

RUBIS FARM

MANDERSON, WYOMING



\$2,200,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 899-1212
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.



The Rubis Family Farm has been closely held by the same family for 70 years. The farm is over 300 deeded acres with 2+/- miles of Big Horn River frontage. Wildlife and fishing galore including-turkey, geese, ducks, pheasant, mule deer, white tail deer, sauger, trout, sturgeon and catfish! There are 2 modest 3 bedroom, 1 bathroom homes on the property, livestock corrals and numerous outbuildings. The farm has 127 +/- acres currently in production with 300 +/- acres of water rights planted historically in barley, corn, sugar beets, alfalfa hay or beans. The property is fenced for cattle grazing. The property offers river frontage, privacy, mountain views, excellent wildlife habitat and mature trees just 15 minutes from Worland, Wyoming or 1 hour 10 minutes to Cody, Wyoming. Yellowstone National Park and the Big Horn mountains are a short drive offering endless recreational opportunities.



Rubis Farm





Main House

Built in 1954



Remodeled & Added Onto

In 1965





Living Room



Kitchen/Dining





Kitchen



*Laundry Room
Off Kitchen*



Bedroom One



Bedroom Two



Full Bath



Bedroom Three



*Guest House
And Outbuildings*



*Guest House
Built in 1935*





Kitchen/Dining



Living Room





Bedroom One



Full Bath



Bedroom Two



Mud Room

*Guest House
And Outbuildings*





Corrals



The round pen is owned by the Lessee of the farm





Corrals



Quonset / Shop



Production Ground



Production Ground



Big Horn River



Big Horn River



MLS #: F10017595A (Active) List Price: \$2,200,000

297 Hwy 433 Manderson, WY 82432



Days on Market 74
Original List Price: \$2,500,000
Levels: One
Bedrooms: 3
Total # Baths: 1
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
1/4 Bath: 0
Apx Year Built: 1954
Apx Total SqFt: 1322
Apx Above Grade SqFt: 1322
Apx Below Grade SqFt: 0
Basement: No

Total # Residence: 2
Area: S Big Horn Out of Town
County: Big Horn
School District: Big Horn County District #4
Apx Irrigated Acres: 300
Apx Deeded Acres: 300
Total Lease Acres: 0
Has Lease/Permits: No

Type of Leased Land: None

BldgType: Multiple

Mineral Rights: No

Type of Lease 1: Farm Lease

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Full Bath	Main				
Dining Room	Main		Laundry	Main				
Living Room	Main							
Bedroom	Main							
Bedroom	Main							
Bedroom	Main							

Inclusions: stove & refrigerator in both homes, wood stove in guest house, gated pipe

Exclusions: owners personal belongings

Irrigation: Yes IrrigCo: Big Horn Canal IrrigCost: 5072.07 IrrigCoYr: 2020

Taxes TBD: Yes Tax Year: 2021 Total Tax \$: 2825.17 Taxed w/Other Land: Yes

Property Rights: Fee Simple Parcelable: Yes Adj to Public Land: No River/Stream Front: Yes

Detailed Zoning: Big Horn County - Not Zoned Topography: Flat, Rolling

Legal Description: see in Documents

Road Access: Public Road Maintenance: Public Road Surface: Paved (Asphalt/Concrete)

Construction: Frame
Exterior Siding: Hardboard
Roof: Composition
Natural Gas Company: None
Electric Company: High Plains Power
Sewer: Septic Tank
Primary Water Type: S.B.H.Cty.Rural
Cooling Type: Window Unit(s)
Primary Heat: Baseboard
Primary Fuel Type: Electric

Garage/Type Stalls: None
Heating Stove Type: None
Fireplace Type: None
Interior Features: Mud Room
Exterior Features: Acreage Fenced, Barn, Corrals, Creek, Dirt Ditches, Fishing, Flat Terrain, Guest House, Hand Line, Horse Property, Hunting, Irrigated, Loafing Shed, Mountain View, Production Ground, Recreational, River Frontage, Rolling Terrain, RV Parking, Shop, Spring, Sprinklers, Storage Building, Wooded Acreage

Comments: 300 +/- deeded acres with approx. 2 miles of Big Horn River frontage. Wildlife & fishing galore. 2 modest 3 bedroom, 1 bath homes on the property, livestock corrals & numerous outbuildings. The farm has 127 +/- acres currently in production with 300 +/- acres of water rights. This property offers privacy, mountain views & excellent wildlife habitat. Located 15 minutes from Worland, Wyoming.

Directions to Property: Hwy 16/20 South from Manderson to Hwy 433, on the corner between Lane 52 and Lane 53.

Subject to 1031: No

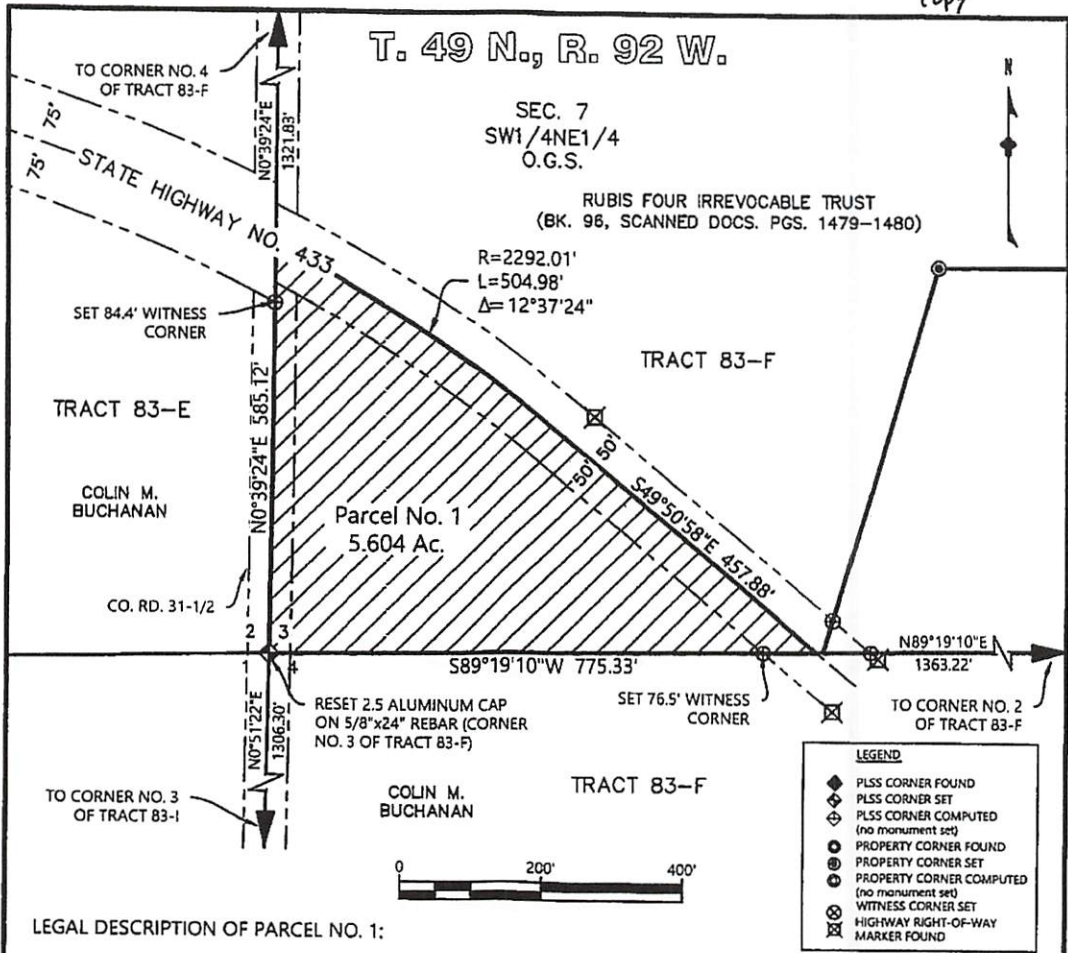
Office Name: Canyon Real Estate, LLC (#:46)

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 #: F10017595A

copy



LEGAL DESCRIPTION OF PARCEL NO. 1:

A parcel of land in the SW1/4NE1/4 of Section 7, T. 49 N., R. 92 W. of the Sixth Principal Meridian, Original Government Survey, Big Horn County, Wyoming, being in Tract 83-F of the Resurvey, being part of a parcel of land described in a Quitclaim Deed filed for record in the Big Horn County Clerk's office in Book 96, Scanned Documents, on Pages 1479-1480, and being more particularly described as follows: Beginning at Corner No. 3 of said Tract 83-F; thence N0°39'24"E, 585.12 feet along the west line of said Tract 83-F to the intersection of said west line with the centerline of Wyoming State Highway No. 433; thence along said centerline as follows: along a non-tangent curve to the right having a radius of 2292.01 feet for a distance of 504.98 feet through a central angle of 12°37'24", and S49°50'58"E, 457.88 feet to the intersection of said highway centerline with the south line of said Tract 83-F; thence S89°19'10"W, 775.33 feet along said south line to the Point of Beginning, containing 5.604 acres of land, more or less.

Bearings and distances shown on this plat are based on the Wyoming State Plane Coordinate System NAD 83/93, East Central Zone, and have been multiplied by a project factor of 1.000219363.

This conveyance is exempt from the subdivision requirements of Wyoming Statutes Section 18-5-303(a)(i). A transfer to an immediate family member.

EXHIBIT 'A'

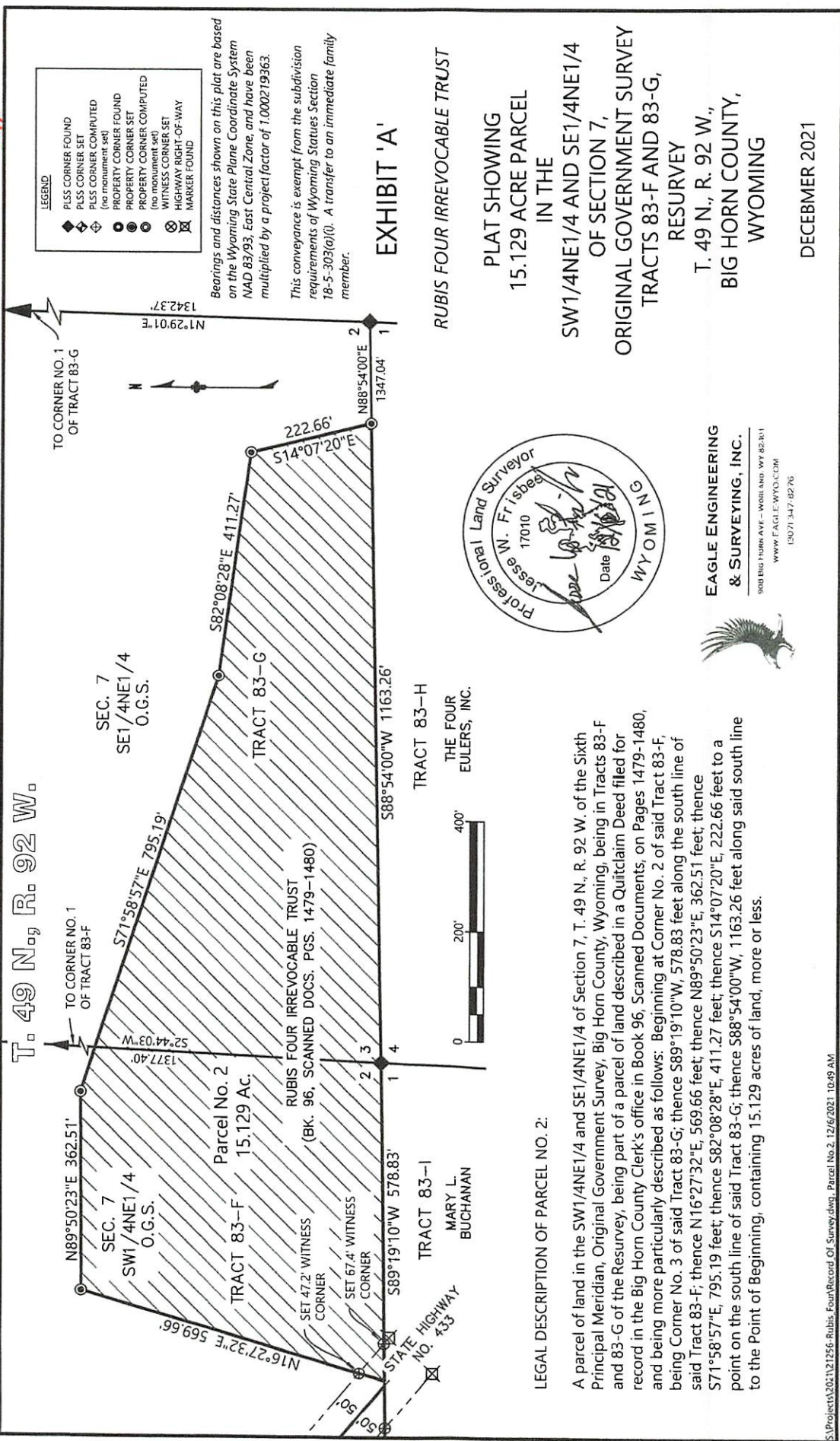
RUBIS FOUR IRREVOCABLE TRUST
 PLAT SHOWING
 5.604 ACRE PARCEL
 IN THE
 SW1/4NE1/4 OF SECTION 7,
 ORIGINAL GOVERNMENT SURVEY
 TRACT 83-F, RESURVEY
 T. 49 N., R. 92 W.,
 BIG HORN COUNTY,
 WYOMING

DECEMBER 2021

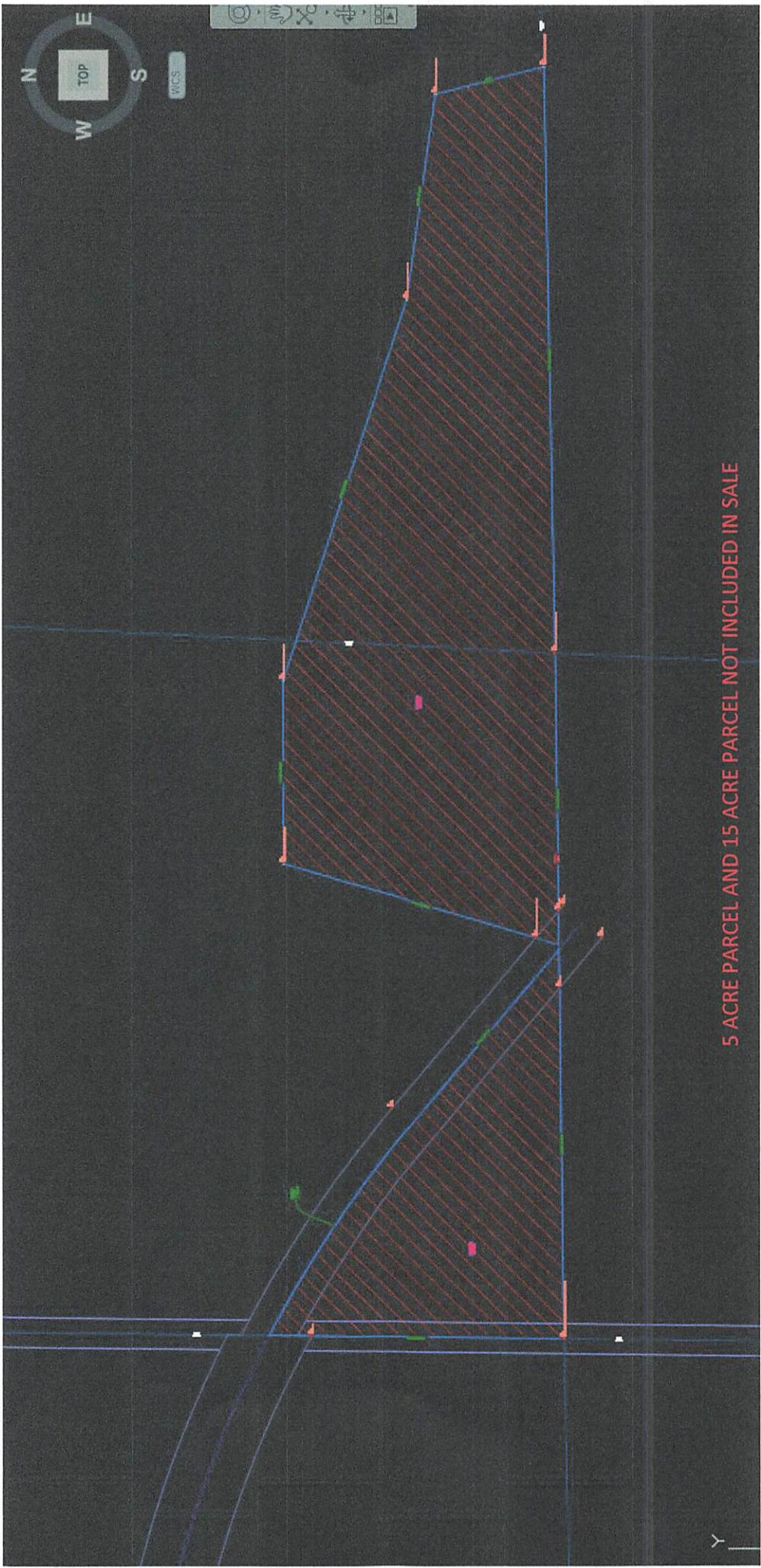


THIS 5 ACRES IN NOT INCLUDED IN THE SALE

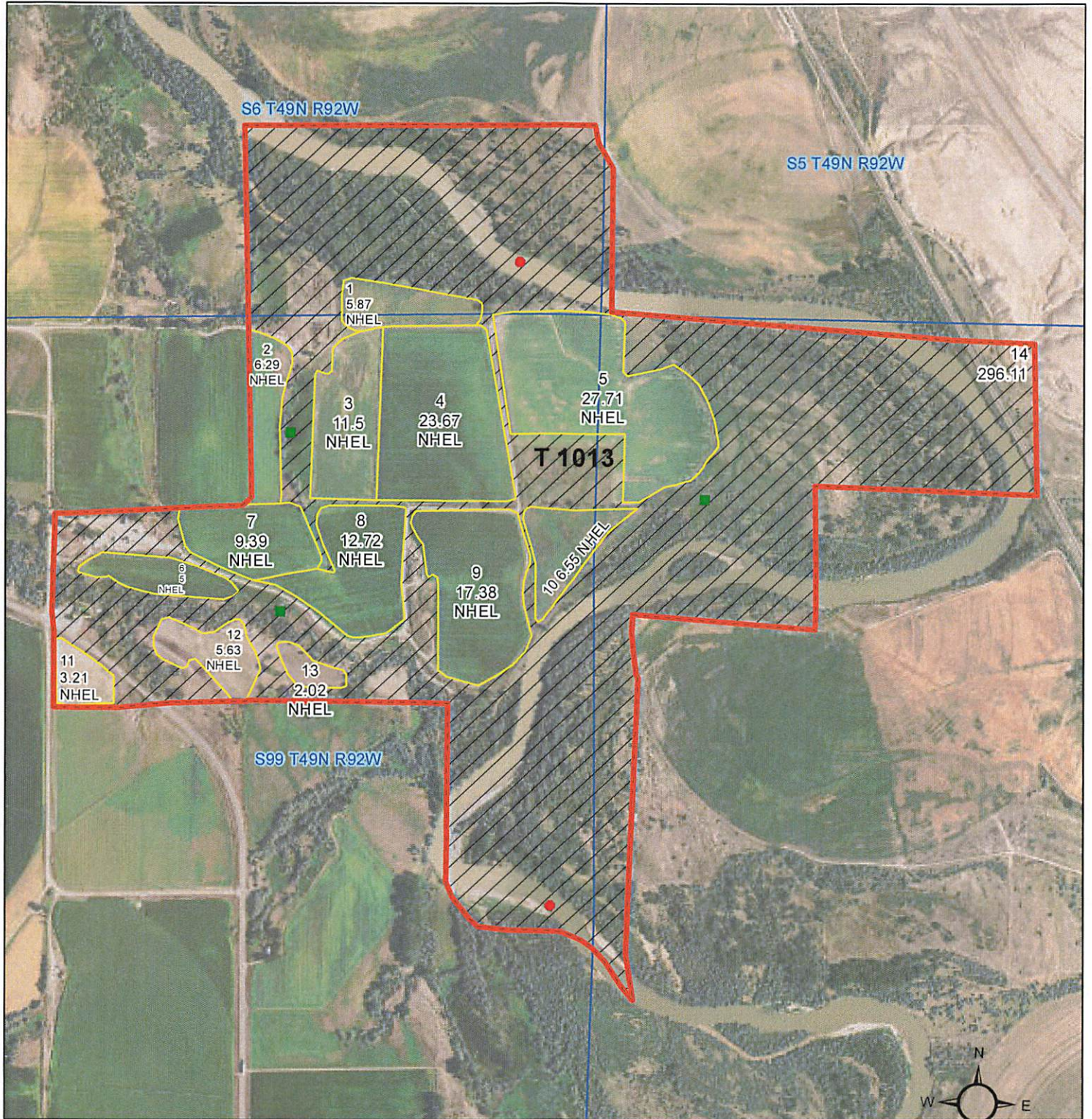
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THIS 15 ACRES IS NOT INCLUDED IN THE SALE

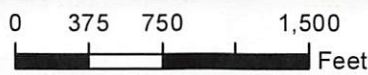


5 ACRE PARCEL AND 15 ACRE PARCEL NOT INCLUDED IN SALE



- Common Land Unit
- Cropland
 - Non-Cropland

- Tract Boundary
- CRP
- PLSS



- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2022 Program Year

Tract Cropland Total: 136.94 acres

Farm 2276

Tract 1013

Map Created October 13, 2021

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



J & E Inc.

PO Box 228
405 South 3 rd
Basin, WY. 82410



BASIN, WY • 307-568-3646
Date: 03/25/2022

Grower: Foss Farms

Farm: System Design 1 : 3/25/2022

Field Name: Field Layout 1 : 4/6/2016

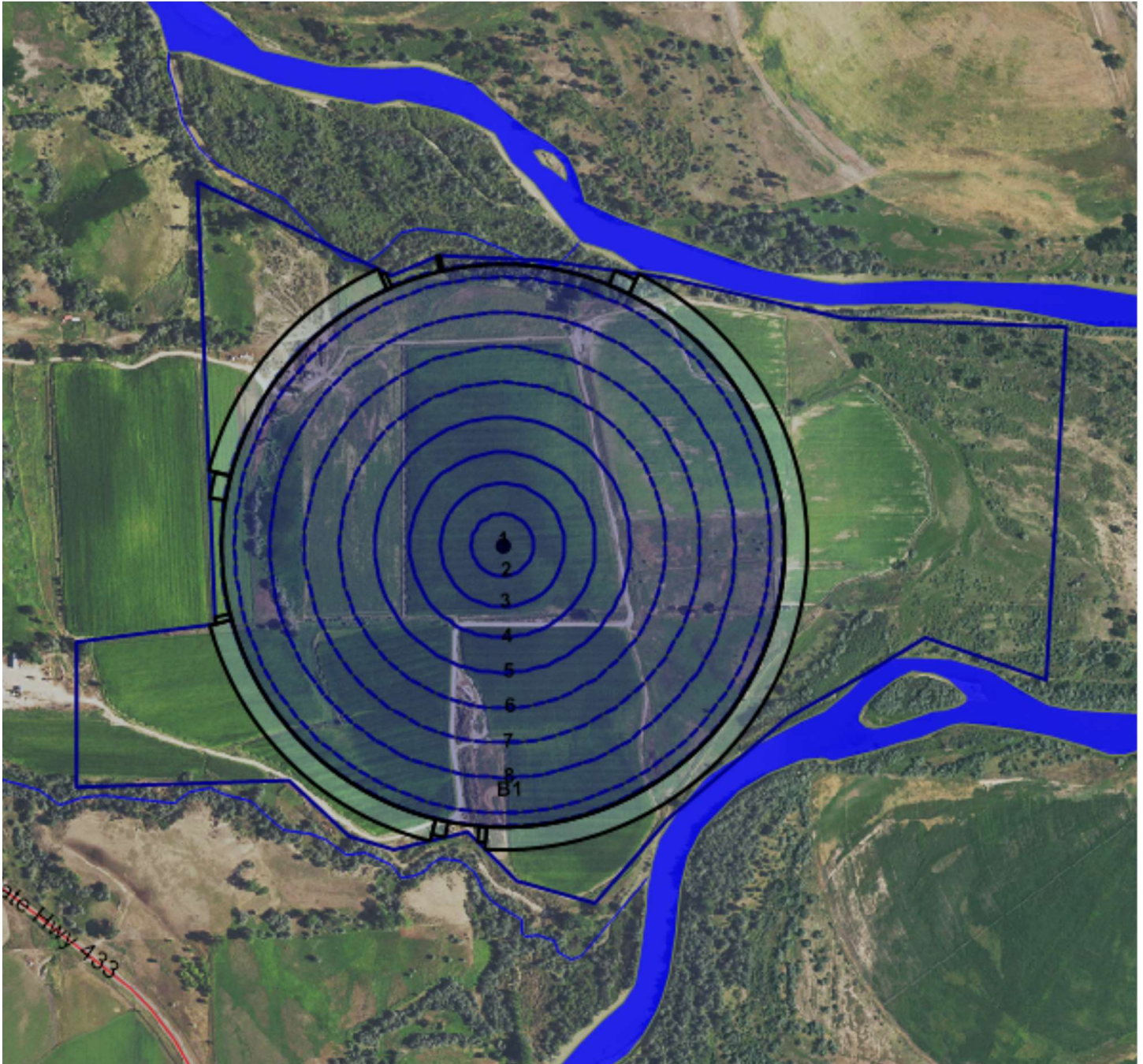
Field Area: 201.60 acres

System Model: E2085

System Length: 1,254.00 ft

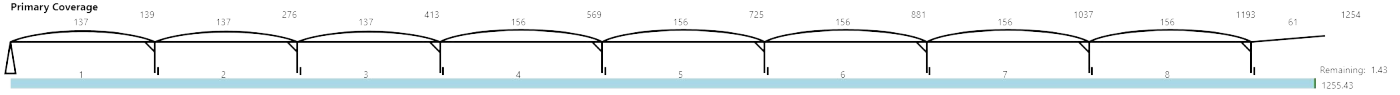
Total Irr. Area: 128.07 acres

Number of Spans: 8



System Length 1,254.00 Total Spans: 8 1st/2nd Endgun Throw: 100/70
 Pivot Center Lat/Long: 44.238225degree / -107.949020degree Degree of Sweep: 360.00

Total Irrigated Acres: 128.07 Pivot Acres: 113.41 1st/2nd Endgun Areas: 14.66
 Swing Arm Acres: Wrap Span Acres: Drop Span Acres:



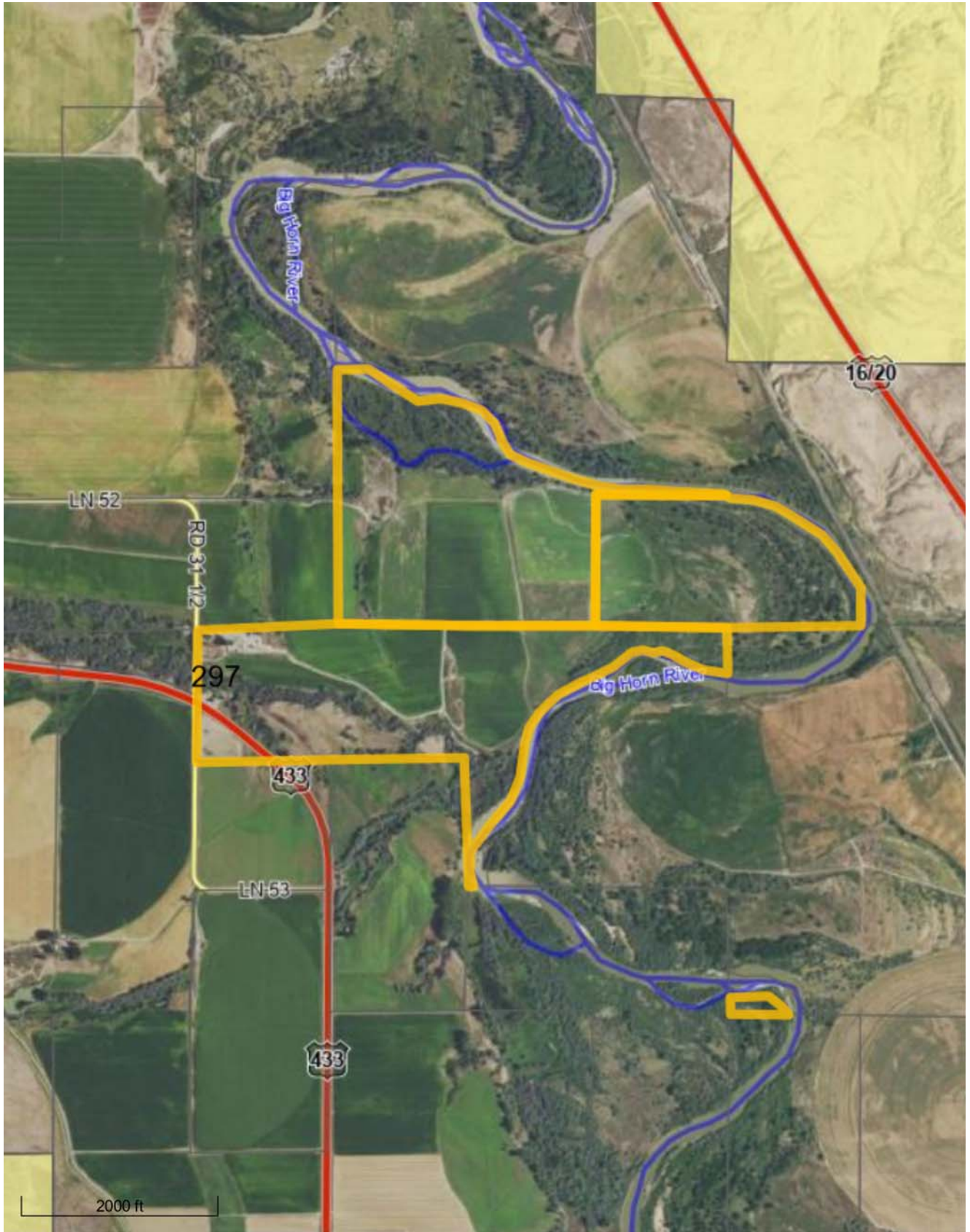
Span Information									
Span No.	1	2	3	4	5	6	7	8	
Model:	E2085	E2085	E2085	E2085	E2065	E2065	E2065	E2065	End Boom
Length:	137'	137'	137'	156'	156'	156'	156'	156'	61'
Dist - Twr.	139.00 ft'	276.00 ft'	413.00 ft'	569.00 ft'	725.00 ft'	881.00 ft'	1,037.00 ft'	1,193.00 ft'	
Pipe Size:	8_5/8	8_5/8	8_5/8	8_5/8	6_5/8	6_5/8	6_5/8	6_5/8	N/A
Outlet Sp:	40"	40"	40"	40"	57"	57"	57"	57"	57"

Primary (1st) Endgun Areas by Location							
TwinMax (feet)	Degree from North		Degree from Pivot Start		Latitude / Longitude in Degrees		Area Acres
	Start	Stop	Start	Stop	Start	Stop	
Area 1	26.5	183.5	26.5	183.5	44.241484 -107.946546	44.234530 -107.949523	8.20 acres
Area 2	193.9	254.8	193.9	254.8	44.234657 -107.950447	44.237387 -107.954051	3.18 acres
Area 3	284.4	335.6	284.4	335.6	44.239281 -107.953971	44.241662 -107.950973	2.68 acres

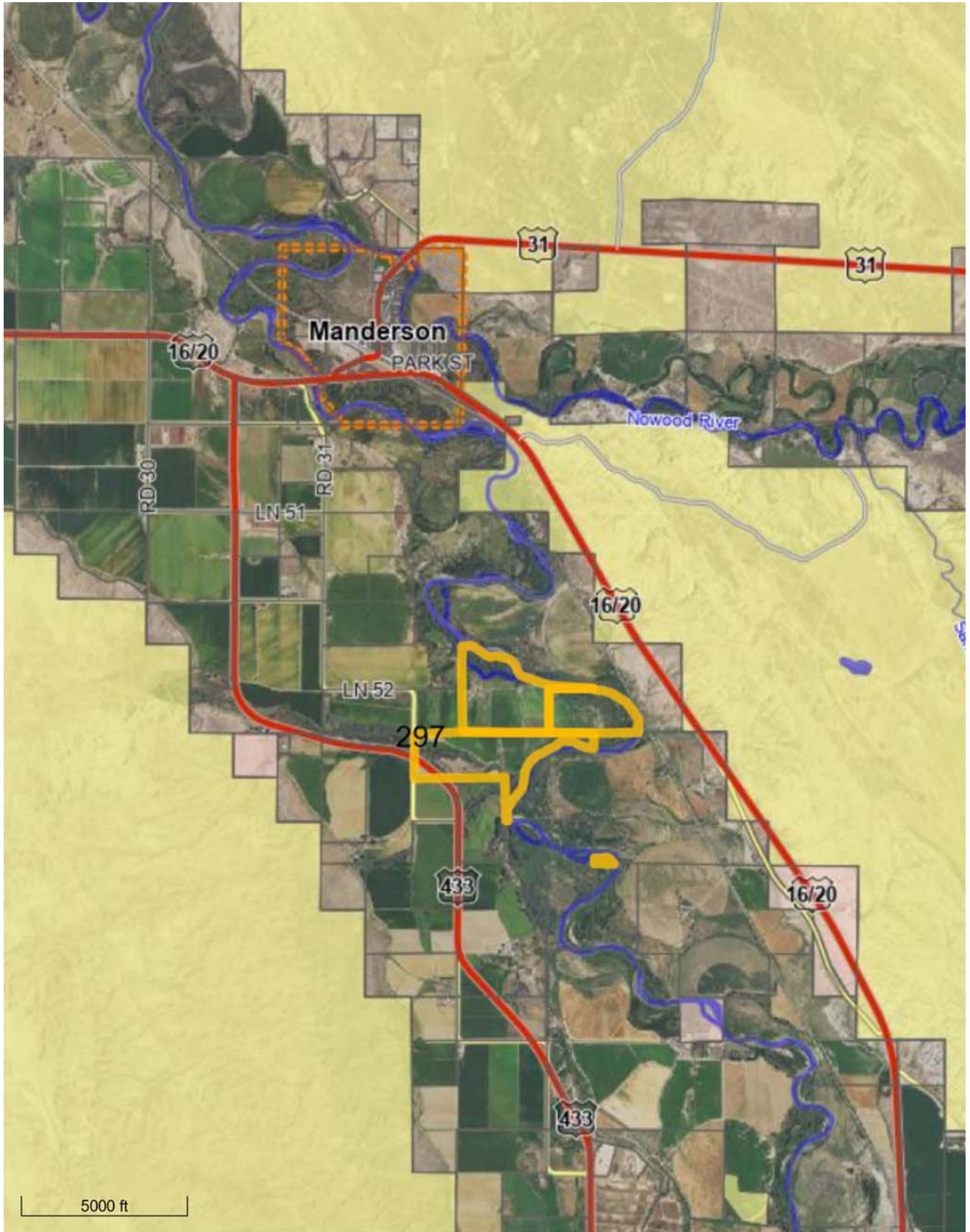
Secondary (2nd) Endgun Areas by Location							
SingleP85 (feet)	Degree from North		Degree from Pivot Start		Latitude / Longitude in Degrees		Area Acres
	Start	Stop	Start	Stop	Start	Stop	
Area 1	22.1	26.5	22.1	26.5	44.241537 -107.946950	44.241412 -107.946600	0.16 acres
Area 2	183.5	184.9	183.5	184.9	44.234612 -107.949512	44.234622 -107.949642	0.05 acres
Area 3	191.3	193.9	191.3	193.9	44.234694 -107.950194	44.234736 -107.950416	0.09 acres
Area 4	254.8	256.1	254.8	256.1	44.237405 -107.953939	44.237483 -107.953963	0.05 acres
Area 5	279.3	284.4	279.3	284.4	44.238945 -107.953970	44.239257 -107.953862	0.18 acres
Area 6	335.6	336.7	335.6	336.7	44.241586 -107.950930	44.241612 -107.950840	0.04 acres
Area 7	347.0	347.7	347.0	347.7	44.241791 -107.949968	44.241799 -107.949913	0.02 acres

Field Layout Annotations					
Label	Start Lat.	Start Lon.	End Lat.	End Lon.	Length

Big Horn County Wyoming MapServer



Big Horn 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.
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Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414
Phone: 307-527-7092 Fax: 307-527-7093 John Mills

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 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 John Mills

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 _____