

# *CODY'S HEART MOUNTAIN RANCHETTE*



*\$599,000*



*Canyon Real Estate, LLC*  
*1327 Rumsey Ave., Cody, WY 82414*  
*Office (307) 527-7092 Cell (307) 272-4114*  
*Fax (307) 527-7093*  
[\*www.canyonrealestate.net\*](http://www.canyonrealestate.net)

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



## *Cody's Heart Mountain Ranchette*

*Excellent Value! These 3,005 square feet 4 bedroom/3 bathroom home that was custom built in 2006 on 7 acres. The main level offers an open kitchen/dining/living room concept with granite counter tops, custom oak cabinets, hardwood floors, rough sawed ceiling beams, high end appliances and a hammer copper sink. Also on the main level is the spacious master bedroom with a walk in closet, a master bathroom with double vanities, soaker tub and shower. The laundry room and utility are also on the main level. Upstairs, there are three bedrooms with walk in closets, 2 full bathrooms and a family/recreation room with a private deck. The home has an attached 2 car heated garage, finished landscaping, A/C and numerous trees. The shop is 1700 square feet and heated. Attached to the shop is 800 square feet of residential living space with 1 bedroom, full bathroom, laundry room, a kitchen and living room with A/C. The horse barn has 3 indoor stalls, a tack room and cement floor. The acreage has numerous sections of continuous fence, horse sheds, 5 paddocks with automatic horse waters all close to public land with views and privacy! Additional 20 acres available.*





*Kitchen*





*Kitchen/Dining*



*Dining*

*Living Room*





*Master Bedroom*

*Main Level*



*Soaker Tub  
In Master Bath*





*Family/Rec  
Room  
On Upper Level*





*Bedroom Two*



*Upper Level*



*Full Bath*





*Bedroom Three*

*Upper Level*



*Full Bath off  
Bedroom*







*Side View  
And Yard*



*Barn*





*Barn & Corrals*



*Corrals*



*Shop  
With Living Quarters*



*Kitchen In Shop*



*Shop Interior*





*Barn & Corrals*



*View of Heart Mountain  
In the Background*





*Production Ground*



*Irrigated*



MLS #: R10014358A (Active) List Price: \$599,000

812 Road 19 Powell, WY 82435



House Design: 2 Story  
# Bedrooms: 4  
Total # Baths: 3  
Apx Year Built: 2006  
Apx Total SqFt: 3005  
Additional Living Units: Yes  
Basement: No

Area: Powell Out of Town  
Neighborhood: Heart Mountain  
Subdivision: None  
School District: Park County District #1  
Apx Miles from Town: 9  
Mobiles Allowed: No  
Modulars Allowed: Yes

Apx Above Grade SqFt: 3005      Apx Below Grade SqFt: 0      # Full Baths: 3      # Half Baths: 0      # 3/4 Baths: 0  
Avg Gas/Mo \$: 100      Avg Electric/Mo \$: 200      Avg Garbage/Mo \$: 32  
Natural Gas Company: Black Hills Energy      Electric Company: Garland Light/Power  
Sewer: Septic Tank      Primary Water Type: Well      Cooling Type: Central Air  
Primary Heat: Forced Air      Primary Fuel Type: Natural Gas      Secondary Fuel Type: Propane  
Assessment \$: 0      HOA: No  
Irrigation Fees \$: 775      Irrigation Company: Heart Mountain Irrigation      Other \$: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Laundry	Main				
Dining Room	Main		Family Room	Second				
Living Room	Main		Rec Room	Second				
Master Bedroom	Main							
Bedroom	Main							
Full Bath	Main							

**Inclusions:** In Main House: refrigerator, oven, microwave, dishwasher, washer/dryer. In Guest House: refrigerator, stove, microwave, 3 horse waters, tack room stove, shop stove.

**Exclusions:** All gated pipe.

Apx Irrigated Acres: 7      Apx Deeded Acres: 7      Apx Lot SqFt: 304920  
Taxes TBD: No      Tax Year: 2018      Total Tax \$: 3275.96      Taxed w/Other Land: Yes  
Property Rights: Fee Simple      Parcelable: Yes      Adj to Public Land: No      River/Stream Front: No  
Covenants: No      Detailed Zoning: Park Co - Powell (GR-P)  
Seller Fin: No      Disclosures: No

**Legal Description:** See Warranty Deed in documents - This listing is for the house and 7 acres, the remaining 20 acres can be purchased separately and cannot be sold first. The legal is subject to a lot line adjustment & approval from Park County P & Z and final recording at the courthouse.

RdAccs: Public      RdMaint: Public      RdSrvc: Paved (Asphalt/Concrete)

**Construction:** Frame

**Exterior Siding:** Aluminum, Steel

**Roof:** Shingle

**Garage/Type Stalls:** Attached-2 Stalls

**Exterior Features:** Acreage Fenced, Corner Lot, Corrals, Covered Deck, Covered Patio, Deck, Dirt Ditches, Flat Terrain, Garden, Guest House, Horse Property, Hunting, Irrigated, Kennel (Dog), Landscaping, Loafing Shed, Mountain View, Natural Gas to Property, Patio, Porch, Production Ground, Recreational, RV Parking, Shop, Sprinklers

**Heating Stove Type:** None

**Fireplace Type:** None

**Interior Features:** Ceiling Fan(s), Disposal, Garage Door Opener, Mud Room, Pantry, Porch, Walk-in Closet(s), Wood Floor

**Comments:** 3,005 SF, 4 bedroom, 3 bath, custom built home on 7 acres. Granite counter tops, custom oak cabinets, hardwood floors, rough sawed ceiling beams, high end appliances and a hammer copper sink. Attached 2 car heated garage. 1,700 SF heated shop with 800 SF apartment. The horse barn has 3 indoor stalls, a tack room & cement floor. Horse sheds, 5 paddocks w/auto horse waters, close to public land.

**Directions to Property:** Take the Powell Hwy (Hwy 14-A) to Hwy 294 (Badger Basin Road), travel North on Badger Basin Road to Lane 8, left on Lane 8 and follow to Road 19, look for sign.

**Subject to 1031:** No

**Office Name:** Canyon Real Estate, LLC (#:46)

**Listing Office:** Canyon Real Estate, LLC (#:46)

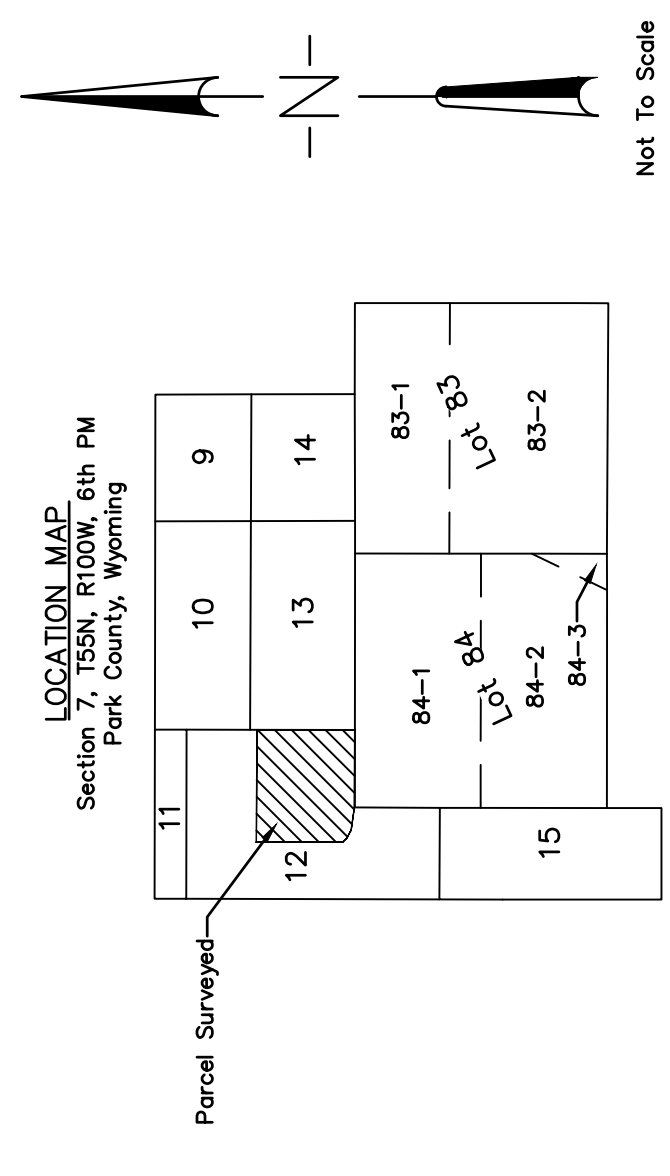
These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

MLS #: R10014358A

SKETCH PLAN OF  
**SHUMARD MS-26**  
 A Portion of Lot 12, Section 7  
 T55N, R100W, 6th PM  
 Park County, Wyoming  
 Sheet 1 of 3

No.	Owner	Document	Zoning	Usage
1	Scott J. Hecht and Janice N. Hecht	WD-Dec 2003-5784	GR-P	Agricultural
2	David R. Wadman and Sherry A. Wadman	WD-Dec 2006-8444	GR-P	Agricultural
3	David R. Wadman and Sherry A. Wadman	WD-Dec 2011-1977	GR-P	Agricultural
4	Jolie Marie Linebaugh and James Colter Linebaugh	Corrective Affidavit WD-Dec 2018-1300	GR-P	Agricultural
5	John M. Hull	Corrective WD Dec 2008-2959	GR-P	Residential/Agg.

Where  
 WD = Warranty Deed  
 Dec = Document  
 GR = General  
 Agg = Agricultural



Not To Scale

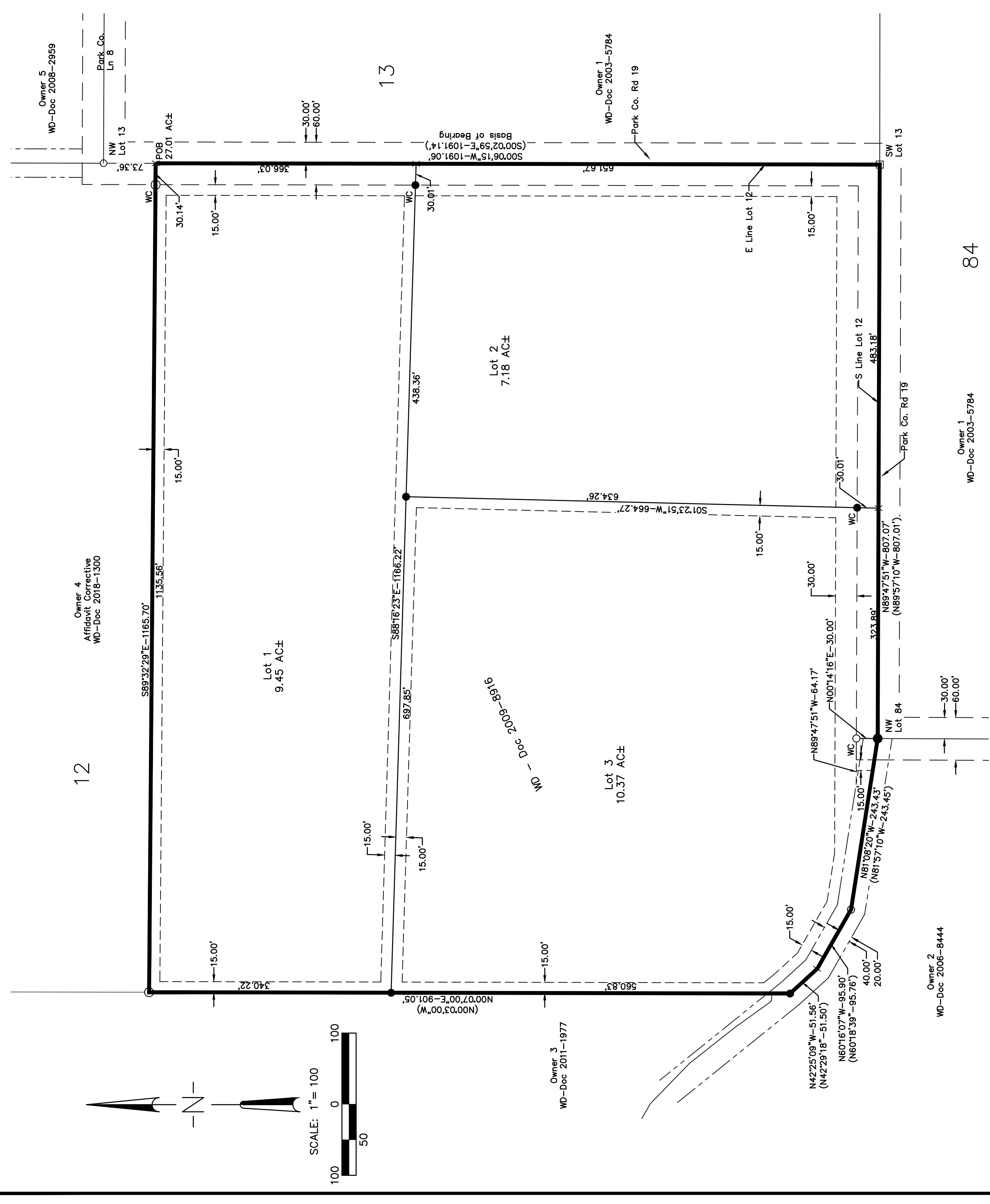
**LAND DESCRIPTION**

A parcel of land located in Lot 12, Section 7, T55N, R100W, 6th PM, Park County, Wyoming, and being a portion of the property described by the Warranty Deed recorded as Document 2009-8976, at the Park County Clerk and Recorder's Office in Cody, Wyoming, with said parcel of land described more particularly as follows:

Commencing at the 5/8 inch rebar found at the Northwest corner of Lot 13 of said Section 7; thence, S0°06'15"W (recorded as S00°02'59"E), along the east line of said Lot 12, 73.36 feet, to the POINT OF BEGINNING of this parcel of land description.

Thence, from said Point of Beginning continue S00°06'15"W (recorded as S00°02'59"E), along said east line, 1017.69 feet, to a 1.34 inch iron pipe found at the Southwest corner of said Lot 13; thence, N89°47'51"W, along the south line of said Lot 12, 807.07 feet, (recorded as N89°57'10"W, 807.01 feet), to a 2 1/2 inch aluminum cap set at the Northwest corner of Lot 84 of said Township and Range, from which a 2 inch aluminum cap witness corner found bears N00°14'16"E, 30.00 feet; thence, N81°08'20"W, 243.43 feet (recorded as N81°57'10"W, 243.45 feet), to a 2 inch aluminum cap found; thence, N60°16'07"W, 95.90 feet (recorded as N60°18'39"W, 95.76 feet), to a calculated position; thence, N42°25'09"W, 51.56 feet (recorded as N42°29'18"W, 51.50 feet), to a 2 inch aluminum cap set; thence, N00°07'00"E (recorded as N00°03'00"W), 901.05 feet, to a 1/2 inch aluminum cap found; thence, S89°32'29"E, 1135.56 feet, to a 2 1/2 inch aluminum cap witness corner found; thence, continue S89°32'29"E, 30.14 feet, to said Point of Beginning of this parcel of land description, containing 27.01 acres, more or less, and subject to Park County Road 19 right-of-way, and further subject to all easements, other rights-of-way and restrictions of record.

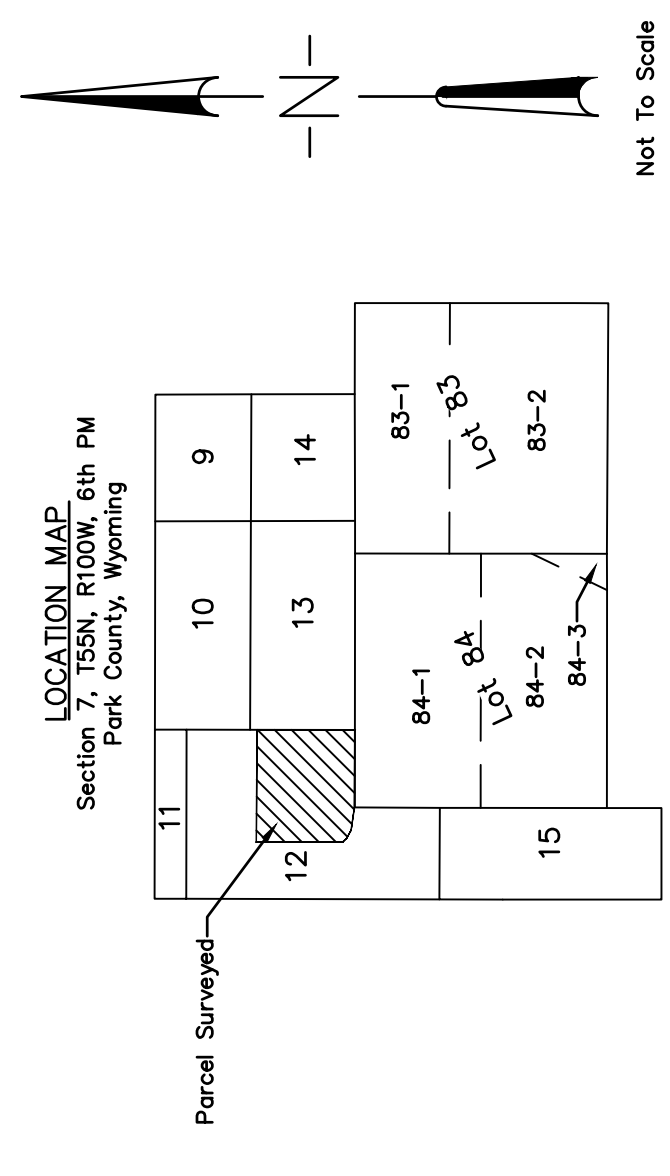
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**LEGEND**

○	2 1/2" Aluminum Cap Found
○	2" Aluminum Cap Found
□	1 3/4" Iron Pipe Found
○	5/8" Rebar Found
●	2 1/2" Aluminum Cap Set
●	2" Aluminum Cap Set
X	Calculated Position
WC	Witness Corner
POB	Point of Beginning
( )	Record Bearing and/or Distance
WD	Warranty Deed
Doc	Document
Ac±	Acres more or less
12	Section 7 Lot
---	Subdivision Boundary
---	Access Easement Boundary
---	Irrigation Easement Boundary
---	Park County Road 19 Right-of-Way Line

**GRANITE ENGINEERING & SURVEYING LLC**  
 741 North Day Street, Powell, WY 82435  
 PH (307) 754-5880  
 Project 681-S-18, Bk G, Pg 30-31  
 Date: November 5, 2018  
 Revised: February 7, 2019



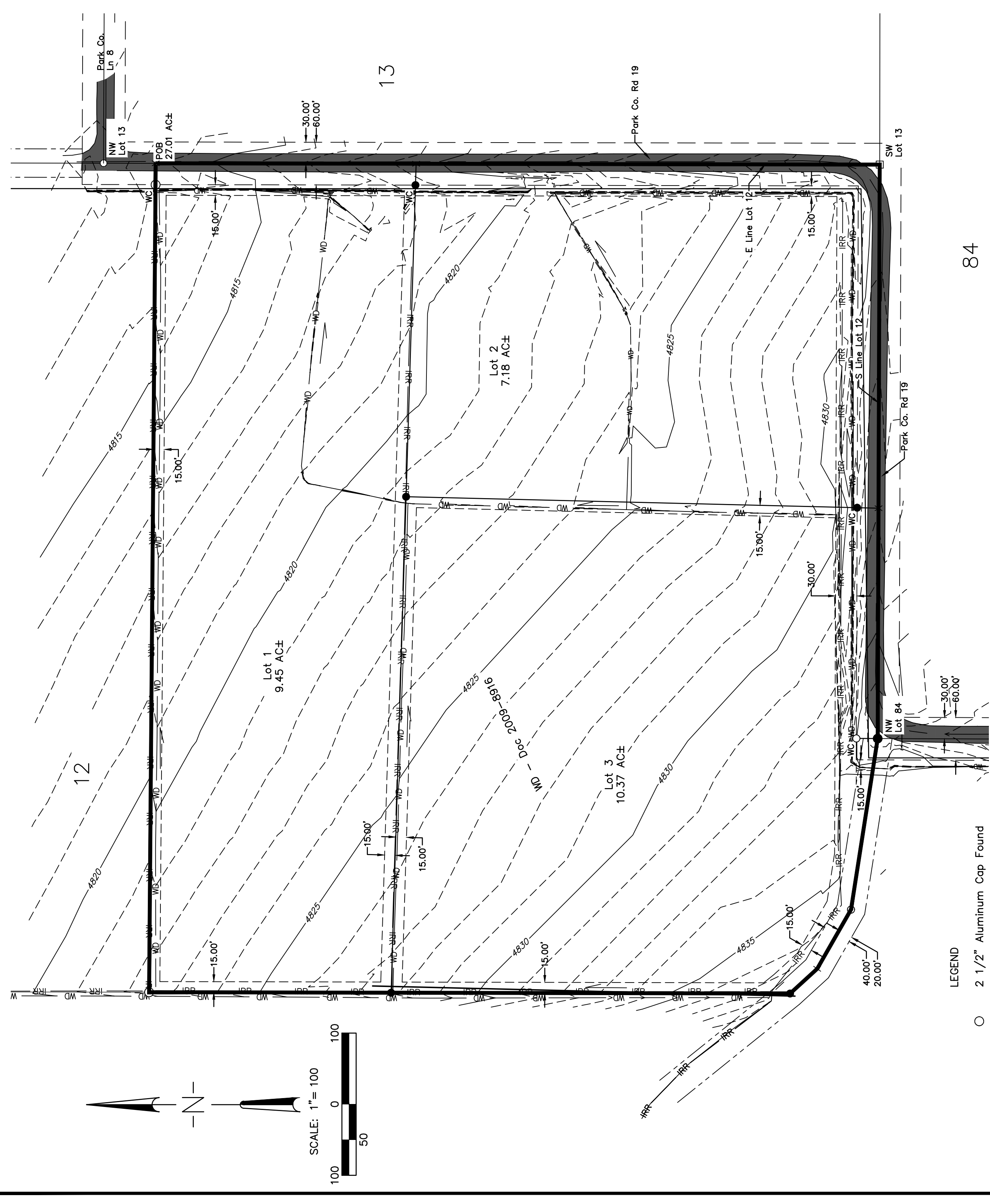
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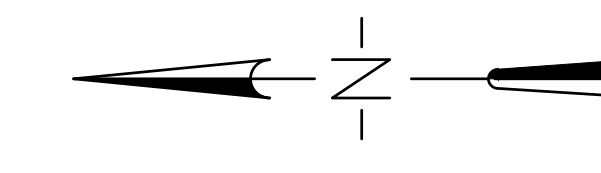
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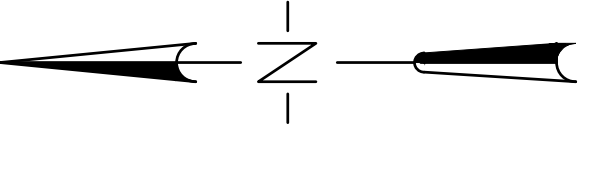
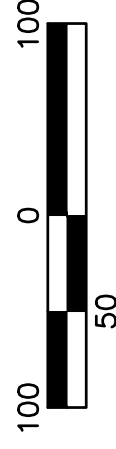
**LEGEND**

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- 1 3/4" Iron Pipe Found
- 5/8" Rebar Found
- 2 1/2" Aluminum Cap Set
- 2" Aluminum Cap Set
- X Calculated Position
- WC Witness Corner
- POB Point of Beginning
- ( ) Record Bearing and/or Distance
- WD Warranty Deed
- Doc Document
- AC± Acres more or less
- 12 Section 7 Lot
- Subdivision Boundary
- Access Easement Boundary
- Irrigation Easement Boundary
- Right-of-Way Line
- Existing Contour
- IRR Irrigation Ditch or Pipeline
- WD Waste Ditch
- Flow Direction
- Park County Road



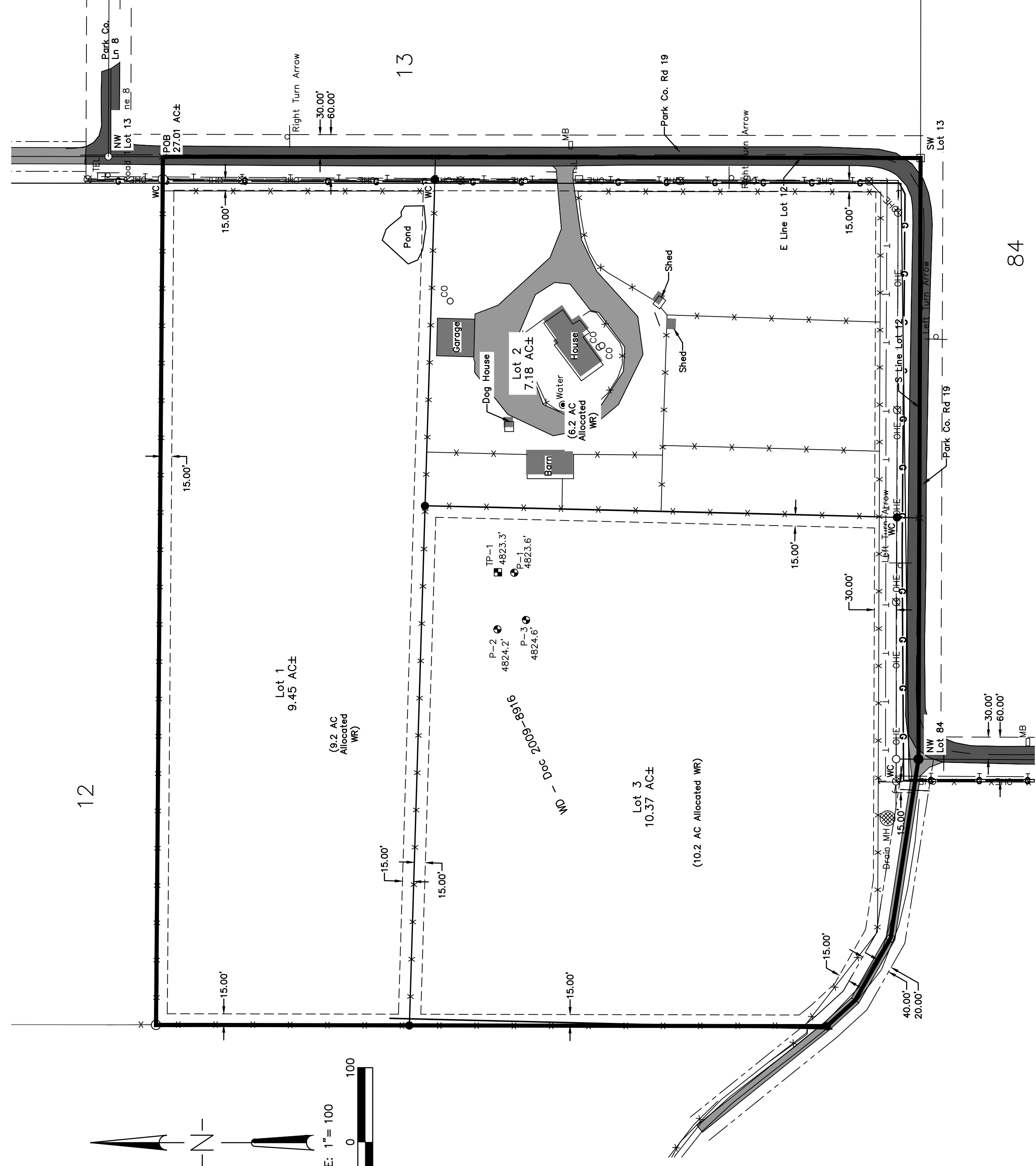
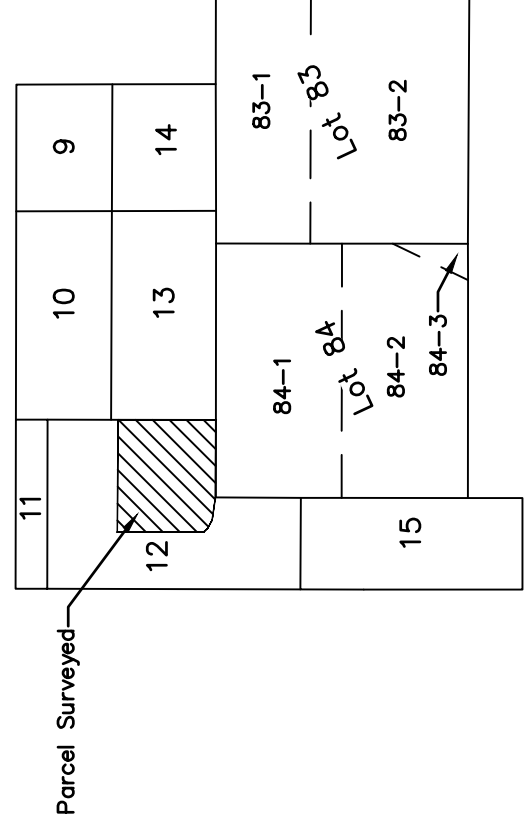


SCALE: 1" = 100'



Not To Scale

LOCATION MAP  
Section 7, T55N, R100W, 6th PM  
Park County, Wyoming



LEGEND	
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12	Section 7 Lot
---	Subdivision Boundary
---	Access Easement Boundary
---	Irrigation Easement Reference Line
---	Irrigation Easement Boundary
---	Right-of-Way Line
TP-1	Test Pit
P-1	Percolation Test
TEL	Telephone Pedestal
MB	Mail Box
○	Power Pole
←	Guy Anchor
⊗	Drain Manhole
⊙	Existing Water Well
COO	Septic Cleanout
---	Telephone Line
---	Gas Line
---	Overhead Power Line
---	Fence
---	Park Co. Road
---	Gravel Road

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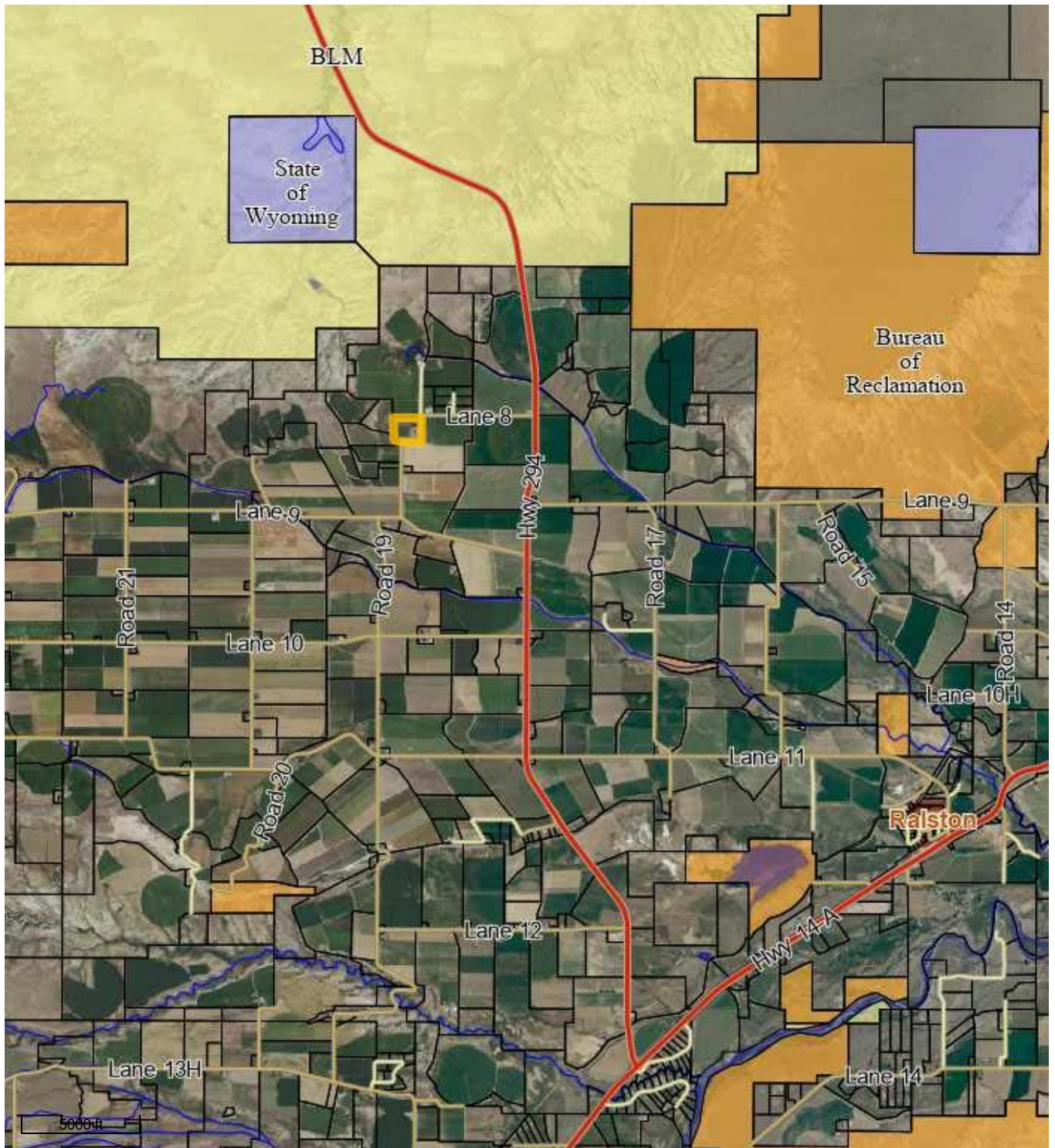
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# Park County Wyoming MapServer



# Park County Wyoming MapServer





**IMPORTANT NOTICE**  
**Canyon Real Estate, LLC**  
**(Name of Brokerage Company)**  
**REAL ESTATE BROKERAGE DISCLOSURE**

When you select a Real Estate Brokerage Firm, Broker or salesperson (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 or Seller)

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 either 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 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 an 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, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell 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 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; \*

WAR Form 410-0709, Real Estate Brokerage Disclosure.  
2009© Wyoming Association of REALTORS®

Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414  
Phone: 307-527-7092 Fax: 307-527-7093 Lance Bower

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

- 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.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- 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 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 FIDELITY 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 OR 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 ACKNOWLEDGMENT, 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 relationship 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 \_\_\_\_\_ (date), I provided  (Seller)  (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Lance Bower

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.

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_