



**WOOD RIVER RANCH**  
**MEETEETSE, WYOMING**







**WOOD RIVER RANCH**  
**MEETEETSE, WYOMING**

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**\$8,900,000 | 1,000± ACRES**

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**TRUSTED** *by* **GENERATIONS,** *for* **GENERATIONS**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SOUTHEASTERN US

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*The Wood River Ranch consists of 1,860± total acres (1,000± deeded) lying 19 miles south of Meeteetse which makes it a comfortable 50 to 60 minutes from Cody. The Wood River passes through the lower reaches of the ranch for two miles providing exceptional trout fishing as well as irrigation water for approximately 400 acres of hay meadows and pasture. The main building compound is located above the meadows and a short distance from the county road. This exquisitely executed headquarters includes a magnificent lodge, two guest houses offering ten comfortable bedrooms, most with private baths, a manager's home, and a large barn/equipment shop. These buildings are thoughtfully designed and of exceptional quality - all of a common vernacular. The land rises fairly dramatically from this more pastoral setting to the modest - but again exquisitely designed - owner's residence that is well removed and occupies a prime ridgetop setting. The ranch climbs from here up through a series of ridges and small valleys into some truly picturesque and wild country that represents some of the finest elk habitat to be found in the state of Wyoming. There are springs, a trout pond, a rustic cabin and small streams as well as a pleasing combination of timber, aspens and open parks – impressive country indeed! This part of the ranch encompasses 640± acres of landlocked state land and a small BLM lease and adjoins the Shoshone National Forest. This represents the core of one of the finest family – or corporate – retreats we have ever seen. Since the ranch is currently being operated as a well-regarded guest ranch and hunting lodge, it also has two hunting camps inside the Shoshone National Forest and additional private leases which significantly expand the hunting and fishing resource.*



## LOCATION

Being situated 19 miles from Meeteetse along a county road that dead ends just above the ranch at the Shoshone National Forest boundary places the ranch just over 50 miles from Cody. Cody offers good commercial air service at its new airport as well as a full and modern FBO service. Meeteetse is a charming small town that exhibits a real sense of pride in its position in Wyoming ranching history. It offers basic services with nearby Cody providing most everything else one would need.







## **LOCALE**

The Wood River Valley is a bit of a “sleeper” as much of the land is held by large ranches owned by multi-generational ranching families – names that are rich in Wyoming history – Pitchfork Ranch, Antlers Ranch, Hoodoo, etc. Highly respected as some of Wyoming’s best ranching country, for those who know, this area also offers some of the best big game hunting and fly fishing to be found in the northern Rockies. Fortunately, most people do not know. As a result, the Wood River Valley has been a closely guarded secret for many years, yielding the notoriety to the North and South Forks of the Shoshone River that lie on the Yellowstone Park side of Cody. In fact, one can get to the Wood River on far superior roads in less time than it takes to reach the Upper South Fork. AND one has the added advantage of a charming small town like Meeteetse just minutes from the ranch.

Also, one can access a vast block of national forest both adjoining the ranch and available at a trailhead a few miles above the ranch. This has the effect of moving the public into a different area which keeps the land adjoining the ranch quite private by comparison. The neighborhood also includes a few small private ranches along the road but very little small tract subdivision.

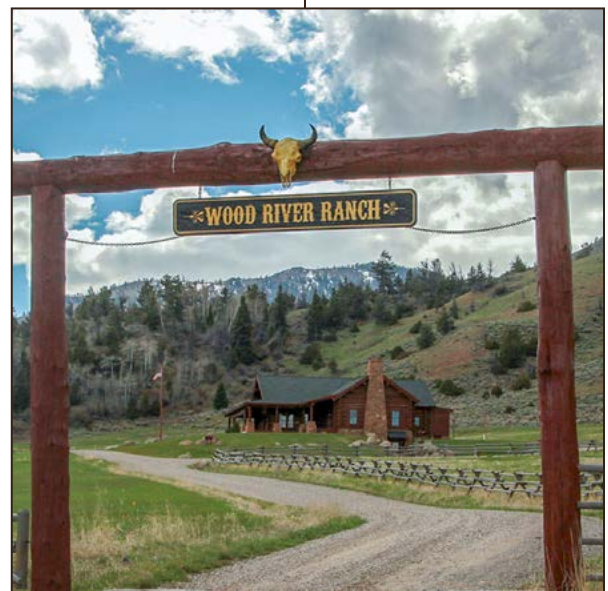
The town of Meeteetse with its classic boardwalks and small but proud population is close to perfection as the “watering hole” one wants to have down the road from the ranch. Get a meal, hobnob with the locals in a saloon, buy some supplies or watch one of the local school’s athletic contests. Cody, of course, just 30 plus miles further down the road offers everything else one might need.

Cody needs no introduction as it reigns as a major entrance city to Yellowstone National Park, the county seat of Park County and the home of the renowned Buffalo Bill Center of the West museum complex. For well over a century it has attracted individuals and families from all over the U.S. and internationally. Many come to enjoy Yellowstone Park, the surrounding wilderness and the excellent hunting and fishing. Many have also come back to live and ranch. They have combined to create a fascinating and stimulating local community which of course includes the Buffalo Bill Center of the West. This four museum complex is a phenomenal resource for such a small community but it represents the hidden resources that make Cody such a wonderful town.

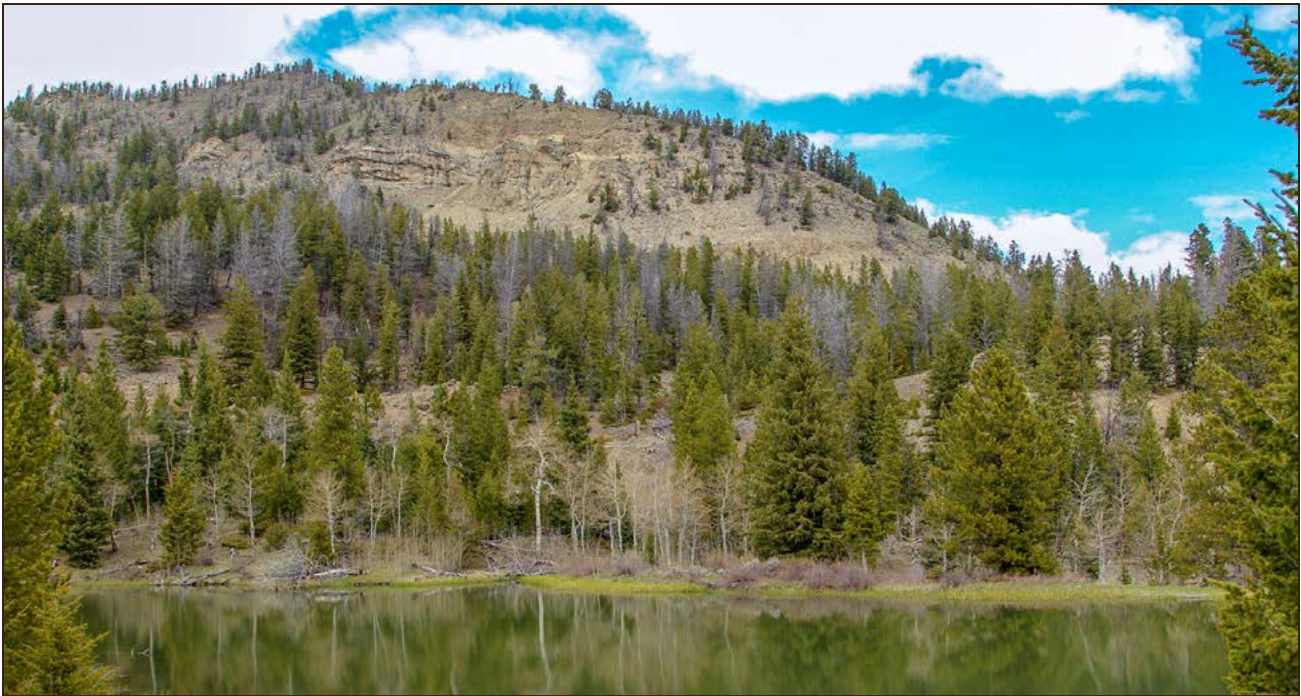


## GENERAL DESCRIPTION

The ranch is accessed from the east by the Wood River Road, which is a good blacktop highway except for the last few miles to the ranch, which is well-maintained graveled county road that follows the river valley. After entering the ranch, one can turn to the north and drive up to the lodge and enter the building compound. One can also proceed further and turn to the south dropping down to the river to cross it and enjoy the extensive meadows that lie along the river on the other side. There is also a one-room rustic cabin sited along the river to provide refuge or a site for an evening barbecue. This lower elevation area is the operational heart of the ranch and includes an extraordinarily good fishing resource. The ranch ascends through timbered foothills from this area into some quite dramatic and beautiful mountain country that rises to actually adjoin the Shoshone National Forest. This upper country includes the owner's home that sits on a ridge with views up the Wood River Valley as well as a beautiful fishing pond graced by another comfortable, rustic cabin. It also embraces well over 1,000 acres of encapsulated state and federal lands with of course private access to the national forest. In summary, the ranch incorporates a broad diversity of land types from riparian meadows to rocky cliffs to lush mountain grazing interspersed with timbered hillsides.



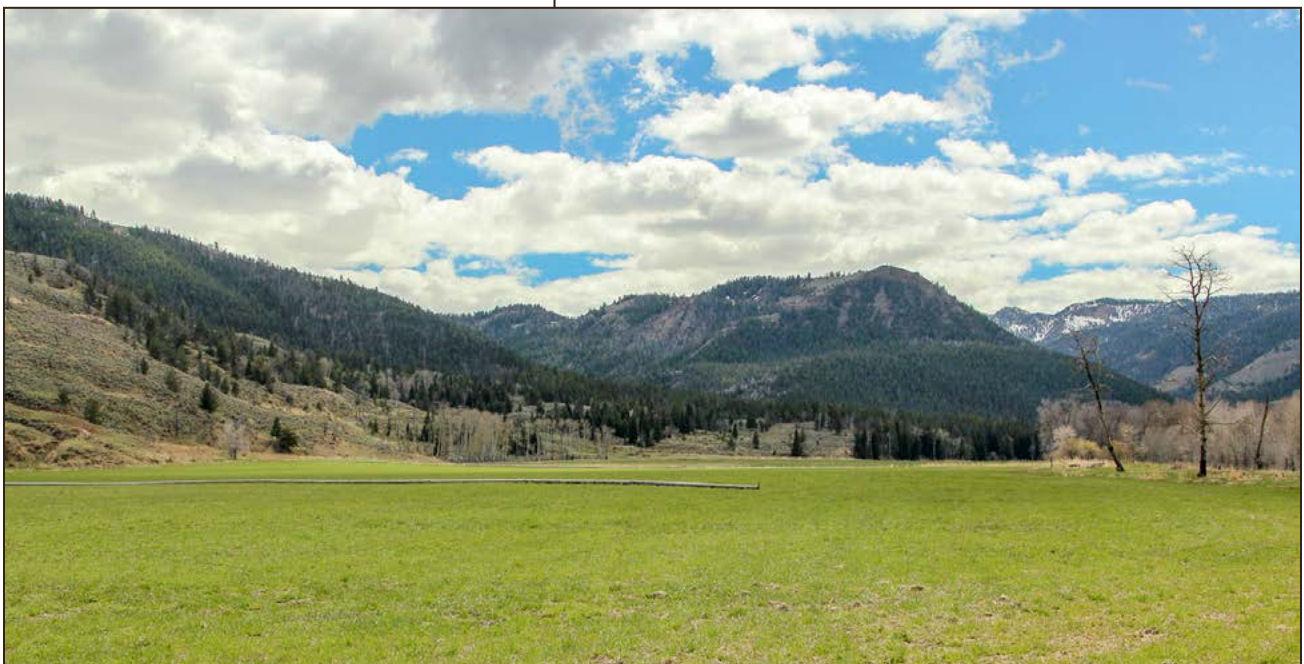




ACREAGE	
Deeded acres	1,000±
State of Wyoming Lease	640±
BLM Lease	220±
<b>TOTAL ACREAGE</b>	<b>1,860±</b>

### ACREAGE BREAKDOWN

The ranch manager estimates that there are approximately 400 acres that are subject to irrigation. The balance would be classified as a combination of riparian, building sites, timbered and foothill pasture.





## IMPROVEMENTS

The improvements on the Wood River are extensive, in virtually new condition and totally in keeping without being “over the top”. This is arguably the most tastefully and appropriately improved ranch on the market today. The improvements are briefly described as follows:

**Owner’s Home** – This is an exquisitely designed 1,510± square foot two bedroom two bathroom log home in a beautiful setting that is well separated from the main building compound on a high ridge overlooking the Wood River Valley. It was completed in 2008.

**Lodge** – Located on the east perimeter of the Headquarters Complex and built in 2009, this 2,872± square foot log building has been thoughtfully designed to accommodate guests. It features a state of the art commercial kitchen, billiards room, two fireplaces, dining room, custom designed bar and comfortable seating areas – both inside and outside – for individual groupings of guests. The daylight lower level includes a fitness room with steam shower/sauna, a 1,000 bottle wine cellar, and both private and public locker rooms for clothing and gear storage - all easily accessible for people coming in from a day of riding, hunting, or fishing.

**Manager’s House** – This very comfortable 2,690± square foot three bedroom three bathroom home was built in the 1920s but completely remodeled and updated within the last ten years. It is located within the headquarters compound.







Hawks Rest - Located within the headquarters compound overlooking a small lake, this 1,708± square foot building was constructed in 2002 and includes four comfortable one bedroom suites.

Bunkhouse – Built in 1972 and newly remodeled, this 1,600± square foot building includes six comfortable bedrooms which share two large bathrooms. There is also a central gathering area and “porch” where guests convene to share drinks and stories.



Shop/barn - This 3,600± square foot multi-purpose building located in the headquarters compound was built in 2009 to accommodate a variety of needs. It offers a heated and insulated shop area, tack area, and barn area with two stalls. There is also extensive dry storage for small machinery and other equipment.



Loveland Cabin – This is the one room rustic but very comfortable cabin previously mentioned that lies on a fishing pond up in the mountains above the main ranch compound.

Brown Cabin – This is the one-room cabin - also previously mentioned - that lies along the south side of the river.





## CLIMATE

The headquarters area sits at 7,000± feet above sea level. We are estimating precipitation there in the 14 to 16 inch range with good snow cover in the winter and very comfortable summer temperatures. The area is well known as an area that escapes some of Wyoming's well-known winds and produces exceptionally strong grasses that put good gains on calves and yearlings. The growing season here would be short – likely less than 90 days.







## **GENERAL OPERATION**

The current managers of the ranch have developed an aggressive program to make the ranch self-sustaining. They run a diversified operation that includes guest ranching, hunting, fishing, hay production and summer grazing. They are building a trophy elk hunting business that is approaching world class. They also offer deer hunts, wolf hunts, lion hunts and they allow cow elk hunters on the property on a fee basis to control and fine-tune populations. They offer, as well, an exceptionally high-quality fly fishing experience to their guests. The agricultural operation currently runs about 450 yearlings during the grazing season and have had, not surprisingly, good results in putting strong gains on either owned or leased cattle. They also put up over 550 tons of hay on deeded and leased meadows, allowing them to take good advantage of their excellent water rights.

To accomplish this, they have maintained hunting leases on different nearby ranches as well as an agricultural lease on an adjacent 2,500± acre ranch that provides an additional two miles of quality fishing. In addition, they maintain two remote U.S. Forest Service hunting camps known as Surveyor Park and Chimney Creek. They would release these camps to a new owner based upon that person's ability to qualify for these permits. The private leases are informal year to year leases and cannot be formally transferred but, if a buyer wanted to continue with the present management, they could easily step into these arrangements.

In considering the Wood River Ranch, one needs to keep in mind that, at its essence, it is a 1,000± acre family retreat with outstanding private trout fishing and perhaps even better elk and deer hunting. On its own, it will support a modest agricultural operation that will carry some expenses but it would certainly not come close to cash flowing. It is also fair to say that the current owners tend to be the ranch's best customers when it comes to hunting and fishing!





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## **WATER RESOURCES**

Water resources on the Wood River Ranch are extensive. The ranch controls two miles of the Wood River and has two nice trout ponds. In addition, there are good wells at the headquarters and lots of small streams and springs in the mountain country. Besides being the first meadows on the river, the ranch has strong water rights for their meadows. Having an early position on the river also allows the ranch to have some control over the fishery in dry years as most of the major draws on the stream come out below the ranch.

## **WILDLIFE RESOURCES**

The ranch qualifies for owner's tags under Wyoming regulations for elk and deer. Big game hunting in the area is well known locally to be amongst the best areas in the State. Wood River Ranch is stocked with virtually every species of interest. Trophy quality elk, deer, moose, bears, wolves, and mountain lions are all present in season. With the combination of a rich riparian corridor, a good climate and lots of protection, it is easy to understand why Wood River is such an exceptional ranch for wildlife.



## FISHERY RESOURCES

We have already mentioned the Wood River fishery which is home to the indigenous Yellowstone cutthroat trout. Just over the hill, the Greybull River is also a highly regarded trout fishery. There are some smaller streams in the area that support high-quality fisheries as well but they are mostly privately owned. For really big trout one can fish the wonderful tailwater section of the Big Horn River in the canyon south of Thermopolis which is just over an hour away.



## RECREATIONAL CONSIDERATIONS

The Wood River Ranch is blessed with about as full a complement of recreational amenities as one could wish for. Trails throughout the ranch provide wonderful foot or horseback access during the summer months as well as four wheeler and snowmobile access in season. Immediate access to literally millions of acres of public wilderness lands literally “out the back gate” makes this an unusual ranch as well. Certainly, having world class big game hunting and angling on the deeded lands is quite unusual as well. Rarely does one see both on the same ranch.



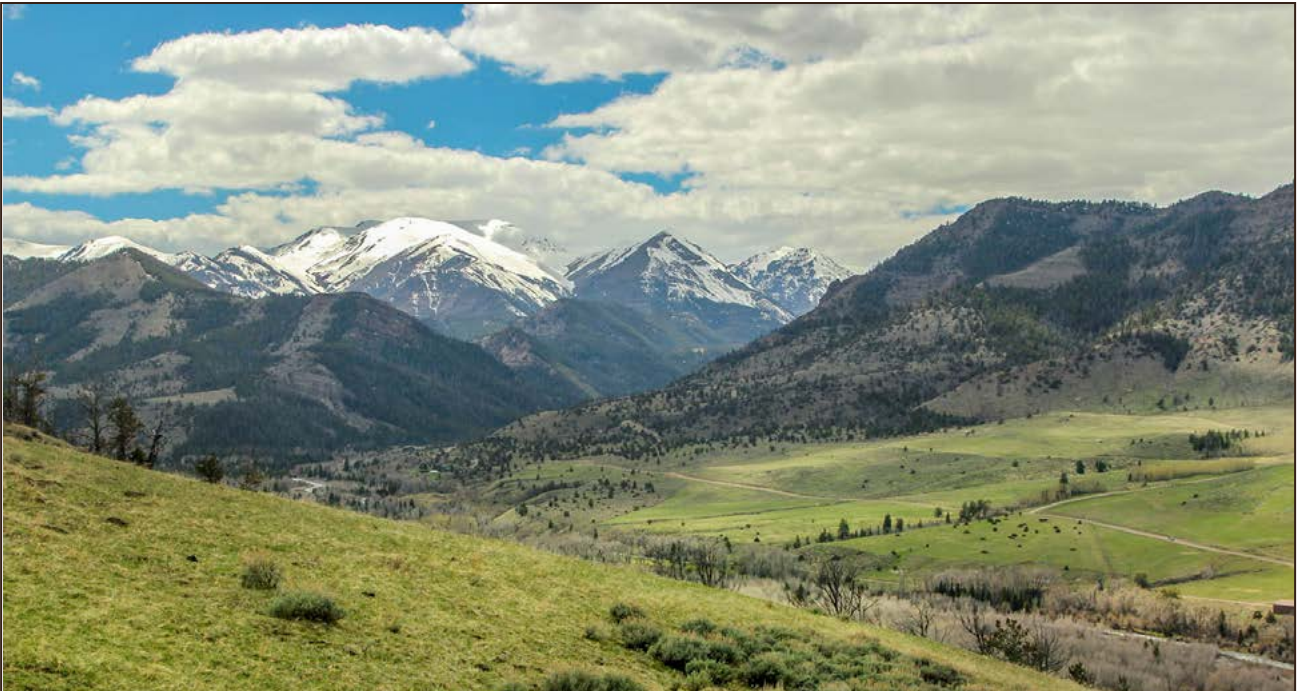
## **TAXES**

Based upon the past years the real estate taxes are estimated at \$19,066.



## **MINERAL RIGHTS**

All the interest in minerals owned by seller will transfer to buyer upon sale of the ranch.







## **BROKER'S COMMENT**

*The Wood River Ranch offers a package of amenities that is unequalled in the current marketplace. To begin with, it has easy access to good air service in under an hour's drive and the all-important Wyoming address as a critical tax haven. The ranch lies in a contiguous block offering great scenery, world-class big game hunting, equally good trout fishing, and a nearly new, attractive and totally appropriate building complex. To complete the package, there is a management team in place that has the ability to turn what is essentially a private family retreat into a viable business enterprise. AND FINALLY, it is being offered at what we consider to be an extremely competitive price.*





*Click on map above for link to MapRight map of property.*

## PRICE

**\$8,900,000.00**

## TERMS

Cash at Closing. Sellers are prepared to offer the bulk of the furnishings and equipment at an additional price should the buyer wish to accomplish a “turn-key” purchase.

## CONSERVATION EASEMENTS

There is a conservation easement on a small portion of the ranch that lies along the river. Otherwise, it is unencumbered.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Berstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. For more information contact our appraisal team at (406) 656-7500.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Mike Hall](#) , [Judy Chirila](#) or [Adam Deakin](#) • (303) 861-8282

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884

## WYOMING AS A TAX HAVEN

**Many consider Wyoming to be one of the tax friendliest states to live in. Here are a few of the reasons:**

1. No state income tax on personal or corporate income or out of state retirement income
2. No state inheritance or gift tax
3. No state capital gains tax
4. Dynasty trusts are permitted in Wyoming
5. No tax on personal property held for personal use
6. Property taxes in general are low and based on assessed values.
7. No taxes on the sale of real estate

**Please consult a tax professional for more information and assistance in evaluating Wyoming as “tax haven”.**



**IMPORTANT NOTICE**  
**HALL AND HALL PARTNERS, LLP**  
**WYOMING 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;
- 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 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.**

*Enter Name of Broker of Hall and Hall is the exclusive agent of the Seller.*



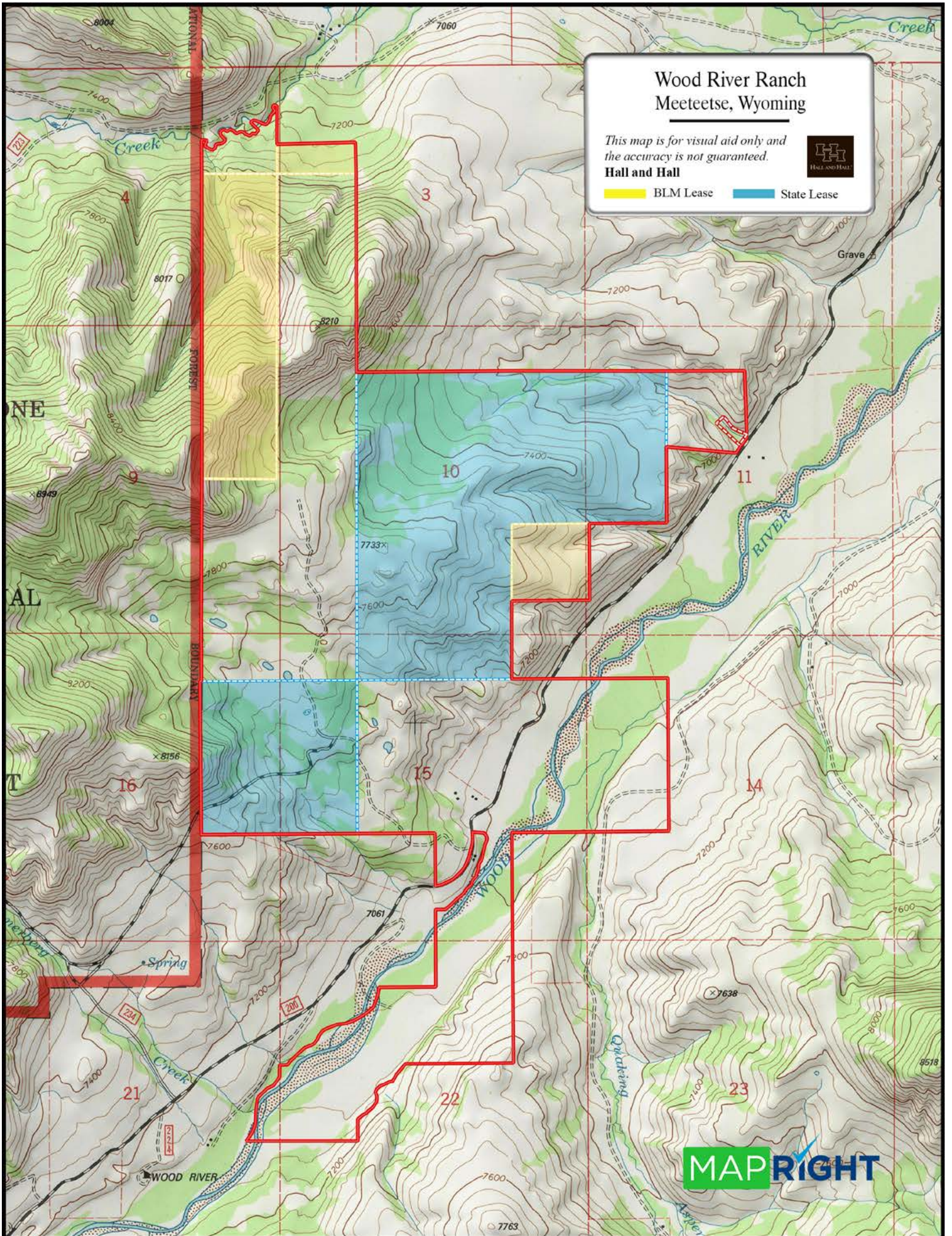
# Wood River Ranch Meeteetse, Wyoming

*This map is for visual aid only and  
the accuracy is not guaranteed.*

**Hall and Hall**



 BLM Lease     State Lease





# Wood River Ranch Meeteetse, Wyoming

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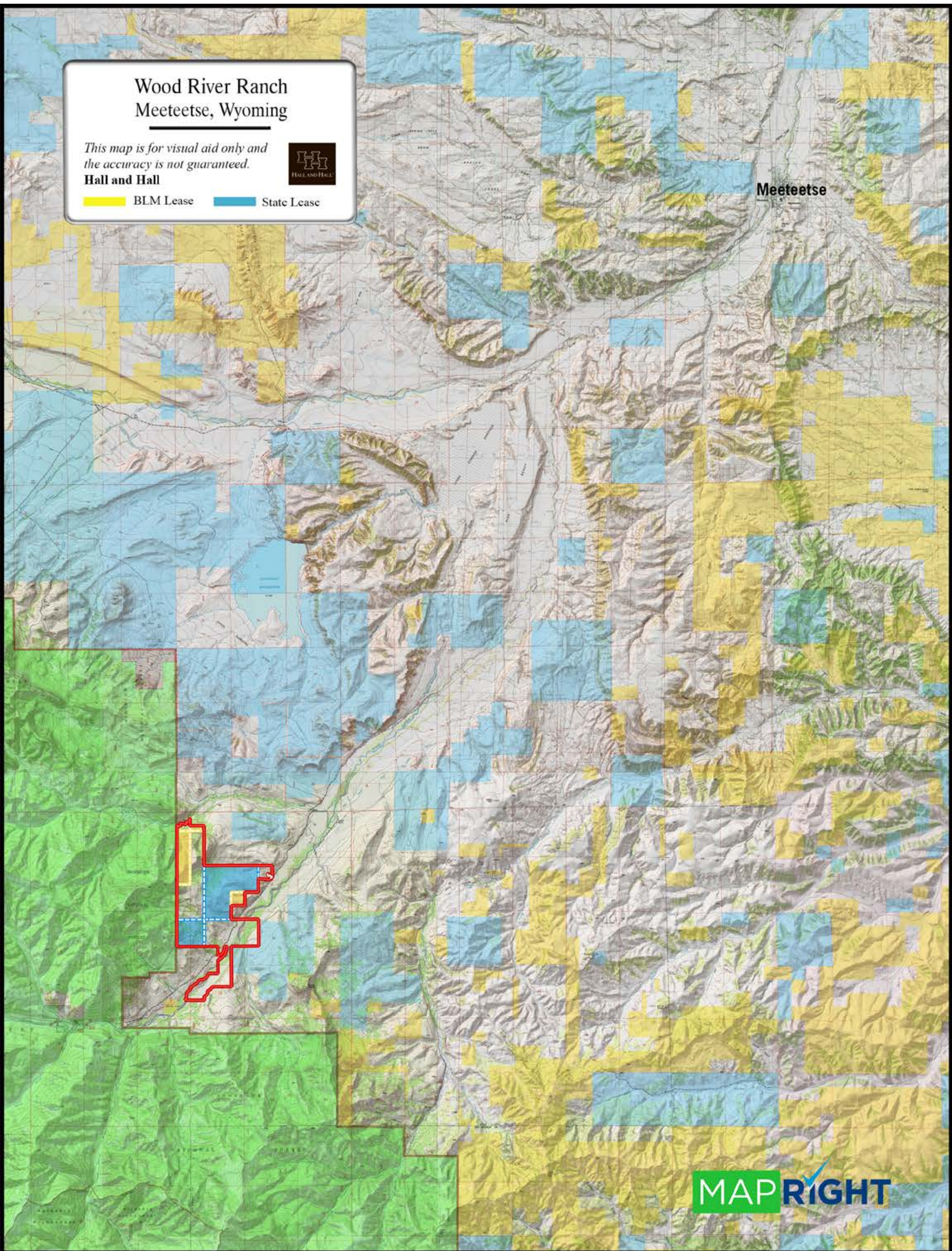
**Hall and Hall**

BLM Lease

State Lease



Meeteetse






# Wood River Ranch Meeteetse, Wyoming

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**Hall and Hall**



 BLM Lease

 State Lease

