

U BAR S RANCH



Hot Springs County, Wyoming



Canyon Real Estate, LLC

1327 Rumsey Ave., Cody, WY 82414

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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.



The U Bar S Ranch has what you dream of in a Wyoming Ranch:

- Fertile creek bottom with early priority water rights*
- Timbered country adjacent to public lands*
- Diverse grazing and stock water capacity*
- Well-appointed and practical improvements*
- Good access with proximity to recreation and some of Wyoming's best communities.*

The U Bar S Ranch consists of 640+/- deeded acres balanced with, 5865+/- acres of BLM and 240+/- State and is owner rated to support 150 animal units on an annual basis.

The 3,000 square foot home features acid stained concrete floors with radiant in-floor heat, timber beam ceilings to match the western decor, a wraparound covered deck to draw in the panoramic setting, and an inviting kitchen to enhance the well-conceived floor plan of the 3 bedroom single story design that was built in 2002. A second much older home is also on the property and could be refurbished for a guest house. Welded pipe working corrals complete the improvements as a working ranch with an alley way, riding arena, loading chute, round pen, sorting gates and side paddocks with self-waterers.

U - S Ranch is owner rated at 150 Animal Units year around. It is a well-balanced ranch with irrigated hay fields and undulating summer pasture. Two year-around streams meander through the ranch, Gooseberry Creek for nearly 3.5 miles and Buffalo Creek for nearly 1.5 miles. These streams provide sub-irrigated creek bottom, dependable stock water, and sufficient irrigation for approximately 132 acres. The topography and riparian areas provide good winter cover and significant additional forage. The Highway Junction 2017 BLM grazing permit, # 00523, allows 99 cattle from 07/15 to 02/28 on the 6,500+/- acres for \$1.87 per AUM for the 663 active AUMs. The Wyoming State grazing permit GRZ-3-7766 allows 49 AUM's on the 240+/- acres for \$624 per year.



U - S Ranch is nestled in the foothills of the Rocky Mountains in the Big Horn Basin of northwestern Wyoming.

Meeteetse is where outlaws rode and cattle barons ruled the land, where wooden boardwalks, hitching rails and water troughs still line the streets, where the rugged Absaroka Mountains meet the Wyoming Bad Lands. Some of the best fishing, hunting, sightseeing and wildlife viewing available anywhere! Enjoy the western charm of Cody with the Irma Hotel, the Buffalo Bill Center, and Yellowstone National Park. The school bus goes to Thermopolis which boasts the world's largest hot springs or children can be driven to Meeteetse.

Irrigated grass hay meadows lie along Buffalo and Gooseberry Creeks and upland pasture along the sage brush slopes. Nearly a mile of buried pipeline provides for an efficient delivery system for irrigation from Gooseberry Creek to risers at the head of the irrigated fields. Lateral ditches and turnouts distribute water to multiple fields of grass that could be replanted to alfalfa or an alfalfa mix. A pivot system has been evaluated and the proposal is available for review upon request. Flood water or "free water" is used in the early irrigation season during strong run-off then as water goes under regulation the U Bar S Ranch holds a priority water position appropriated in 1900 and 1905. Stock water in the aftermath and riparian grazing cells is provided by the two year-around creeks and house well. Two wells and multiple stock water reservoirs provide adequate stock water in the BLM and State pastures. A 12,000 gallon storage tank system is an example of the stock water diversity the ranch has invested in.

The riparian and irrigated creek bottom compliment the timbered and sage covered hills to provide cover and feed for prolific mule deer, white tail, elk, and antelope. Gooseberry creek valley also creates an ideal habitat for the resident pheasant and grouse for game bird opportunity. While Gooseberry Creek is not known to be a trout fishery, the immediate area is home to numerous clear water streams as well as the Big Horn and Greybull Rivers which offers some of the best fly fishing in the world.



Elevation ranges from 5,260 feet in the eastern portion along the creeks to 5,800 feet along Hillberry Rim and the juniper-forested hills in the BLM. According to USClimateData.com the area averages 13.58 inches of precipitation per year. Soils along the creeks are generally gravelly loams of the Nihill complex. Along the southern edge of Gooseberry Creek, soils are classified as saline Torrifuvents. The irrigated pasture in the north-central portion of the property contains Larimer-Stoneham-Nihill and Olney-Bowbac complex soils.

MINERAL RIGHTS

The Seller makes no representation as to the ownership of the mineral rights or mineral estate on the subject property.

CONSERVATION EASEMENT

A conservation easement with the Wyoming Stock Growers Agricultural Land Trust is in place on the ranch which allows for agricultural and residence uses. A copy can be provided upon request.

BOUNDARIES

The seller is making known to all potential purchasers there may be variations between the 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.

SOLD AS IS WITH NO GUARANTEES OF ACCURACY OR COMPLETENESS

Seller is selling the property in an "AS IS" condition, which includes the location of the fences, as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description. Maps are not to scale and are for visual aid only. The accuracy of the maps and information is not guaranteed.

OFFERING PRICE

U Bar S Ranch is being offered at \$1,399,000 US (One Million Three Hundred Ninety-Nine Thousand)





*U Bar S
Ranch*



*Gooseberry
Creek*



Kitchen



Great Room



*Master
Bedroom*



*Master
Bath*



*Guest
Bath*



Corrals



Antelope



Mule Deer



Reservoir



Gooseberry Creek



Reservoir





Mountain Views





Mountain Views





Hay Fields



Creek





U BAR S RANCH



MLS #: F10013048A (Active) List Price: \$1,399,000

4011 Gooseberry Creek Rd Worland, WY 82401



Days on Market 189
Original List Price: \$1,495,000
House Design: 1 Story
Bedrooms: 3
Total # Baths: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 2
Apx Year Built: 2002
Apx Total SqFt: 3000
Apx Above Grade SqFt: 3000
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 1
Area: Meeteetse
County: Hot Springs
School District: Park County
District #16
Apx Miles from Town: 17
Apx Irrigated Acres: 132
Apx Deeded Acres: 640
Total Lease Acres: 5865
Has Lease/Permits: Yes

Type of Leased Land: BLM, State

BldgType: Older Home	BldgSize: 942 SF	BldgCnst: Frame	BldgYrBt: 1920
BldgType2: Farm Utility Bldg	BldgSize2: 378 SF	BldgCnst2: Frame	BldgYrBt2: 1940
BldgType3: Barn	BldgSize3: 550 SF	BldgCnst3: Frame	BldgYrBt3: 1950
Mineral Rights: Yes	Mineral Leased: No	Income from Mineral Rights: none	
Type of Lease 1: BLM	Type of Lease 2: State		

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Full Bath	Main				
Dining Room	Main		3/4 Bath	Main				
Living Room	Main							
Master Bedroom	Main							
Bedroom	Main							
Bedroom	Main							

Additional Room Info: A second much older home is also on the property and could be refurbished for a guest house.

Inclusions: All gates,panels,loading chute,fences,water line,stock tanks,pipelines,spare parts owned by Seller& currently on the property & used in the customary/ordinary operation of the ranch,w/d,freezer,g.pipe

Exclusions: Hot tub, small working chute, 3 panels

IrrigCo: Grantz Ditch	IrrigCost: TBD	IrrigCoYr: 2017
Taxes TBD: No	Tax Year: 2017	Total Tax \$: 8652.04
Property Rights: Fee Simple	Parcelable: Yes	Adj to Public Land: Yes
Detailed Zoning: Hot Springs County - Agricultural	Topography: Flat, Rolling	River/Stream Front: Yes
Legal Description: 640 +/- deeded acres, assoc., leases, improvements. Legal To Be Determined from the Title Company	Road Access: Public	Road Maintenance: Public
	Road Surface: Unpaved (Dirt/Gravel)	

Construction: Concrete Exterior Siding: Stucco Roof: Composition Natural Gas Company: None Electric Company: High Plains Power Sewer: Septic Tank Primary Water Type: Well Cooling Type: None Primary Heat: In Floor Secondary Heat: Stove Primary Fuel Type: Electric Secondary Fuel Type: Wood	Garage/Type Stalls: Detached-2 Stalls Heating Stove Type: Wood Fireplace Type: Wood Interior Features: Breakfast Bar, Mud Room, Pantry, Walk-in Closet(s) Exterior Features: Acreage Fenced, Adj to BLM, Adj to State Land, Barn, Corrals, Covered Deck, Covered Patio, Creek, Dirt Ditches, Fenced Yard, Fishing, Flat Terrain, Garden, Guest House, Horse Property, Hunting, Irrigated, Landscaping, Loafing Shed, Mountain View, Production Ground, Recreational, Rolling Terrain, RV Parking, Shop
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Comments: U - S Ranch is nestled in the foothills of the Rocky Mountains in the Big Horn Basin of northwestern Wyoming about 17 miles south of Meeteetse. Consisting of 640 acres with 5,865 BLM lease acres and State lease acres, the ranch is owner rated to support between 140-150 animal units on an annual basis. Gooseberry Creek flows for nearly 3.5 miles & Buffalo Creek flows for nearly 1.5 miles.

Directions to Property: South of Meeteetse approx. 17 miles.

Subject to 1031: No

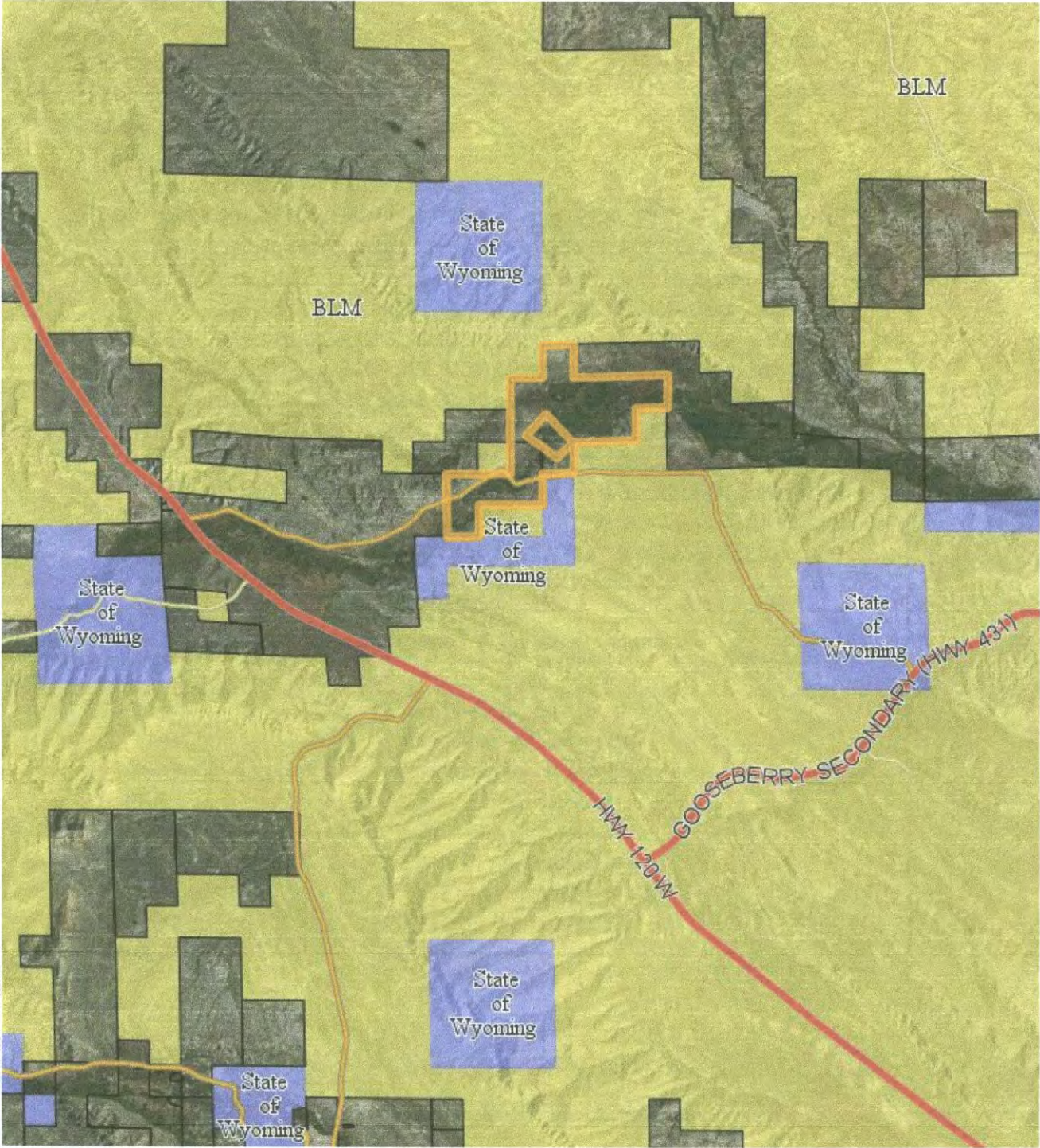
Office Name: Canyon Real Estate, LLC (#:46)

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 #: F10013048A

Hot Springs County Wyoming MapServer



U Bar S Ranch

640 +/- Deceded
5,590 +/- BLM
240 +/- State of Wyoming
Hot Springs County, Wyoming

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LANCE BOWER
Associate Broker



WILSON
WILSON REAL ESTATE



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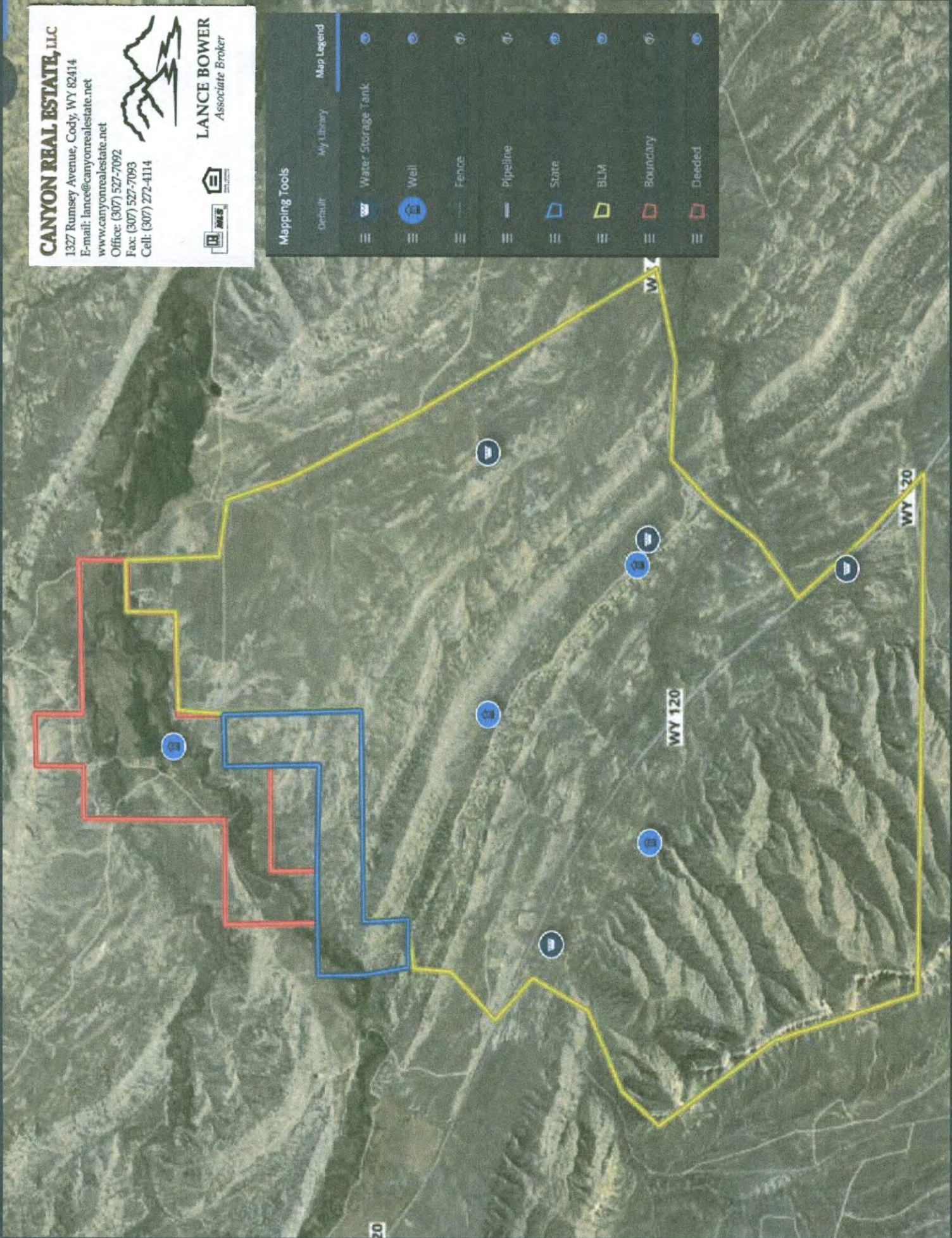


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Associate Broker



Mapping Tools

Default	My Library	Map Legend
Water Storage Tank	Well	Fence
Pipeline	State	BLM
Boundary	Deeded	



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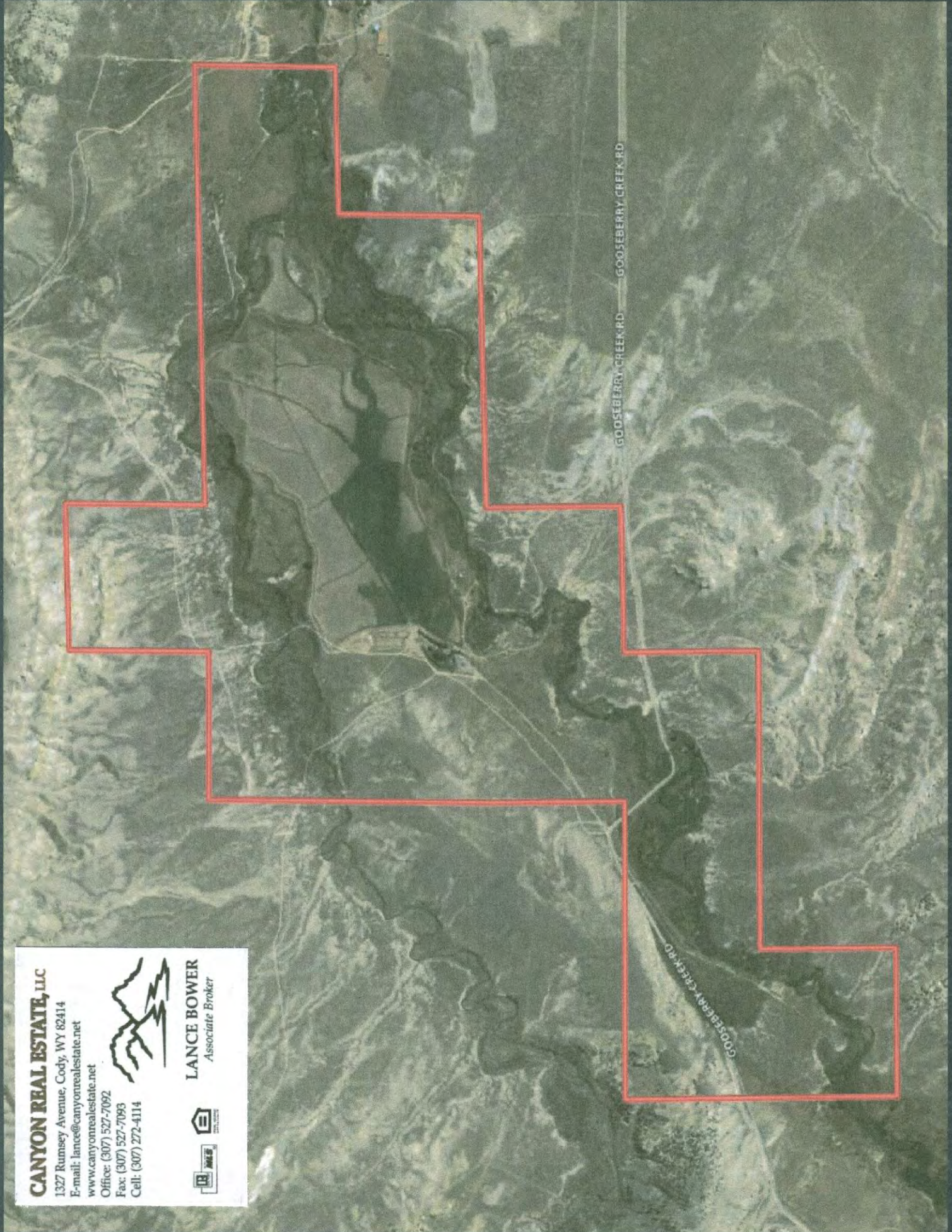
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U Bar S Ranch

640 +/- Deeded

5,590 +/- BLM

240 +/- State of Wyoming

Hot Springs County, Wyoming

Meeteetse

U Bar S Ranch

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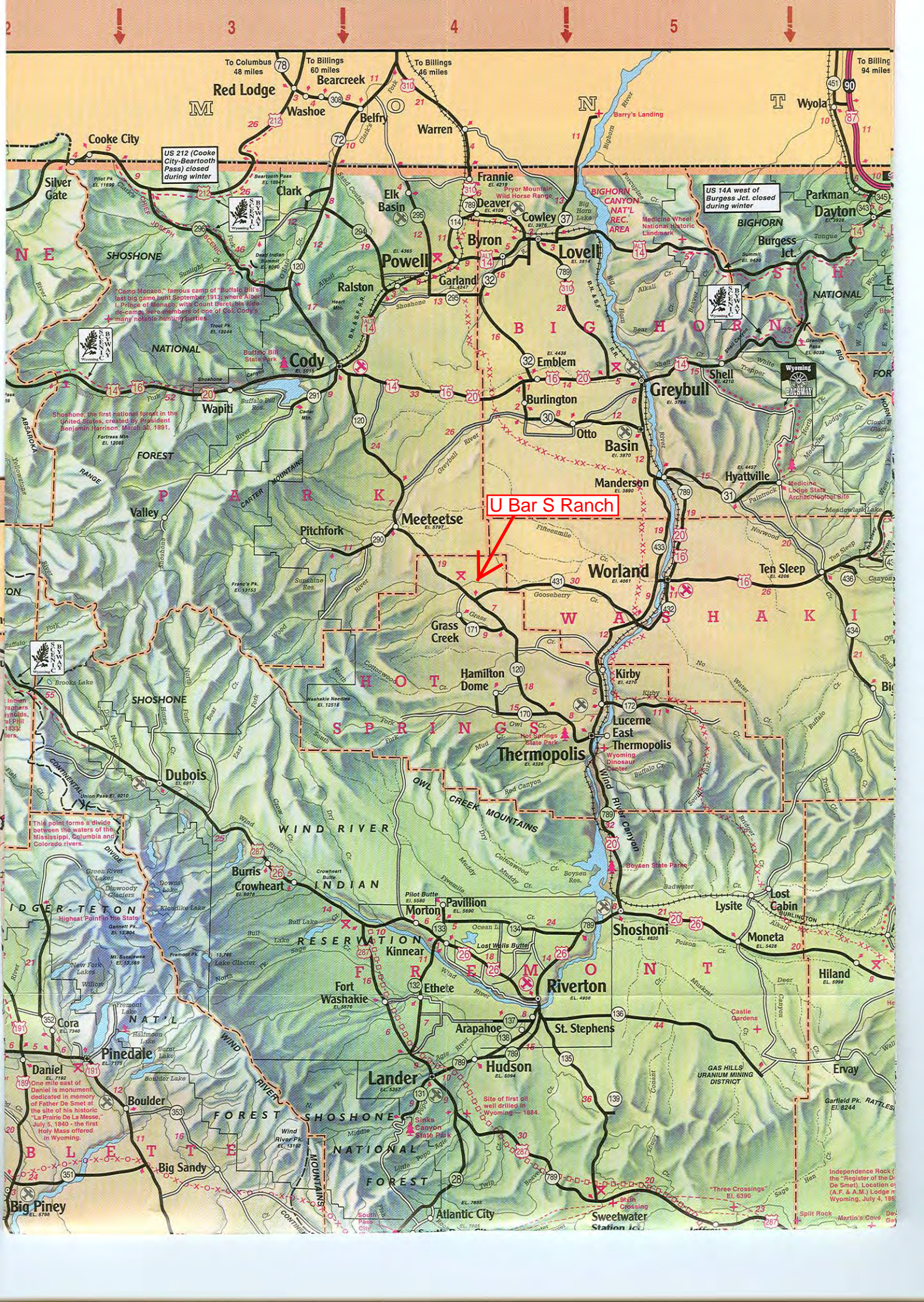
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Associate Broker





US 212 (Cooke City-Beartooth Pass) closed during winter

US 14A west of Burgess Jct. closed during winter

U Bar S Ranch

This point forms a divide between the waters of the Mississippi, Columbia and Colorado rivers

One mile east of Daniel is monument dedicated in memory of Father De Smet at the site of his historic "La Prairie De La Messe" July 5, 1840 - the first Holy Mass offered in Wyoming.

Independence Rock (the "Register of the De Smet). Location of (A.F. & M.) Lodge in Wyoming. July 4, 1868



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

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- 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 _____