

CHASE BROTHERS, LLC

LAND & RANCH BROKERAGE

WYOMING MONTANA
SOUTH DAKOTA & NEBRASKA



Our Brand Is Our Reputation



Chase Brothers, LLC is a team of professional brokers and agents who ride for our brand of high standards and excellence. All have hands-on knowledge, understanding, and experience with land and ranches. We specialize in selling agricultural, recreational, sporting, and investment properties primarily in Wyoming, Montana, and western South Dakota and Nebraska. We love what we do and we do it well, so check out our **Seller and Buyer Services** and our **Core Values** on the back cover. By all means, give us a call to discuss questions you might have about us, the current real estate market, and how we might be able to help you.

WHY SELL A RANCH?

MARKET DEMAND: Depending on the current market conditions, there might be high demand for ranch properties. This could be due to factors such as low inventory, rising interest in rural living, or an influx of buyers from urban areas.

FINANCIAL CONSIDERATIONS: Selling a ranch could provide the owner with a significant amount of cash that could be used for other investments, or to pay off other owners of the ranch and satisfy debt obligations. Additionally, if the ranch has appreciated in value significantly, the owner may want to sell to capitalize on the gains or use the profit to buy a replacement property using a 1031 tax-free exchange.

PERSONAL CIRCUMSTANCES: The owner may be at a stage in their life where they no longer want to manage a large property or they may need to move for personal reasons such as health or family. In these cases, selling the ranch may be the best option.

ENVIRONMENTAL and/or REGULATORY CHANGES: Changes to regulations or environmental concerns may make it difficult to continue running the ranch, leading the owner to consider selling.

WHY BUY A RANCH?

BUSINESS: One of the main reasons people buy ranches is to run livestock and maybe a small farming business. Raising and selling livestock can be a profitable business if managed properly, especially from a tax standpoint or for wealth preservation and creation purposes.

LIFESTYLE & RECREATIONAL: Some people choose to buy a ranch for the lifestyle it provides. Living on a ranch offers a unique opportunity to be close to nature, experience wide open spaces, and enjoy a slower pace of life. It's also a way to be self-sufficient and live independently from the tethers of municipalities and modern-day dependencies.

INVESTMENT: Ranches can be a good investment opportunity for those who are interested in real estate. Depending on location and market conditions, the value of the property can appreciate over time, providing a potential return on investment.

SPORTING and/or CONSERVATION: Some individuals purchase ranches with the goal of preserving natural habitats and wildlife for general viewing enjoyment and/or for sport and sustainable hunting purposes. They may also use the land for conservation purposes or as a sanctuary for and benefit of wildlife and sustainable agricultural operations.

LEGACY: For some families, owning a ranch is a way to pass down a family tradition and create a legacy for future generations.

(It's important to note that each situation is unique, and the decision to sell or buy a ranch should be carefully considered with the help of legal, financial, and real estate professionals like us.)

SELLER SERVICES

Our ranch marketing plan begins with our dedication and determination to get each listing sold. Our years of experience and volume of transactions as real estate professionals, ensure success. Chase Brothers, LLC uses all the traditional methods of advertising as well as the latest in digital and electronic advertising methods to market our exclusive broker listings. Our intimate knowledge of a property is essential to successfully marketing it. Our hands-on approach, with frequent visits to every listing we take, ensures that we will know your property the way a buyer will expect us to. With Chase Brothers, your property will get the kind of attention it deserves by exposing it to as wide an audience as possible while representing it with the utmost accuracy and enthusiasm. We will get your property sold by actively marketing it to as wide a market as possible, which includes soliciting other brokers who might have potential buyers. Our friendly connections with other brokers makes good business sense and better results for you the seller.

SELLER TESTIMONIALS

Streeter Ranch - Kaycee, WY

I want to express my deepest gratitude to Mr. Byron Geis of Chase Brothers for his assistance in selling the land we owned in the Kaycee area. Byron is a very genuine and understanding person who made this sale smooth and seamless. He handled all the issues that came up during this transaction professionally and timely. Byron's love for the area helped spotlight the beauty and uniqueness of the land. I would recommend him to anyone looking to sell land in the future. Thanks so much to the whole team at Chase Brothers. — **Lindsay G.**

Edjumar Ranch - Buffalo, WY

If you are buying or selling real estate I would encourage you to consider a partnership with Chase Brothers. John and Galen were raised on a remote ranch in the hills above the Powder River where they learned Western values from their parents that guide them in the conduct of their company. If honesty, integrity, straight talk, recognition of the value of hard work, and a belief in a higher power are things you value – Jack and Gini Chase's boys are an obvious choice.

We listed the ranch with Chase Brothers on July 26, 2019. On August 19, 2019, we executed a contract for sale. Numerous issues came up along the way that were dealt with successfully with the help of the Chase Brothers. The successful conclusion we reached would not have happened without their steady hand on the wheel. — **Bernard S.**

BUYER SERVICES

We understand today's buyers expect professional and knowledgeable service and we can help you locate properties in Wyoming, Montana, Nebraska, and South Dakota. If you're looking for reasons to invest in or move to one of these four states give us a call to visit about what each of them offers and what would be the best one for you. It's our intent to discover what you want and work at your pace for your lifestyle and investment needs. In other words, we are more relational than we are transactional.

BUYER TESTIMONIALS

Rancholme Ranch - Decker, MT

As I reflect back on my 4 ½ year ranch search and the 10-month acquisition, I realized that I also learned a bit about Ranch Brokers. We all know that each and every Ranch Broker wants to make sales. But Chase Brothers always put my interest ahead of the sale. In my view, Galen and John Chase live by the Code of the West. They are too modest to tell you that. It gives me pleasure to give the Chase Brothers a 5-Star Recommendation. — **Frank B.**

Muddy Creek Ranch - Johnson Co, WY

We have found our dream ranch thanks to the extreme patience and hard work of John Chase and the Chase Brothers. John and his team worked numerous hours and with much integrity and patience to help us acquire a beautiful ranch along the Bighorn Mountains. Without the persistence and confidentiality of Chase Brothers our dream ranch may not have come into existence. Definitely no buyer's remorse! We highly recommend Chase Brothers LLC. — **P & C**

Our Core Values

Specialization

We specialize in ranch and recreational real estate, with a thorough understanding of the unique features, regulations, opportunities, and challenges of these types of properties.

Local Knowledge

We have extensive knowledge of the local market and conditions, including land values, climate, zoning regulations, and local amenities.

Experience

Our brokerage and agents have years of experience in ranch real estate and production agriculture better equipping us to handle complex transactions and provide expert guidance to clients.

Marketing Capabilities

We have a strong on-line and off-line marketing presence that utilizes a variety of digital, print, and direct market channels to promote properties and reach potential buyers.

Professionalism

Chase Brothers is professional in all aspects of business, including communication, negotiations, and documentation.

Ethical Standards

We pride ourselves on adhering to the moral and ethical standards to which all great businesses should aspire; including honesty, integrity, trust, accountability, viability, and fair dealing.

Strong Network

We are a brokerage with a strong network of contacts in the industry, including appraisers, attorneys, and inspectors, who can provide valuable resources to clients. Plus, our friendly connections with other brokers makes good business sense and better results for you the Seller.

Personalized Service

We work tirelessly to provide personalized service to each and every client, taking the time to understand each one's needs and preferences. More than anything, we are dependable and someone you can count on.

Financial Expertise

Chase Brothers has a working understanding of the financial aspects of ranch real estate, including tax implications, financing options, and investment potential, and is quick to connect their clients to professionals when necessary.

Excellent Reputation

A good ranch real estate brokerage should have an excellent reputation within the industry and with clients, with a track record of successful transactions and satisfied customers. We work diligently to maintain it in all that we do and why our tag-line is, Our Brand is Our Reputation.

LICENSED TO BROKER
REAL ESTATE IN:

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