

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

OAK CREEK RANCH

Aladdin, Crook County, Wyoming



484± scenic deeded acres located in northwestern Wyoming.

LOCATION & ACCESS

The Oak Creek Ranch is located just off Mona Road, a well-maintained gravel county road, northeast of Aladdin, in Crook County Wyoming. From Aladdin, travel east on State Highway 24 for approximately five miles to Hay Creek Road; turn north on Hay Creek Road (Co. Rd. 264) and travel approximately 4.8 miles to Mona Road; turn west on Mona Road and travel approximately six-tenths of a mile to the property. The Oak Creek Ranch can also be accessed by traveling west of Belle Fourche, South Dakota on National Street, which will turn into Mona Road, for approximately 16 miles to the property.

Mileage to surrounding towns is as follows:

Aladdin, WY, (pop.15)	13 miles southwest
Belle Fourche, SD (pop. 5,594)	17 miles east
Spearfish, SD (pop.10,010)	29 miles southeast
Sundance, WY (pop. 1,161)	32 miles southwest
Hulett, WY (pop. 408)	36 miles west
Rapid City, SD (pop. 67,956)	71 miles southeast
Gillette, WY (pop. 29,087)	95 miles west



SIZE & DESCRIPTION

Situated in the Black Hills of Wyoming, this picturesque, 484± deeded acre property represents all the best that Wyoming and the Black Hills have to offer. With pristine views of the Bear Lodge Range, the Black Hills and the Belle Fourche River valley, this property is located only 17 miles from Belle Fourche, South Dakota, or 29 miles from Spearfish, South Dakota. Exceptional access is provided to the property via a well-maintained county road. Power is available on the property and there are three

water wells, one with a submersible pump and one is a free-flowing artesian well. The property is bordered on the east by 640± acres of State of Wyoming land.

The Oak Creek Ranch has a multitude of building sites for your ultimate dream home or a beautiful second home. In addition to over a half mile of Oak Creek, which meanders through the property, and two ponds, the property has heavily-sodded parks and meadows surrounded by high pine tree-covered vistas and lush oak tree-lined draws that provide an abundance of feed for livestock and excellent habitat for wildlife such as elk, mule deer, whitetail, deer, and turkeys. The property has been surveyed and approved by Crook County as a subdivision for further development potential.

CURRENT OPERATIONS

There is currently a verbal year-to-year grazing lease on the property. In 2010, the lessee ran 30 cow calf pairs, one bull, and 32 head of yearlings on the ranch for a period of four months. Currently there are 33 cow calf pairs and one bull being grazed on the property.



WATER RIGHTS

The Oak Creek Ranch is an extremely well watered ranch with a total of three wells, a spring, two ponds and over a half mile of live water provided by Oak Creek. Water tests have been run on the wells and will be made available along with well information upon completion of a complete water rights search.

MINERAL RIGHTS

There is currently a surface lease on the property for In-situ Recovery (ISR) uranium mining, which is a process where the uranium is filtered out of the water wells which are drilled. Although there are no mineral rights being offered with the sale of this property, the surface owner would receive a two percent (2%) royalty under the current lease in the event the lease was ever produced. The current lease will expire in 2012 providing there is no production, drilling, or construction. A copy of this lease will be made available to potential buyers.

IMPROVEMENTS

Improvements on the property consist of three wells, two 3,000 gallon cisterns to store water, water tanks and water lines that have been installed on four of the 40 acre parcels. In addition, the entire property is fenced and there is approximately 3/4 of a mile of improved private road.

WILDLIFE

There is an abundance of wildlife including elk, mule deer, whitetail deer, antelope, turkeys, mountain lions, coyotes, fox, and a number of upland game birds located on the Oak Creek Ranch and in the surrounding area. The ranch is situated in Area 129 for elk hunting and Area 2 for deer and antelope. For information on hunting rules and regulations in Wyoming visit: <http://gf.state.wy.us/admin/Regs>.



CLIMATE

The following information is provided by the University of Nebraska's High Plains Regional Climate Center:

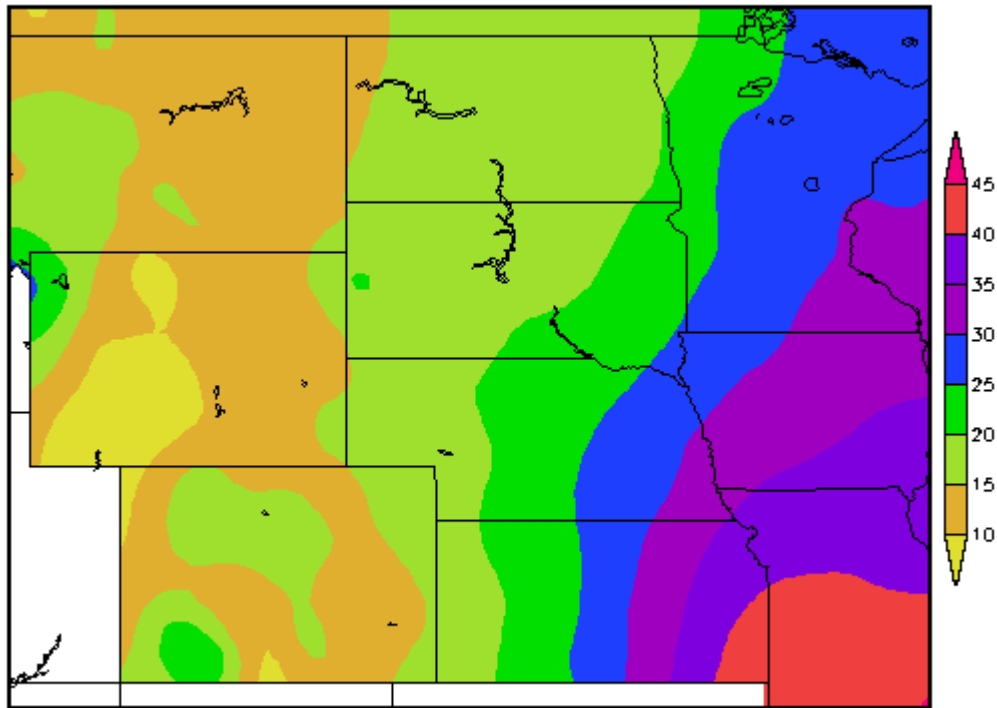
HULETT, WYOMING

Period of Record Monthly Climate Summary

Period of Record: 7/ 1/1941 to 12/31/2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	34.2	39.1	46.3	57.1	67.1	76.4	85.9	85.4	74.1	62.5	45.5	36.8	59.2
Average Min. Temperature (F)	8.4	12.6	19.7	29.1	39.0	47.9	53.8	51.5	41.2	31.3	20.4	11.9	30.6
Average Total Precipitation (in.)	0.62	0.66	1.03	1.81	2.65	3.18	1.80	1.30	1.35	1.36	0.80	0.62	17.19
Average Total Snowfall (in.)	10.6	9.3	11.5	8.2	1.5	0.2	0.0	0.0	0.5	3.2	8.2	9.8	63.0
Average Snow Depth (in.)	4	4	2	1	0	0	0	0	0	0	1	2	1

Annual Precipitation (inches)



High Plains Climate Center

REAL ESTATE TAXES

The average taxes on the ranch, based on agricultural status, are approximately \$161 per year.



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 563,626, 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

RECREATIONAL RESOURCES

Recreational opportunities abound in northeastern Wyoming and the Black Hills in every season. Activities in the area include snowmobiling, hunting, hiking, rock climbing, camping, four-wheeling, and golf, as well as fishing, water skiing, sailing, swimming, and other water sports which are available at Keyhole State Park and Cook Lake. Hulett is home to America's first national monument, Devils Tower, which is located 12 miles southwest of Hulett, and is a must-see by tourists all summer long. There is walleye and pike fishing at Keyhole State Park and trout fishing at Cook Lake. There are numerous opportunities to hunt, hike, and snowmobile on groomed trails in the Bear Lodge National Forest which also provides the closest access to the Black Hills National Forest.

In addition to the Devil's Tower National Monument, this area is home to many of our nation's historical treasures such as Mount Rushmore, the Crazy Horse Memorial, and historic Deadwood, South Dakota.

The following websites provide information on the area's recreational destinations:

- SundanceWyoming.com
- SpearfishChamber.org
- GilletteChamber.com
- Hulett.org
- Deadwood.org
- VisitRapidCity.com
- CityOfDeadwood.com
- BlackHillsBadlands.com
- DevilsTowerGolf.com
- WyomingTourism.com
- Wyoming.gov
- TravelSD.com
- nps.gov/muro (Mount Rushmore)
- nps.gov/deto/ (Devils Tower)
- fs.fed.us/r2/blackhills/ (BH Nat'l Forest)
- CrazyHorse.org
- CusterStatePark.info
- SturgisMotorCycleRally.com
- gf.state.wy.us (Wyoming Game & Fish)
- sdgfp.info (SD Game Fish & Parks)

SURROUNDING AREA

Aladdin, Wyoming, population 15, is home to a rare and well-preserved example of late 19th century vernacular mercantile architecture, and one of five 19th century mercantiles left in the state which represent the settlement and economic development period of the times. Dating back to 1896, the General Store has proven to be quite a popular place for anyone to stop and visit as they travel to Devils Tower. They just can't pass by without resting a bit and enjoying refreshment and kickin' back on the front porch

Hulett, Wyoming, population 408, was established in 1896 as a ranching and timber community. Nestled in the heart of the Bear Lodge Mountains, the area is rich in history and defined by the beauty and tradition of the American West. Hulett offers a friendly, hometown atmosphere with all the desirable amenities of a traditional, rural, Wyoming town with an excellent school system, (K-12), bank, medical clinic, churches, restaurants, motels, and more. For more information, please visit www.hulett-wyoming.com.

Sundance, Wyoming, population 1,161, is located between Devils Tower and Mount Rushmore in the heart of the Wyoming Black Hills along Interstate 90 between Rapid City, South Dakota and Gillette, Wyoming. It is approximately 32 miles southwest of the Oak Creek Ranch. Unparalleled scenery, adventure, and history abound throughout the area. Walk in the footsteps of the Sundance Kid (this is where he got the name) and discover breathtaking monuments and natural beauty. Sundance has a full retail center, school, hospital, and is the county seat for Crook County.

Belle Fourche, South Dakota, population 5,594, is steeped in history and located on the northern end of the Black Hills. This one time gold rush and rendezvous town is now home to one of the largest livestock markets in the area as well as a K-12 school, numerous restaurant, two grocery stores, several professional services, parts stores, auto dealers, a farm machinery dealer, numerous banks and several other businesses. Located just north of I-90 on Hwy 85 at the Center of the Nation, Belle Fourche is known and the northern gateway to the Black Hills.

AIRPORT INFORMATION

Commercial airline service is available at Rapid City, South Dakota and Gillette, Wyoming along with charter and local service. The following is information on each of these airports:

Rapid City, South Dakota: The Rapid City Regional Airport is located 8 miles southeast of the Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, American, Delta, and United. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit <http://www.rcgov.org/Airport/pages>.

Gillette, Wyoming: The Campbell County Airport has daily commercial flights operated by Delta, Great Lakes, and United Airlines. The website for the Campbell County Airport is <http://iflygillette.com/> and for complete aeronautical information, please visit <http://www.airnav.com/airport/KGCC>.



OFFERING PRICE

The Oak Creek Ranch is being offered at \$1,090,000 (One Million Ninety 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).

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$50,000 (Fifty 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 title company/closing agent'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.

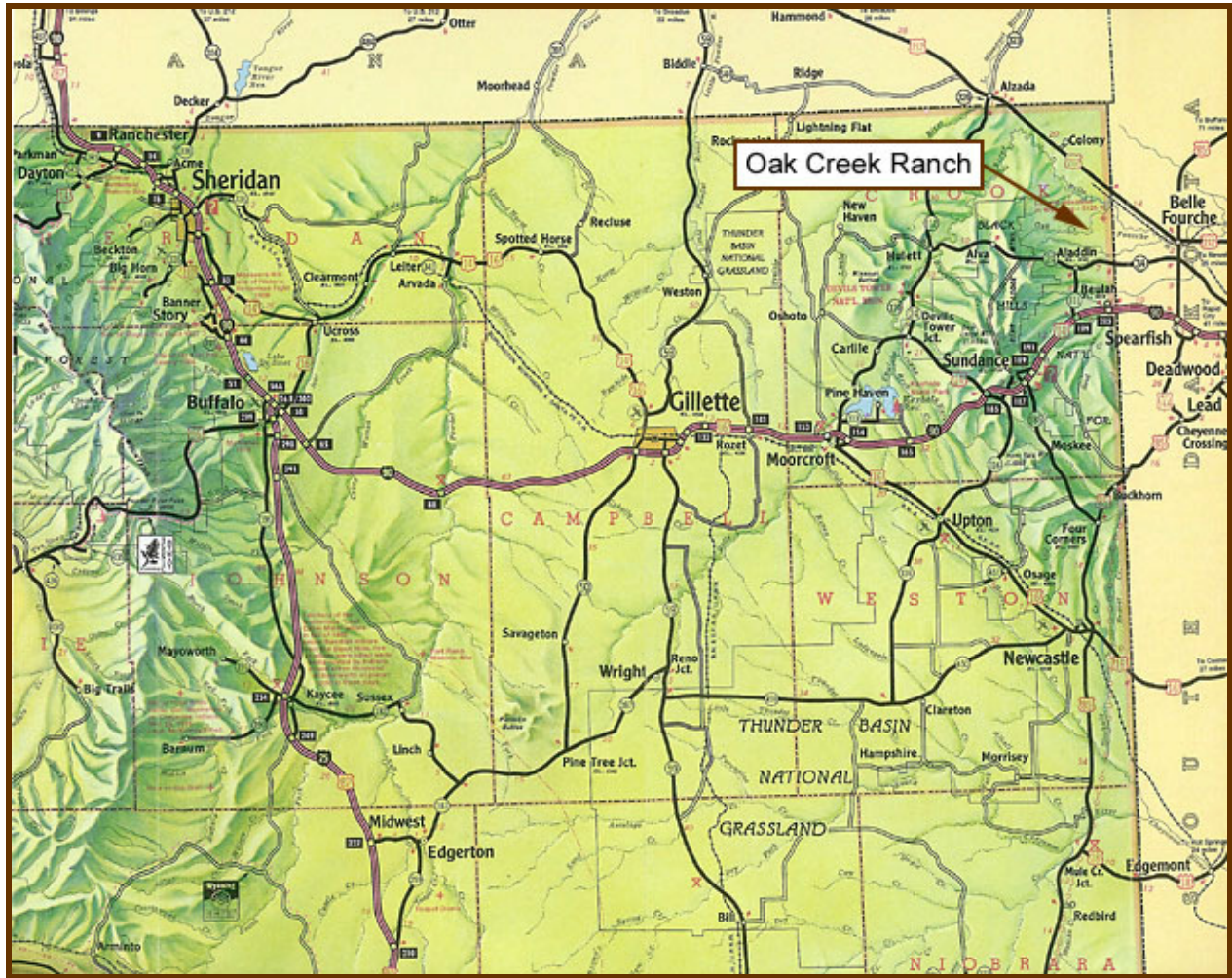


FENCES AND BOUNDARY LINES

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



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.**

NOTES

OAK CREEK RANCH MAP



NOTES

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



Mark McNamee
Associate Broker / Owner

Mobile: (307) 760-9510
Fax: (307) 467-5581

mcnamee@clarklandbrokers.com

Licensed in WY, NE, SD & CO

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction 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

(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

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 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 _____