

Wyoming Country Escape



\$985,000



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

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.



Welcome to this stunning 5,927 square foot home on 21 acres of peaceful Wyoming countryside. From the moment you arrive, you'll appreciate the privacy, the views, and the way this property blends modern updates with classic Western charm.

Step inside and you'll find a gorgeous kitchen and dining area with sleek quartz countertops, new cabinets, tons of storage, a big island with a sink, new flooring, fresh wainscoting, and stainless-steel appliances. The great room and kitchen share a cozy double-sided gas fireplace, plus large picture windows that bring in beautiful natural light. There's also a pellet stove for extra warmth on chilly evenings. Just off the kitchen, you will find a dedicated office space and a convenient half bath.

Downstairs is perfect for entertaining or relaxing with family. There is a spacious family room complete with a full kitchen, French doors that open right out to the patio for barbecues, a pellet stove, and a moss rock wood fireplace. You'll also have three guest bedrooms, a full bathroom, laundry, and utility rooms.

Upstairs offers even more space with another comfortable family room featuring a moss rock fireplace and access to a private backyard balcony. There are three additional guest bedrooms and two full bathrooms, plus a master suite that feels like a retreat all its own. The master has warm wood accents, balcony access, a walk-in tile shower, a Jacuzzi tub, and an oversized walk-in closet.

Outside, this property has everything you need for country living or equestrian activities. There's an attached three-car garage and a huge 1,800 square foot shop with extra covered space. You'll find multiple horse pens, a livestock corral, and an outdoor roping arena with chutes. Solar panels and a backup generator make off-grid living completely possible.

This home is ideally located near Powell, Wyoming, just a short drive from Yellowstone National Park. To the east, the Big Horn Mountains offer endless opportunities for hunting, hiking, camping, rock climbing, and horseback riding.

If you've been searching for a spacious home with modern comforts, room to roam, and the freedom to enjoy the Wyoming lifestyle, this property is perfect for you.





Exterior Front
Entrance to the
Home





Great Room
with Picture
Windows



Dining Room





Double-Sided
Gas Fireplace



Open-Concept
Floor Plan



Spacious
Remodeled
Kitchen



Island with
Bar Seating

New Cabinetry



Quartz Countertops
& Stainless
Appliances



Double-Sided
Gas Fireplace



Bedroom One





Bathroom One



Walk-in Shower &
Jacuzzi Tub



Large Closet/Storage





Second Great Room
& Dining Room



Moss Rock
Fireplace





Bedroom Two



Bathroom Two





Bedroom Three



Bathroom
Three

Bedroom Four



Second
Kitchen

Second Kitchen &
Additional Pantry
Storage



Bathroom Four

Bedroom Five



Bedroom
Six

Bedroom Seven



Mudroom/
Extra Storage

Laundry Room



Office Space

Coat Closet/
Extra Storage



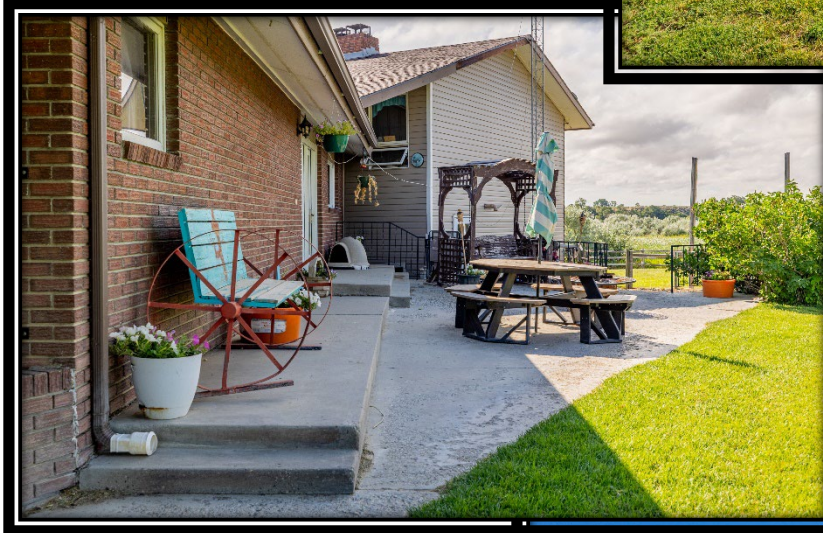
Bathroom
Five

3-Car
Attached
Garage



Exterior Views
of the Home

Exterior
Views of the
Home



Upper Level
Deck/Patio



Large Fenced
Backyard

Solar Pannels



Large
Driveway



Horse/Livestock
Facilities



Covered
Horse Space



Large Shop with
Extra Storage



Full Roping
Arena with
Chutes



Aerial Views
of the
Property

Wide-Open
Spaces
and Beautiful
Views



Mature Trees
and Greenery





Aerial Views
of the
Property



Estimated
Property
Boundary



Room Information

16

List Price \$985,000
List Date 7/22/2025
Days On Market 246
Bedrooms 7
Total # Baths 5
Full Baths 4
3/4 Baths 0
Half Baths 1
1/4 Bath 0
Apx Year Built 1975
Levels Tri/Split Level
Basement Y/N Yes

Apx Above Grade SqFt 3,967
Apx Below Grade SqFt 1,960
Apx Total SqFt 5927
Apx Deeded Acres 21.020
Apx # Irrigated Acres 0.00
Apx Lot SqFt 915,631.20
County Big Horn
Area Byron - Out of Town
Subdivision None
School District Big Horn County District #1
Additional Living Units No

Inclusions	Stove/oven, refrigerator, washer/dryer, gates/panels on property, stock waters, solar panels
Exclusions	Swing set, clothes line
Irrigation	No
Irrigation Company	
IrrigFee	
HOA	No
HOA \$	

Legal Description	see Preliminary Plat Map in documents, pending county approval and recording.
Tax Year	2025
Tax Annual Amount	\$0.00
Covenants	No
Detailed Zoning	Big Horn County - Not Zoned
Parcelable	Yes
Electric Company	Garland Light/Power
Natural Gas Company	Wyoming Gas

Features

Appliances	Dryer, Oven, Range, Washer, Water Softener Owned
Basement	Exterior Entry, Full, Finished
Construc...	Frame
Cooling	Central Air
Ext Feat...	Acreage Fenced, Barn, Corrals, Creek, Fenced Yard, Garden, Horse Property, Hunting, Kennel/Dog Run, Landscaping, Loafing Shed, Natural Gas to Property, Shop, Sprinklers, Storage
Ext Siding	Brick, Vinyl Siding
Fireplace	Gas
Flooring	Tile, Wood (Flooring)
Primary Heat	Natural Gas, Forced Air
Int Features	Breakfast Bar, Ceiling Fan(s), Garage Door Opener...
Lot Features	Level, Recreational, Rolling Slope

PatioDeckPorch	Covered, Deck, Patio, Porch
Road Maint	
Road Respons	Private Maintained Road
Road Surface	Gravel
Roof	Shingle
Primary Water Source	Well
Primary Water Supp...	None
Sewer Type	Septic Tank
Sewer Provider	None
Views	Canyon, Mountain(s)

Comments Beautifully updated 5,927 sq ft home on 21.02 private acres with year-round live water in Northwest Wyoming! This spacious property offers modern finishes with rustic charm, including a remodeled kitchen with quartz countertops, new cabinets, large island, stainless appliances, and new flooring. The great room features a double-sided gas fireplace, large picture windows, and a pellet stove for added warmth. Main level includes an office and half bath. Downstairs you'll find a full kitchen, family room with moss rock fireplace, three guest bedrooms, full bath, laundry, and patio access. Upstairs features another family room, three more guest bedrooms, two full baths, and a stunning master suite with balcony access, walk-in tile shower, Jacuzzi tub, and oversized walk-in closet. Outside includes a 3-car attached garage, 1,800 sq ft shop with extra covered space, horse pens, livestock corral, and a full roping arena with chutes. Solar panels and a backup generator support off-grid living. Located near Powell, WY, with easy access to Yellowstone and the Big Horn Mountains.

Property listed by:

Canyon Real Estate, LLC - 307-527-7092
 Lance J Bower - 307-272-4114

Contact me for more informati...

Canyon Real Estate, LLC - 307-527-7092
 Lance J Bower - 307-272-4114
lance@canyonrealestate.net

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. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

NO PROPOSED CENTRALIZED SEWAGE SYSTEM. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. NO PROPOSED MAINTENANCE OF STREETS OR ROADS.

SUBDIVISION PLATTING CONDITIONS

- RIGHT-OF-WAY: THE RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES NOW OR HERINAFTER ESTABLISHED.
- MINERAL ESTATE: THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- FUTURE USE OF LOT 1 IS FOR RESIDENTIAL PURPOSES.
- WATER WELLS MUST BE PERMITTED ACCORDING TO THE REQUIREMENTS OF THE WYOMING STATE ENGINEER'S OFFICE.
- LOT 1 OF GRABER SS 25-XXX DOES NOT HAVE IRRIGATION WATER RIGHTS UNDER THE SIOON CANAL OR THE EAGLE DITCH.
- SELLER DOES NOT WARRANT TO THE PURCHASER THAT THERE ARE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION, WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

UTILITIES

- CABLED LIGHT & POWER
- BYRON SOLID WASTE (GARBAGE COLLECTION)
- WYOMING GAS

NOTES

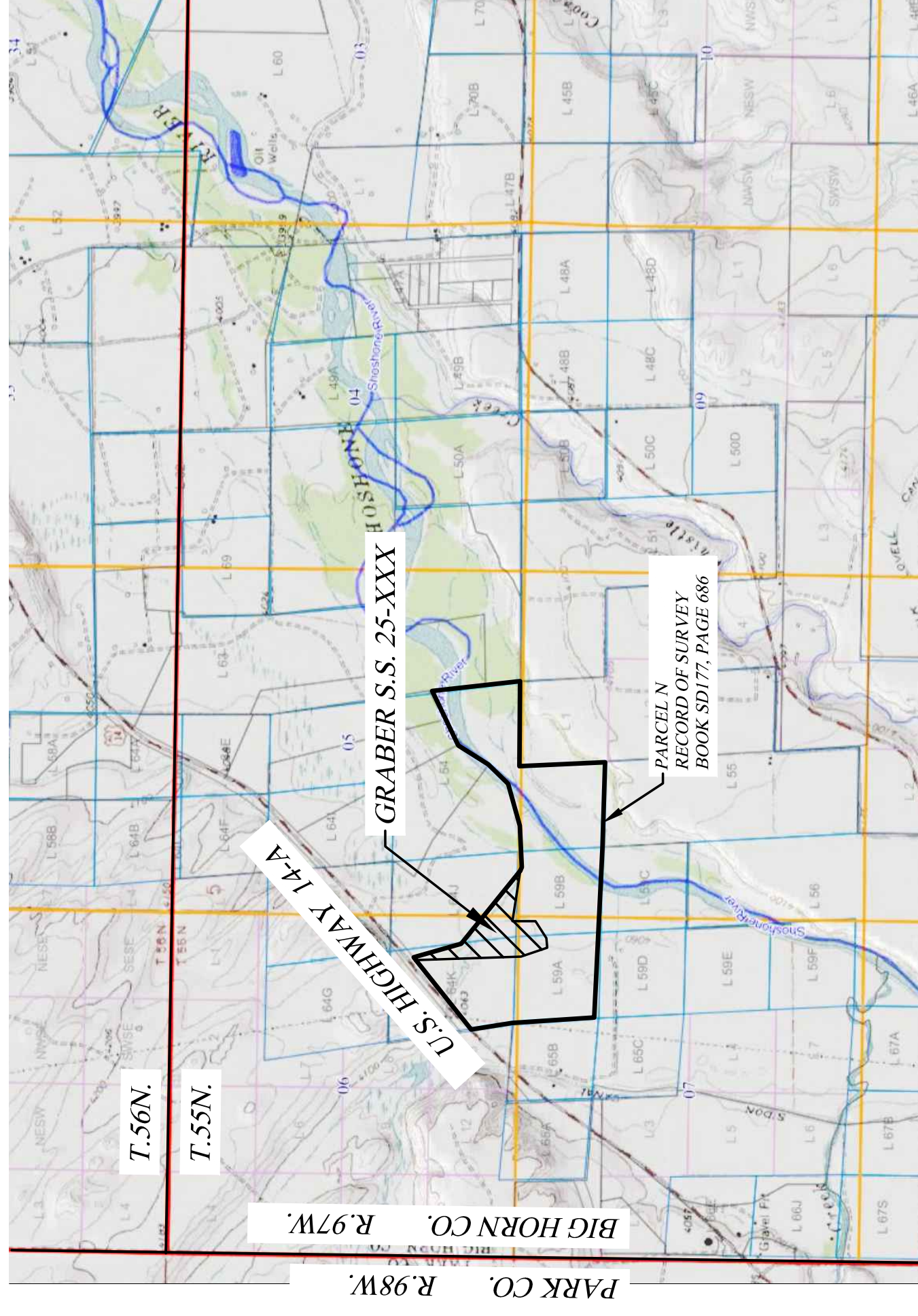
- TOTAL GROSS ACREAGE OF THE GRABER S.S. 25-XXX IS 21.02 ACRES.
- NON-CONVENTIONAL OR ENGINEERED SMALL WASTEWATER SYSTEMS MAY BE REQUIRED DUE TO IMPERVIOUS SOILS AND HIGH GROUND WATER.

PLANNING & ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BIG HORN COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

ATTEST: SECRETARY _____



LOCATION MAP

SCALE: 1" = 2000'

GRABER S.S. 25-XXX



BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF
BIG HORN COUNTY THIS _____ DAY OF _____, 20____

CHAIRMAN _____

MEMBER _____

MEMBER _____

ATTEST: _____

COUNTY CLERK _____

CERTIFICATE OF DEDICATION

WE, ALLEN GRABER AND IRENE GRABER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LANDS DESCRIBED BY THE TITLE RECORDED IN BOOK SD177, PAGE 686, OF THE BIG HORN COUNTY RECORDS. A PORTION OF WHICH IS SHOWN AND PLATTED HEREIN AS THE GRABER S.S. 25-XXX DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN PARCEL N OF THAT RECORD OF SURVEY RECORDED IN BOOK SD177 AT PAGE 686, OF THE BIG HORN COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER 1 OF LOT 59 FROM WHICH CORNER 6 OF SAID TRACT 59 BEARS N 59°19'26"W, 782.84 FEET; THENCE S 89°17'21"W, 353.78 FEET; THENCE S 25°10'45"W, 308.71 FEET; THENCE S 83°49'52"W, 147.30 FEET; THENCE N 19°39'06"W, 425.40 FEET; THENCE N 02°53'10"W, 1565.59 FEET TO THE WESTERLY LINE OF THAT 60.00 FOOT ACCESS AND UTILITY EASEMENT RECORDED IN BOOK SD177 AT PAGE 686, OF THE BIG HORN COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

N 16°50'41"W, 38.90 FEET TO THE SOUTHERLY LINE OF U.S. HIGHWAY 14-A; THENCE ON AND ALONG SAID SOUTHERLY LINE, N 50°23'37"E, 53.37 FEET; THENCE S 16°50'41"E, 756.10 FEET; THENCE S 51°56'16"E, 1317.67 FEET; THENCE S 54°05'15"E, 122.41 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 21.02 ACRES.

DO DEDICATE ALL OF SAID LANDS AS GRABER S.S. 25-XXX SUBDIVISION AS PLATTED HEREON;

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ZONING RESTRICTIONS, COVENANTS AND ANY OTHER MATTER OF PUBLIC RECORD OR OTHERWISE ESTABLISHED; ALL ASSESSMENTS AND SUBSEQUENTLY ASSESSED TAXES;

THE OWNERS AND PROPRIETORS HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS GRABER S.S. 25-XXX SUBDIVISION, AND WITH THE SPECIFIC INTENT TO DO SO, DO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE PURPOSES AS LAID OUT ON THIS PLAT.

THE ABOVE SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

ALLEN GRABER _____ IRENE GRABER _____

ACKNOWLEDGEMENT

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY ALLEN GRABER AND IRENE GRABER

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) SS

COUNTY OF PARK)

I, LYLE J. CASCIATO, OF ENGINEERING ASSOCIATES, LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS:

BETWEEN JUNE OF 2022 AND JUNE OF 2025, GRABER S.S. 25-XXX SUBDIVISION AS SHOWN HEREON WAS SURVEYED BY ME AND OTHERS UNDER MY DIRECTION. THE LAND SURVEYED HEREON IS SHOWN AS ACCURATELY AS THE SURVEYING INSTRUMENTS AND METHODS INDICATED. I AM FAMILIAR WITH THE BIG HORN COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM TO THE BEST OF MY KNOWLEDGE.



LEGEND

FOUND MONUMENT AS NOTED

FOUND HIGHWAY RIGHT-OF-WAY MARKER.

SET 2" ALUMINUM CAP ON 5/8" x 24" REBAR, UNLESS OTHERWISE NOTED.

GRABER SS 25-xxx BOUNDARY

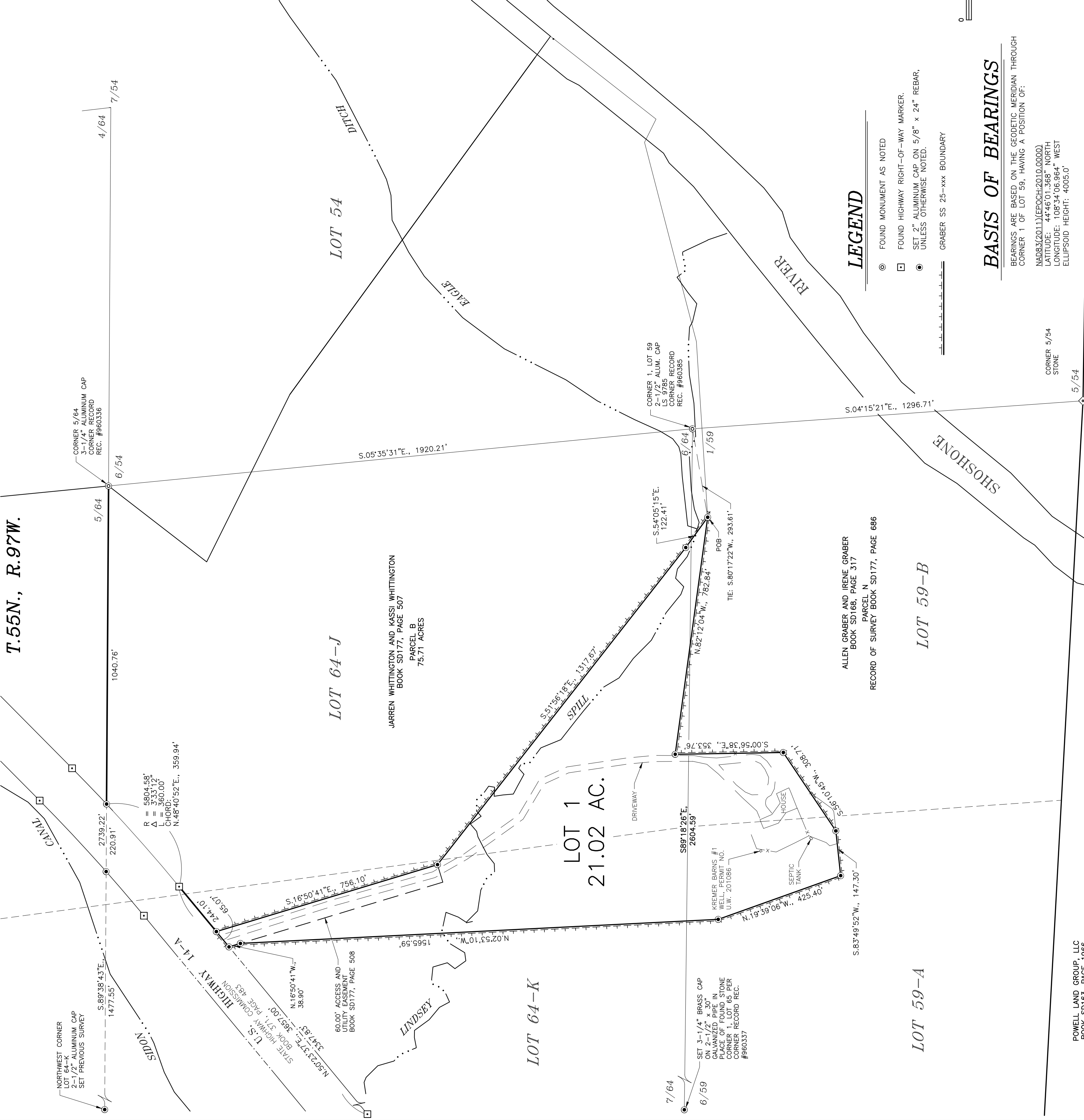
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE GEODETIC MERIDIAN THROUGH CORNER 1 OF LOT 59, HAVING A POSITION OF:

NAD83(2011)EPOCH2010.00000

LONGITUDE: 44.46 01.388° NORTH

ELLIPSOID HEIGHT: 4005.0'



RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE BIG HORN COUNTY CLERK AND

RECORDED ON THIS _____ DAY OF _____, 20____, AND FILED

FOR RECORD AT _____ UNDER DOCUMENT NUMBER _____ IN PLAT

CABINET _____ AT PAGE _____

BIG HORN COUNTY CLERK AND RECORDER _____

BY: DEPUTY COUNTY CLERK _____

GRABER S.S. 25-XXX

- PRELIMINARY PLAT OF -

PARCEL N OF RECORD OF SURVEY RECORDED IN BOOK SD177 AT PAGE 686, ALSO WITHIN LOT 59-A, LOT 59-B, LOT 64-J AND LOT 64-K,

T.55N., R.97W., 6TH P.M.,

BIG HORN COUNTY, WYOMING,

OWNER: ALLEN GRABER AND IRENE GRABER

PREPARED BY: ENGINEERING ASSOCIATES CONSULTING ENGINEERS & SURVEYORS
902 13TH STREET
CODY, WYOMING 82414

JOB NO. 25000.66

06/17/25

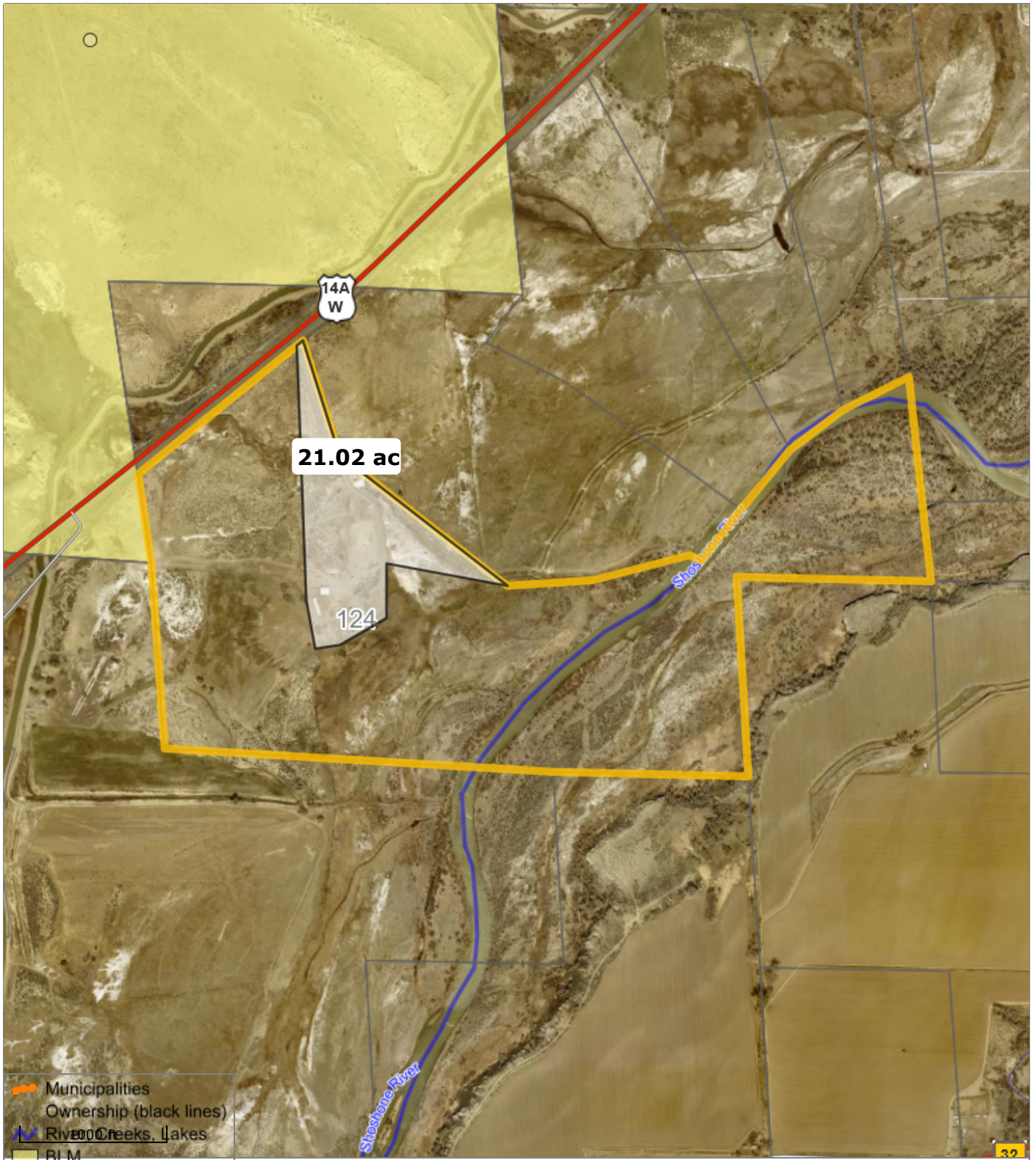














LYLE J. CASCIATO, LS 12600

06/20/25

POWELL LAND GROUP, LLC
BOOK SD163, PAGE 1966

SHEET 1 OF 1



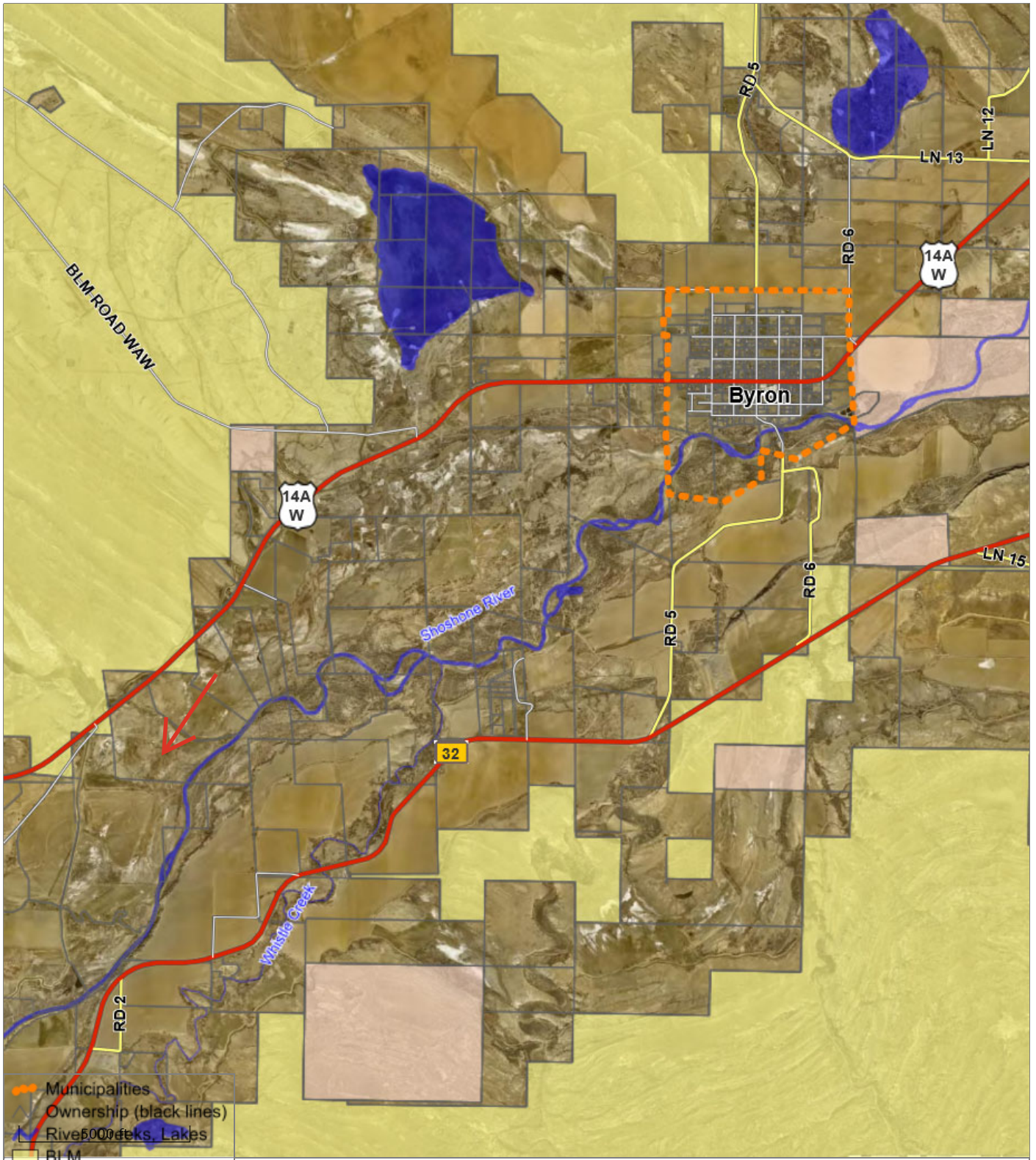
-  Municipalities
-  Ownership (black lines)
-  Rivers, Creeks, Lakes
-  BLM
-  National Park Service
-  Bureau of Reclamation
-  Dept of Defense
-  Forest Service
-  State of WY
-  Highways
-  County Roads
-  Other Roads

Boundary Lines are Approximate



Big Horn County
Wyoming MapServer

Big Horn County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown. printed 7/14/2025



- - - Municipalities
- Ownership (black lines)
- ~ Rivers, Creeks, Lakes
- BLM
- National Park Service
- Bureau of Reclamation
- Dept of Defense
- Forest Service
- State of WY
- ~ Highways
- ~ County Roads
- ~ Other Roads



Big Horn County Wyoming MapServer

Big Horn County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown. printed 7/25/2025



IMPORTANT NOTICE
Canyon Real Estate, LLC

(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

Any reference to “Broker” throughout this Disclosure and any associated real estate form shall mean “Responsible Broker, Associate Broker or Salesperson” as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate 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.

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 Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. 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 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 the 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. 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 asterisk. W.S. 33-28-310(a).

Buyer’s Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer’s Agent 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 and 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 counter offers 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 averse 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.
- 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. §33-283-301(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 the 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 FIDUCIARY 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 ACKNOWLEDGEMENT, 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.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

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 with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm _____
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.

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____

Seller's Name _____