



VALUE PROPOSITIONS CHECKLIST

1. Sand Creek is an ideal Wyoming ranch right now.
 - 1.1. *Superb views of the mountains and plains from the base of the East Slope of the Big Horn Mountain Range*
 - 1.2. *Open space, pleasing landforms and 850 acres of elbow room*
 - 1.3. *Sand Creek's live water and riparian reach*
 - 1.4. *Wildlife and Habitat*
 - 1.5. *Productive irrigated ag operations*
 - 1.5.1. Extensive water rights
 - 1.5.2. Major irrigation system improvements underway
 - 1.6. *Proximity to very high quality public lands*
 - 1.7. *Convenient drives to Buffalo and to Sheridan*
 - 1.7.1. **Sheridan**
 - 1.7.1.1. Proximity
 - 1.7.1.2. Character
 - 1.7.1.3. Resources
 - 1.7.1.4. Amenities
 - 1.7.2. **Buffalo**
 - 1.7.2.1. Proximity

1.7.2.2. Character

1.7.2.3. Resources

1.7.2.4. Amenities

1.8. Regional opportunities and attractions

2. Sand Creek Ranch Conservation Community will preserve and share this ideal ranch.

A meticulously master-planned framework will make Sand Creek sustainable as a genuine ranch as it becomes available to a like-minded group of new owners.

2.1. Preserves a fine western ranch intact forever

2.1.1. Maintains ag productivity for future generations

2.1.2. Conserves and enhances wildlife habitat

2.1.3. Protects open space

2.1.4. Protects views so they are never lost

2.2. Sets aside special and diverse places for ranch living

2.3. Gives owners privacy with security

2.4. Creates a sense of neighborliness and community

2.5. Provides sustainable infrastructure

2.5.1. Safe, low impact, single lane roads

2.5.2. Good community potable water supply system

2.5.3. Neighborhood irrigation water

2.5.4. Buried power and broadband telecom

2.6. Creates a simple, desirable set of amenities



- 2.6.1. Hiking trails
- 2.6.2. Community barn, common garden, tree and shrub nursery, kid's fishing pond, etc.
- 2.6.3. Equestrian opportunities

2.7. Provides a comprehensive framework for Ranch Association governance to assure that owners' goals are met

Covenants, Conditions & Restrictions ("CC&Rs") and Architectural Guidelines will create and preserve key values while supporting a like-minded community of owners.

- 2.7.1. Includes a full-time Ranch Association Manager
- 2.7.2. Achieves a sound balance between agricultural operations and on-ranch recreation
- 2.7.3. Sensible covenants and management guidelines for recreation, agriculture and wildlife across the Ranch
- 2.7.4. Architectural covenants and guidelines to encourage architecture of lasting character and authenticity
- 2.7.5. Planning assistance available to help owners achieve greater environmental sustainability at their home sites

2.8. Gives owners the right mix of infrastructure, amenities and management services

2.9. Creates the ideal opportunity to gather friends and family

2.10. Homestead Village creates additional flexibility for owners

2.11. Maintains genuine elbow room and visual separation

2.12. The right way to come home

- 2.12.1. Opportunity for families to build their values and traditions into a new country home that won't be lost to sprawl



2.12.2. Country living without taking on too much

2.12.2.1. Have time to enjoy living on the ranch, without the responsibility or stress

2.12.3. Avoid the chaos of conventional rural subdivision

2.12.4. Enjoy building your country home where the "unknowns" of rural western property ownership have already been addressed

2.13. An ideal base from which to enjoy the West

2.14. Become a part of protecting and sustaining the West

2.15. A framework that keeps you from feeling crowded out in the ordinary course of build out and rural sprawl

3. A Founder Reservation represents a sound investment.

3.1. The ranch will be sold intact to a limited number of new owners. The real property interest conveyed to each new owner will be called a Ranch Interest. Each Ranch Interest will consist of two parts: one part is a carefully integrated, deeded, private Home Site in a ranch Neighborhood; the second part is a pro rata Share of all the land, amenities, ag production, water rights, infrastructure, and other assets within the approximate 750-acre common property of the preserved ranch community.

3.2. Sand Creek Ranch is being offered initially through a Founder Reservation Program. At least 25 Ranch Interests will be made available in 2006. Founders will pick their Home Sites on Selection Weekend (in the time and date order Reservations were issued). Selection Weekend will be held September 30 and October 1, 2006. Reservations will be converted to Sales Contracts following Founder Selection Weekend. This limited number of early Ranch Interests is expected to enjoy a significant pre-construction price discount to the 80+ Ranch Interests to be sold after core build-out of amenities and infrastructure in 2007.



- 3.3. Founder Ranch Interests are affordable*
- 3.4. Founder Ranch Interests conservatively priced*
- 3.5. The only realistic way for many of us to buy an ideal 1,000 acre Wyoming ranch*
- 3.6. Emerging location with long-term potential*
- 3.7. No build requirements give Founders timing flexibility*
- 3.8. Ongoing ag productivity offsets some upkeep and maintenance ranch association cost*
- 3.9. Opportunity to build out your own Neighborhood*
- 3.10. Ideal properties such as Sand Creek Ranch will eventually become more scarce as sprawl intensifies in the West*
- 3.11. Possible dues holiday for Founders*

