie accounts for about 27,200 of Albany County's 32,000 residents.

Laramie features all the community amenities of a large, college town. In addition to athletic and cultural events sponsored by the University of Wyoming, Laramie offers an excellent health-care facility, Ivinson Memorial Hospital, as well as one of the area's premier orthopedic centers, Gem City Bone & Joint. There are several medical and dental offices, over 75 dining establishments, numerous churches, banks, golf courses, fitness centers, retail stores, theatres, elementary schools, one middle school, one high school, and the Laramie Regional Airport.

Laramie is also known for having one of the area's biggest and best Fourth of July celebrations – Laramie Jubilee Days. Starting with a concert and fireworks display on the 4th, Jubilee Days is an action-packed week of professional rodeo, bull riding, carnivals, parades, and street dances.

For more information please visit the following websites:

- Laramie: www.laramie.org
- University of Wyoming: www.uwyo.edu
- WyoTech: www.wyotech.com

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

Laramie, Wyoming: Great Lakes Airlines provides three flights to Denver International Airport daily. The airline currently has code share agreements with United and Frontier Airlines. Annually, 10,000 travelers per year depart from the Laramie airport. For Laramie aeronautical information and more information about the Laramie Regional Airport, please visit their website at www.laramieairport.com.

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 www.cheyenneairport.com/pilotinfo.htm.

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: <http://www.flydenver.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 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 JRP Centennial Property is being offered for \$3,500,000 (Three Million Five Hundred Thousand Dollars). 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 \$175,000 (One Hundred Seventy-Five Thousand Dollars); 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.

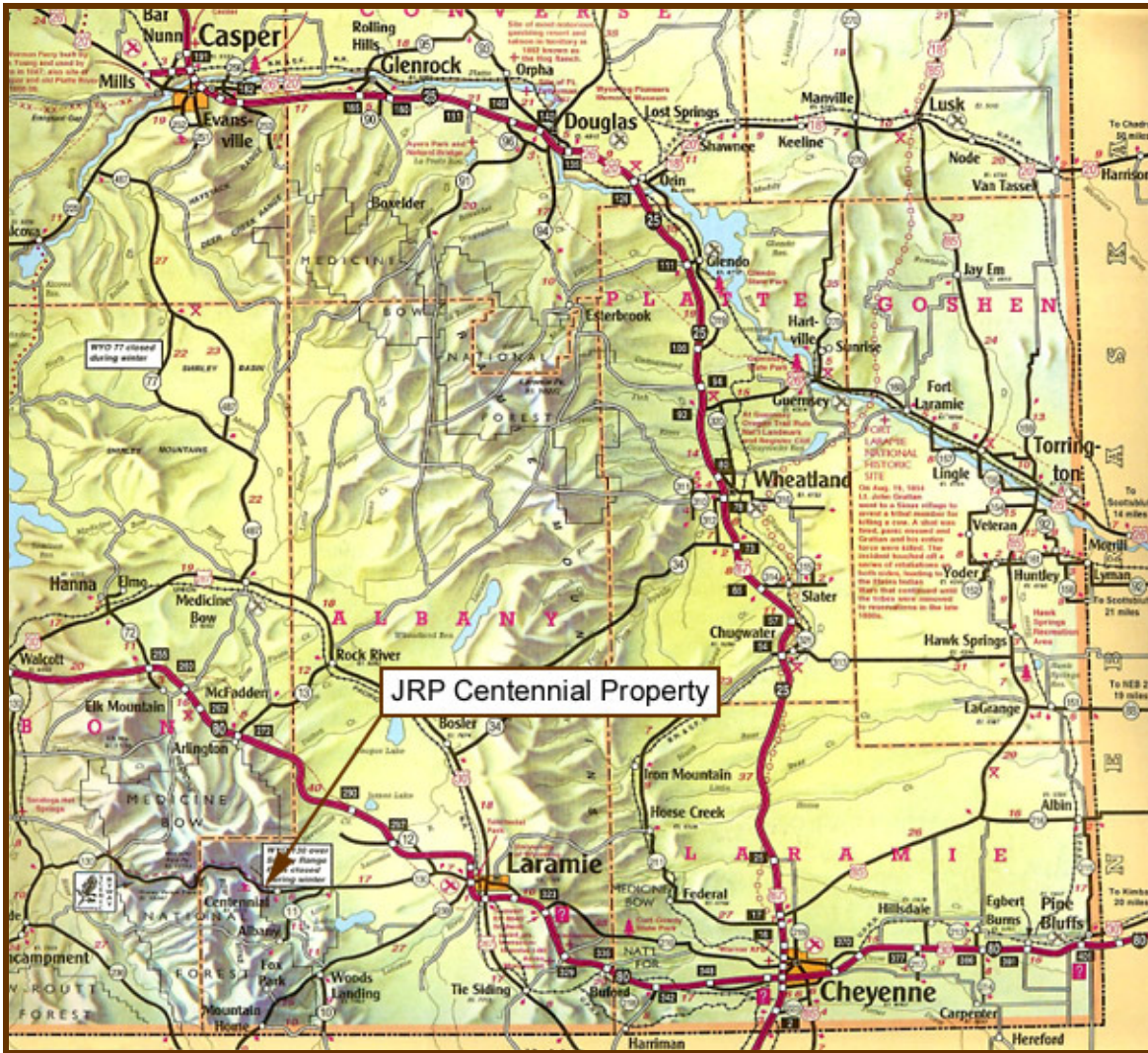
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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 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.**

WYOMING LOCATION MAP



NOTES

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



Kyle Berger
Sales Associate

Mobile: (307) 760-8018

kyle@clarklandbrokers.com

Licensed in WY



Cory Clark
Broker / Owner

Office: (307) 334-2025

Mobile: (307) 351-9556

clark@clarklandbrokers.com

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

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

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Lusk, WY 82225
Office: (307) 334-2025 Fax: (307) 334-0901

Cory G. Clark

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

Hulett, WY Office

16 Strawberry Hill Road • PO Box 159
Hulett, WY 82720
Office: (307) 467-5523 Fax: (307) 467-5581

Mark McNamee

Associate Broker / Auctioneer
(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
(406) 697-3961
denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Buffalo, WY Office

37 North Main Street
Buffalo, WY 82834
Office: (307) 684-2125 Fax: (307) 684-4545

John Gibbs

Associate Broker
(307) 620-2125
johngibbs@wyoming.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 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 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 _____