

Clark & Associates Land Brokers, LLC

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Presents

ANDERSON FARM *Morrill, Scotts Bluff County, Nebraska*



Listing Price: \$750,000

Zoning: Agriculture

Location: Scotts Bluff County, NE

Size: 157± deeded acres

Address: 90700 CR 6, Lyman, NE

Legal Description: N1/2SE, S1/2SE (EX 1.81AC TO RDS) 18-22-57

Property Features: The Anderson Farm is situated approximately 8.5 miles southwest of Morrill, Nebraska along State Highway 92. The farm consists of approximately of 157 deeded acres of which 127 acres are irrigated under a low-pressure Lockwood pivot. The farm has 134 acres of water rights supplied by Gering/Ft. Laramie Irrigation District. The improvements on the farm include a 1,406 sq. ft., three bedroom, one bath home with hardwood floors throughout the main living area and an office with a family room downstairs in the basement. There is also a 34'X30' barn with hay loft. Should a buyer only wish to purchase the farm ground, Seller would consider separating the improvements and a small number of acres from the farm ground.

For additional information or to schedule a showing, please contact:

Logan Schliinz –Associate Broker, REALTOR®

Mobile: (307) 575-5236 E-mail: logan@clarklandbrokers.com Licensed in CO, NE & WY

Mark Kaufman – Sales Associate, REALTOR®

Mobile: (308) 641-0354 E-mail: mhkaufman@clarklandbrokers.com Licensed in NE & WY

Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

IMPORTANT NOTICE

Agency Disclosure
Common Law Agency Addendum
(Attach to Agency Disclosure)

Company: Clark & Assoc. Land Brokers, LLC Agent Name_____

Common Law Agent

*The duties and obligations of an agent under a common law agency agreement exceed the duties and obligations of a limited agent as described in the agency disclosure document and in Nebraska Statutes, Neb. Rev. Stat. § 76-2401 through 76-2430. For example, a licensee who is authorized by the principal to bind the principal to terms or conditions in a real estate transaction would be a common law agent. **A buyer, tenant, seller, or landlord and the real estate broker must enter into this type of agency through a written agreement which specifies the agent's duties and responsibilities**, including the duty of confidentiality and the terms of compensation. An agreement such as this will be subject to the common law requirements of agency applicable to real estate licensees.*

If Agency relationship offered is Customer Only, and agent is acting as a common law agent for another party to the transaction please check the appropriate box below:

Agent will act as—

- ☐ Common Law Agent for the Buyer
- ☐ Common Law Agent for the Seller
- ☐ Common Law Agent for the Tenant
- ☐ Common Law Agent for the Landlord

I acknowledge that this addendum page and the additional information on common law agency has been presented to me (us):

(Client or Customer Signature)

(Date)

(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

(Print Client or Customer Name)