

Boswell Springs Ranch

Rock River, Wyoming



Presented by Newman Realty
215 East 20th Avenue
Torrington Wyoming
307-532-7131 / 800-658-4431

Boswell Springs Ranch

Location:

The Boswell Springs Ranch is located 18 miles northeast of Rock River on the Fetterman Road or 49 miles west of Wheatland. The ranch is on the Laramie Plains and is known for its “short hard grass” and outstanding gains. The elevation of the ranch ranges from 6,700 feet to 7,000 feet.

Physical Description:

The ranch is in a continuous block that is generally 4 miles by 9 miles. The southeast corner is by Post Lake (Wheatland Reservoir). The Sevenmile Creek transverses the ranch diagonally. The Spring Creek runs by the headquarters and hooks into the Sevenmile Creek. There are numerous lakes, dams, springs, one artesian well, pipelines, and 4 windmills make this ranch well watered



Spring Creek



Artesian Well



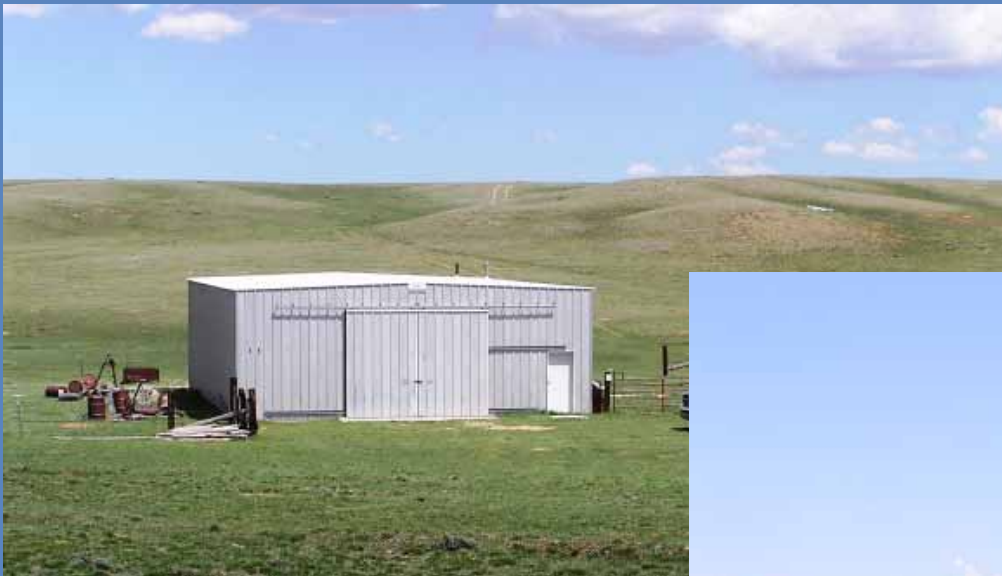
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Acreage:

There are a total of 24,284 more or less acres (18,927 acres m/l deeded, 2,560 acres m/l State, 2,797 acres m/l BLM).

Improvements:

There are three sets of corrals located on the ranch. A large newer steel building that serves as the headquarters is strategically located in the center of the ranch. The building is used for feed, storage, and has a nice apartment in it.



Headquarters





Boswell Springs Ranch

Fencing:

This property is divided into 11 pastures. The fences are in excellent condition.

Hunting:

Excellent Antelope hunting.

Taxes:

\$5,359.00

Price:

\$4,200,000.00 (4.2 Million)



Buyer Please read this form prior to engaging in discussion or written agreement on the enclosed property

REAL ESTATE BROKERAGE RELATIONSHIPS & DISCLOSURE

Newman Realty
215 East 20th Avenue
Torrington, WY 82240
(307) 532-7131

When you choose a real estate broker to assist you in a real estate transaction, you may do so in one of several capacities. In accordance with Wyoming law, this notice discloses the types of relationships. No matter which relationship you choose, we must deal fairly and in good faith with everyone involved. The law does not fix the rate of brokerage fee but set by each brokerage individually. The fee may be negotiable for different relationships.

Broker Relationship: Wyoming Law defines Broker as an individual who, for another and for compensation:

- Negotiates the sale, exchange, purchase, rental or leasing of real estate;
- Lists real estate for sale, lease or exchange;
- Sells, exchanges, purchases, rents, manages or leases real estate;
- Auctions real estate;
- Collects rent for the use of real estate;
- Deals in options on real estate or improvements on real estate;
- Assists or directs in the procuring of prospects expected to result in the sale, exchange, lease of real estate.

You may be a Seller or Buyer in working with us as a broker. You will be assisted with the transaction but you are not liable for the actions of the real estate broker or office. As a broker, we will show you properties listed with us and with other offices without the need to sign additional paperwork. Broker relationship is not an agency relationship (see agency relationships below). The Listing Contract, Buyer Agreement, or other contracts define all duties and responsibilities.

Newman Realty is an agent of the seller in this transaction

Agency Relationships: You may choose to hire a broker and establish a written agency relationship. Agency is a legal relationship in which the Principal (Seller or Buyer) establishes a legal relationship with an Agent (Broker) to work for and represent them (Agency). Within an agency relationship there are special considerations and obligations for you and the broker. Unlike the Broker Relationship described earlier, you as the Principal need to understand that when the broker or authorized subagent is acting as an agent for you, you may be liable for the acts of your broker and subagents while acting within the scope of the agency relationship as defined by the agency agreement. **As our agent we are required to promote your interest with the utmost of good faith, loyalty and fidelity. These responsibilities are not required of an Intermediary.** All agency relationships must be established in writing.

Seller's Agent: As a Seller you may sign an agency agreement with us. As your agent we are required to perform the terms of the written listing agreement made with you; to exercise reasonable skill and care for you; to promote your interests with the utmost good faith, loyalty and fidelity. We are also obligated to: seek a price and terms which are acceptable to you; to present all offers in a timely manner; to disclose to you adverse material facts we actually know; to counsel you as to any material benefits or risks of a transaction which are actually known by us; to advise you to obtain expert advice as to material matters about which we know but the specifics of are beyond our expertise; to account in a timely manner for all money and property received; and all of the obligations described below for acting as an Intermediary. Because we are authorized

Buyer's Agent: If you sign a written Buyer Agency Agreement with us, we will act as an agent for you, as the Buyer. As such, we represent you and owe you a duty of utmost good faith, loyalty and confidence, in addition to the obligations described for Intermediaries. As your agent, you may be liable for our acts as your agent while we are acting within the scope of the agency agreement. As your agent, Wyoming law requires us to disclose to potential Sellers all adverse material facts concerning your financial ability to perform the terms of the transaction. As your agent, we have duties to disclose to you certain information; therefore, the Seller should not tell us any information that the Seller does not want shared with you, as the Buyer.

Non Agency Relationships:

Customer: As a customer, the broker is working for the seller as the seller's agent. In this case the broker is obligated to tell the seller everything. Therefore, as a customer, you should not tell us any information that you do not want shared with the Seller.

Intermediary: This is a non-agency relationship that may be established between a broker and a Seller or a broker and you as a Buyer or Seller. As an intermediary (Non-Agent), we are not an agent or advocate for any party and will not represent you. We do not owe you fiduciary duties. We will have the following obligations to you:

- Disclose known adverse material facts about the property including defects in title, defects in the condition of the property, environmental hazards, or any other defects know by the broker;
- Disclose known adverse material facts about the Buyer's financial ability to perform the terms of the transaction and the Buyer's intent to occupy the property as a principal residence;
- Exercise reasonable skill and care;
- Present all offers and/or counter offers in a timely manner;
- Advising you to obtain expert advise as to material matters about which the intermediary knows but the specifics of which are beyond the expertise of the intermediary;
- Keeping you fully informed regarding the transaction;
- Obtain written consent of all the parties before assisting the buyer or seller in the same transaction;
- Account in a timely manner for all money or property we receive; and
- Assist in complying with the terms and conditions of any contract and may include closing of the transaction; and
- Disclosing to you an interests the broker may have which may be adverse to the interest of any of the parties.

As Intermediary, we 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; of
- That you may be willing to agree to a price different than the one offered.

