



CLARK & ASSOCIATES  
LAND BROKERS, LLC

*Proudly Presents*



## ***CANYON RANCH***

***Harrison, Sioux County, Nebraska***

*Abundant wildlife and beautiful views along with Sowbelly Creek providing fishing opportunities are just a few of the amenities this ranch offers the outdoor, recreational enthusiast.*



## LOCATION AND ACCESS

The Canyon Ranch lies in the northern part of Sioux County which is located in the northwest corner of Nebraska. The ranch is easily accessed by traveling north out of Harrison on Monroe Canyon Road for approximately one-half mile; then turn right onto Sowbelly Road, a well-maintained gravel county road; then traveling east on Sowbelly Road for approximately five miles to the turnoff to the ranch headquarters.

The following towns and cities in the four-state area are in close proximity to and easily accessed from the ranch:

Harrison, Nebraska (population 238)	6 miles south
Crawford, Nebraska (population 973)	32 miles east
Lusk, Wyoming (population 1,628)	42 miles west
Chadron, Nebraska (population 5,775)	56 miles northeast
Torrington, Wyoming (population 6,669)	63 miles southwest
Scottsbluff, Nebraska (population 14,802)	72 miles south
Cheyenne, Wyoming (population 63,335)	148 miles southwest
Rapid City, South Dakota (population 73,569)	151 miles northeast
Deadwood, South Dakota (population 1,258)	170 miles north
Denver, Colorado (population 68,545)	262 miles southwest

## SIZE

703± deeded acres  
640± State of Nebraska lease acres  
1,343± TOTAL ACRES



## DESCRIPTION OF THE LAND AND ELEVATION

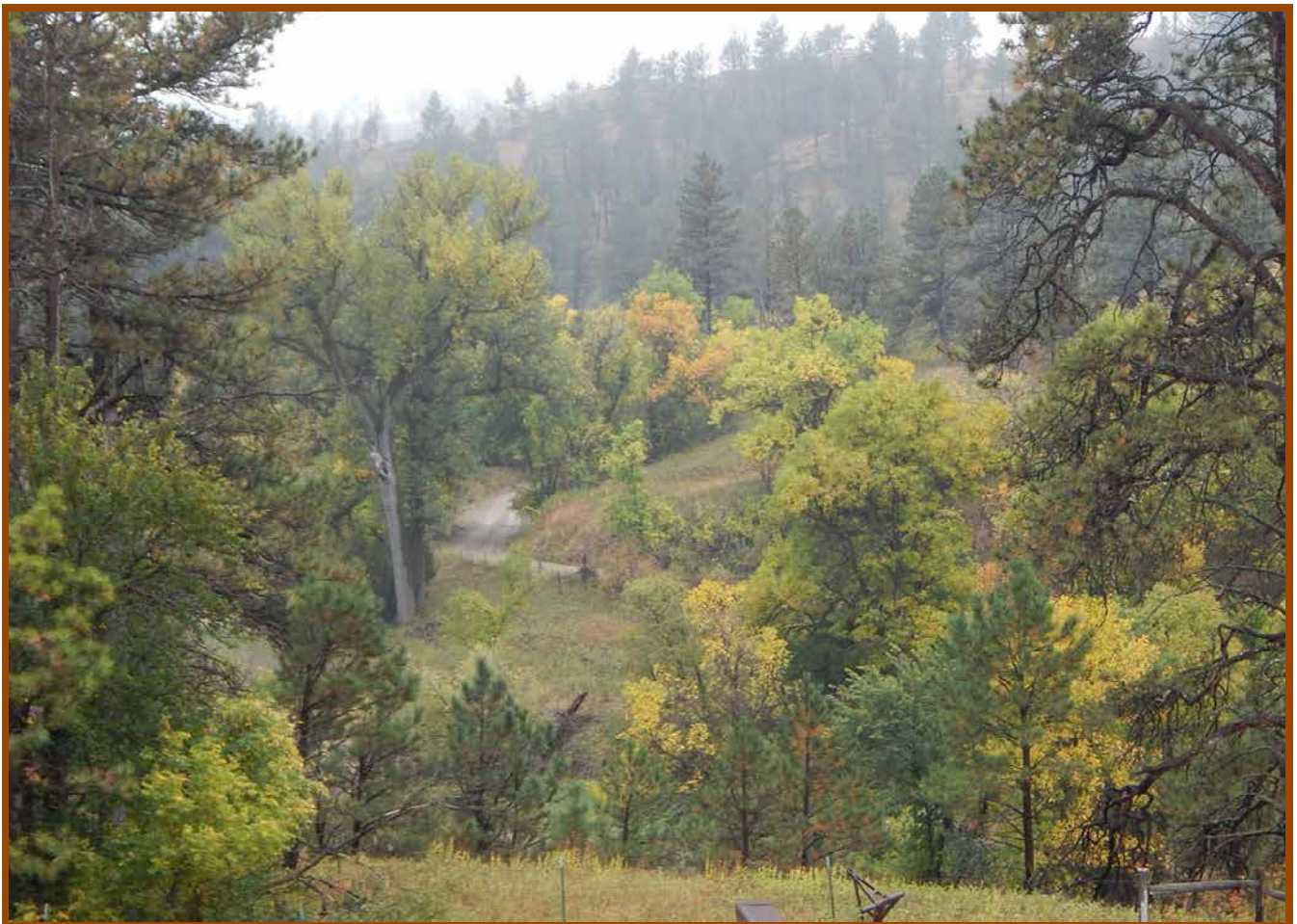
The Canyon Ranch consists of heavily-sodded grass pastures and pine-covered hillsides at an elevation of approximately 4,800 ft. above sea level. Its many draws provide protection for livestock and wildlife. The ranch is host to a grove of aspen trees along with wild strawberries and apple trees.

The ranch headquarters are surrounded by mature pine trees looking down onto Sowbelly Creek which is the only cold-water creek in Nebraska with brown trout. The lush meadows found throughout the ranch provide excellent food plots for game such as elk, mule and whitetail deer and antelope. Beautiful valleys with gently sloping pine and cedar covered hills create a pristine and tranquil setting.

## CARRYING CAPACITY

The Canyon Ranch summers 75 to 80 cow/calf pairs, with a month-to-month lease. There are two 15 acre horse pastures with the balance of the ranch being all one pasture. The ranch is fenced with 4-strand barbwire fences.

*NOTE: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*







### LEASE INFORMATION

The 640± acres of the State of Nebraska lease, number 0108411-17, located in Section 36, T32N, R12W, run in common with the deeded acres and expires in 2017. The lengths of state leases vary and are determined by the Board of Educational Lands and Funds as are the costs per acre of each lease. The lease associated with the Canyon Ranch is currently assessed \$9.50/acre for 180 acres with the remaining 460 acres of the lease being assessed at \$6.15/acre which equates to a payment \$4,539 for the 2017 lease.

A grazing lease is currently in place on the ranch for 2017 summer grazing. A copy of the lease will be provided to prospective buyers to review during the due diligence period set out in a purchase contract.

### WATER RIGHTS

The Canyon Ranch has ample water for livestock and wildlife supplied by one submersible well located at the ranch headquarters, two windmills, several springs and three ponds. Sowbelly Creek runs through the ranch for approximately  $\frac{3}{4}$  mile and Barrel Springs also supplies water.

In the event of a sale, all water rights permitted and adjudicated to the subject property shall be transferred to the buyer.

For information regarding permitted and adjudicated water rights available on the ranch, one may contact the Department of Natural Resources at 402-471-2363 or visit their website at <http://dnr.ne.gov/website/MainPage.aspx>.

## REAL ESTATE TAXES

According to the Sioux County Assessor's Office, the annual real estate taxes for the Canyon Ranch are approximately \$2,455.00.

## IMPROVEMENTS

The residence was built in 1985 and has been completely remodeled and updated as well as having a new roof put on in 2007. This home hosts a beautiful wrap-around deck that overlooks the scenic views of the ranch. The 1,316 sq. ft. main level has two bedrooms, two baths, kitchen, office, living room with wood-burning stove. The 1,316 square foot walkout basement includes a kitchen, living room, library, and two bedrooms. The home is also heated by a propane furnace and the owners state that the cost for propane last winter was \$400. The home also has an attached 648 square foot garage. Water for the house is provided by submersible well.

The 30'x36' shop/tack room was built in 1985. This building has a  $\frac{3}{4}$  concrete floor and two horse stalls.



## UTILITIES

Power – Niobrara Electric Association  
Gas – Propane from local providers in the area  
Sewer – Septic System  
Water – Private Well  
Phone – CenturyLink  
Cell Phone – Verizon, AT&T as well as other providers  
Television - Satellite







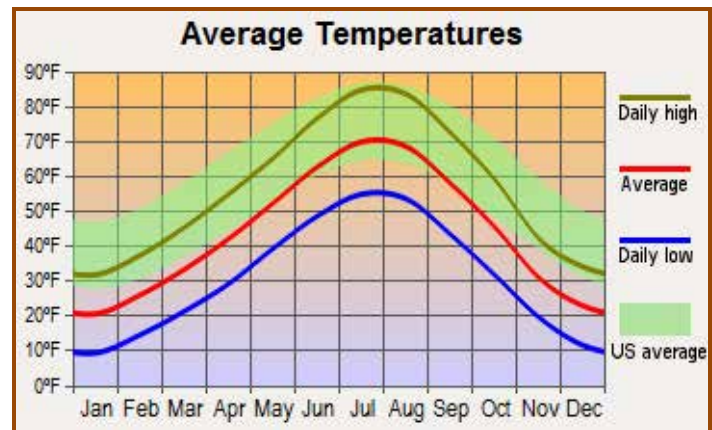


### SOLDIER CREEK WILDERNESS AREA

The Soldier Creek Wilderness Area consisting of 7,794 acres is located approximately 22 miles southeast from the Canyon Ranch. Covered with forests, meadows, streams, ridges, buttes, and rugged hills, there are also several small lakes which provide fishing opportunities. Although still recovering from the 1989 fire that destroyed approximately 90% of its trees, this still beautiful wilderness area offers beautiful sites for visitors including the various wildlife that make their homes in it such as elk, white-tailed deer, mule deer, turkeys, coyotes, bobcats, eagles, and hawks. Since motorized and mechanized vehicles (which include bicycles) are not allowed in wilderness areas, the Soldier Creek Wilderness Area is a popular destination for horseback riders. For more information about the Soldier Creek Wilderness area, please visit the following website: <http://www.wilderness.net/index.cfm?fuse=NWPS&sec=wildView&WID=560>.

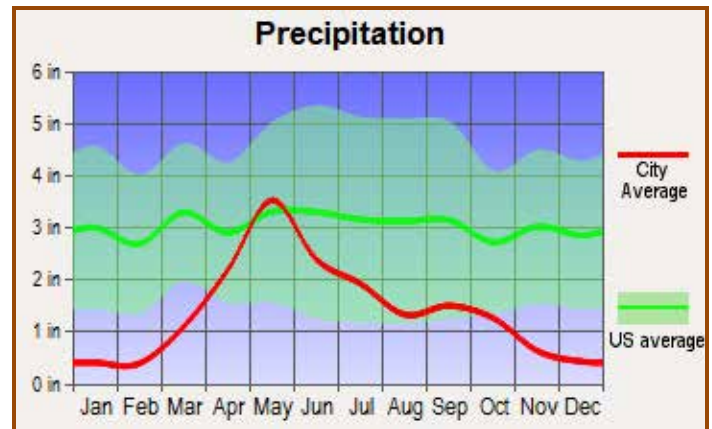
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Harrison, Nebraska area is approximately 16.1 inches including 69 inches of snow fall. The average high temperature in January is 39 degrees, while the low is 14 degrees. The average high temperature in July is 88 degrees, while the low is 57 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).



## STATE OF NEBRASKA

Nebraska is a state that lies in both the Great Plains and the Midwestern United States. Its state capital is Lincoln and its largest city is Omaha, which is on the Missouri River. The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.



Nebraska has a progressive income tax. Nebraska has a state sales and use tax of 5.5%. Some Nebraska cities assess a city sale and use tax, in 0.5% increments, up to a maximum of 1.5%. All real property within the state of Nebraska is taxable unless specifically exempted by statute. Since 1992, only depreciable personal property is subject to tax and all other personal property is exempt from tax. Inheritance tax is collected at the county level.

According to the BLS current population survey (CPS), the unemployment rate for Nebraska in December 2014 was 3.1%. The state unemployment rate was 2.5 percentage points lower than the national rate for the month.

According to the United States Census Bureau QuickFacts, the State Of Nebraska median household income, 2009-2013 was \$51,672 compared to the national average of \$53,046.



## RECREATIONAL RESOURCES

The Canyon Ranch offers excellent hunting opportunities for trophy elk, mule deer, whitetail deer, antelope, bighorn sheep wild turkeys, sharp-tail grouse and other upland game bird species.

Sowbelly Creek, the only cold-water stream in Nebraska with brown trout, flows through the ranch for approximately  $\frac{3}{4}$  of a mile. There are also several trout ponds on the ranch which provide ample fishing opportunities as well as water for livestock and wildlife.

Coffee Park is an important part of Sowbelly Canyon. While most of the canyons eleven mile drive is private property, Coffee Park is owned and maintained by the village of Harrison. It features access to scenic Sowbelly Creek and its trout, along with playground equipment, restroom facilities and picnic shelters. Bighorn sheep can often be seen on the buttes above. And perhaps best of all, there is not much traffic.

For more information check the following websites: [www.netnebraska.org](http://www.netnebraska.org) and <http://nebraskastories.org/videos/sowbelly-canyon/>. The Canyon Ranch also is the home of The Legend of Sowbelly Canyon based on the battle between the cavalry soldiers and the Sioux Indians camped in the valley for the winter.

## COMMUNITY AMENITIES

Sioux County is home to several notable attractions including the Agate Fossil Beds National Monument, the Cheyenne Outbreak Historical Monument, and the War Bonnet Battlefield. In addition, Sioux and Dawes Counties are home to Fort Robinson, western Nebraska's premier state park. According to the State of Nebraska website, this historical outpost served from the days of the Indian wars until after World War II. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the surrender and eventual death of the famous Sioux war chief, Crazy Horse. Over the years, the fort served as the Red Cloud Indian Agency, as a cavalry remount station, K-9 training center, POW camp, and a beef research station. Currently the park and its many well-preserved attractions serve as the region's largest tourist attraction.

Harrison, Nebraska, located approximately 1.5 miles south of the ranch, has a population of 279, and is the county seat of Sioux County. Harrison offers residents all the amenities of a traditional rural Nebraska town. It has an excellent K-12 school system with a low student/teacher ratio, bank, retail stores, several churches, two restaurants, government offices, town library, and the county fairgrounds. For more information about the area, visit: <http://www.city-data.com/city/Harrison-Nebraska.html>.

The city of Crawford, population 1,150, is located in Dawes County, and was established in 1886 as a result of the Fremont-Elkhorn Railroad's westward push. Like many western railroad towns, Crawford had a rough and rowdy beginning. Modern day Crawford, also known as "The Garden beyond the Sandhills", is now a peaceful city with a western flare. Crawford is also known as the big game capital of Nebraska, and has become a destination for not only hunters but nature lovers and historians alike. In addition to the numerous hiking, biking, and horseback trails, the Pine Ridge of Nebraska offers several lakes, streams, and rivers which provide a multitude of boating, fishing, and camping opportunities. For the historian, this fossil-rich area is known for its two world-class bone beds.

Chadron, Nebraska, population 5,851, is the county seat of Dawes County and home to Chadron State College. This historic city features several amenities including schools, shopping, medical facilities, banks, restaurants, golf course, several museums, libraries, Mari Sandoz High Plains Heritage Center, and much more.

Located in and around Chadron are several historical sites:

- Chadron State Park, Nebraska's oldest state park
- Toadstool Park which is known for its unusual geological formations
- the Hudson-Meng Bison Kill, a modern archeological excavation in progress
- Agate Fossil Beds National Park, a 3,00 acre National Monument located on the Niobrara River

Chadron hosts annual events such as Fur Trader Days held every July and the Dawes County Fair usually held the last week of July into the first week of August each year.

Several cities within a 150 mile radius of the property have two-year or four-year colleges including Chadron State College in Chadron, NE; Black Hills State College in Spearfish, SD; Eastern Wyoming College in Torrington, WY; and Western Community College in Scottsbluff, NE.

### AIRPORT INFORMATION

Chadron, Nebraska, Scottsbluff, Nebraska, and Rapid City, South Dakota all have airports which make both commercial and private air travel in the area very convenient. The following is information on each of these airports:

**Chadron, Nebraska:** The Chadron Airport is located four miles west of the city. Additional information and data:

- Hard Surface Runway is 100' X 6,001'
- ☐ Field Elevation 3,297
- ILS GPS VOR Approaches
- ☐ Fuel Available: AVGAS JET
- ☐ For more information, visit [www.acukwik.com/airportinfo/KCDR](http://www.acukwik.com/airportinfo/KCDR)

**Scottsbluff, Nebraska:** Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair, and flight training. For more information, please visit [www.flyscottsbluff.com](http://www.flyscottsbluff.com). Complete aeronautical information for the Western Nebraska Regional Airport can be found at [www.airnav.com/airport/KBFF](http://www.airnav.com/airport/KBFF).

**Rapid City, South Dakota:** The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit [www.rcgov.org/Airport/pages](http://www.rcgov.org/Airport/pages).

### OFFERING PRICE

\$850,000

The Seller shall require an all cash sale. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated thereunder with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as they do not risk incurring any additional liability or expense.



## CONDITIONS OF SALE

- I. All offers shall be:
  - A. In writing;
  - B. Accompanied by an earnest money deposit check in the minimum amount of five percent (5%) of the listing price; and
  - C. Be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the listing broker's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

## FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location for the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



## WYOMING LOCATION MAP



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

**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.**

## NOTES

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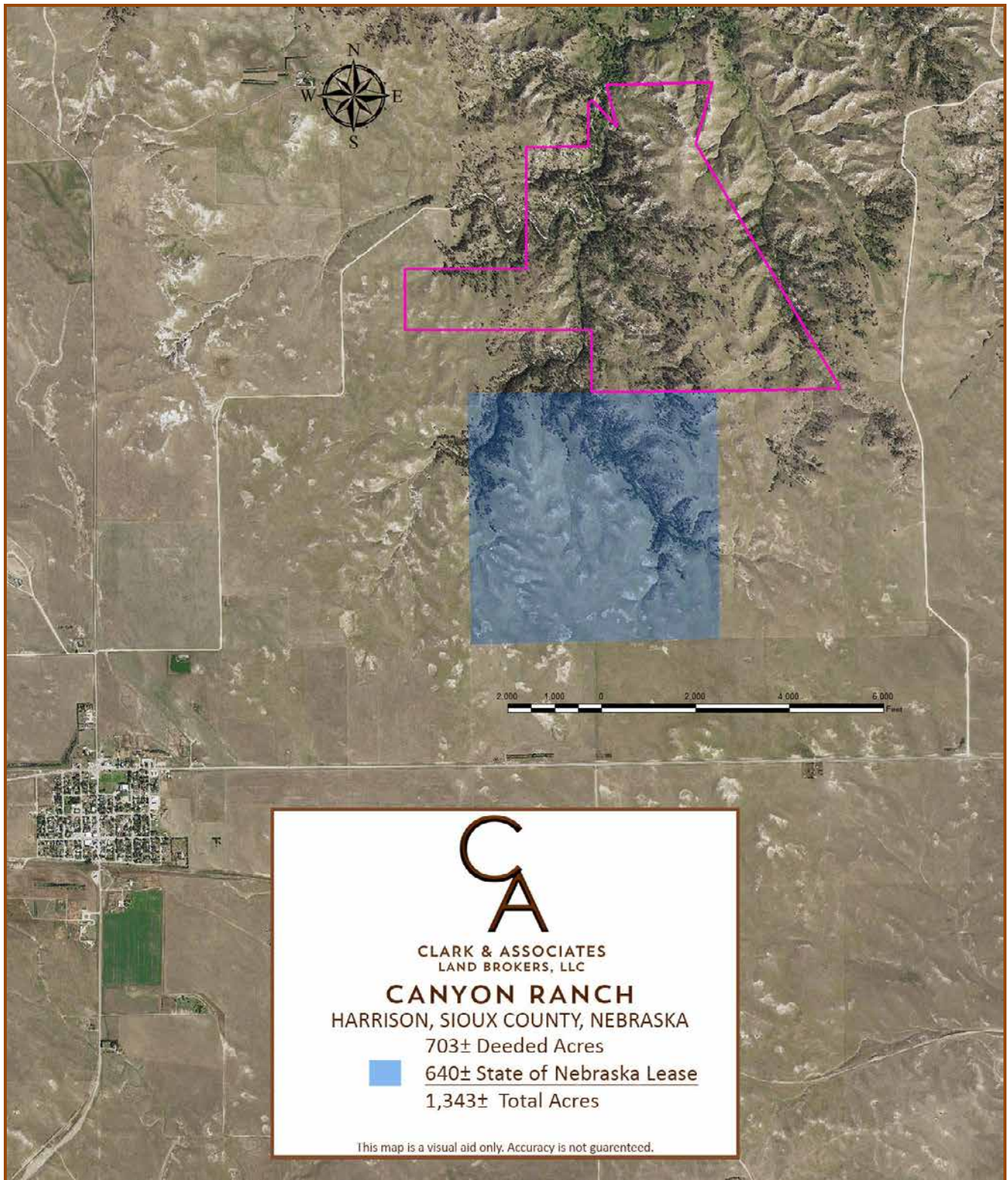
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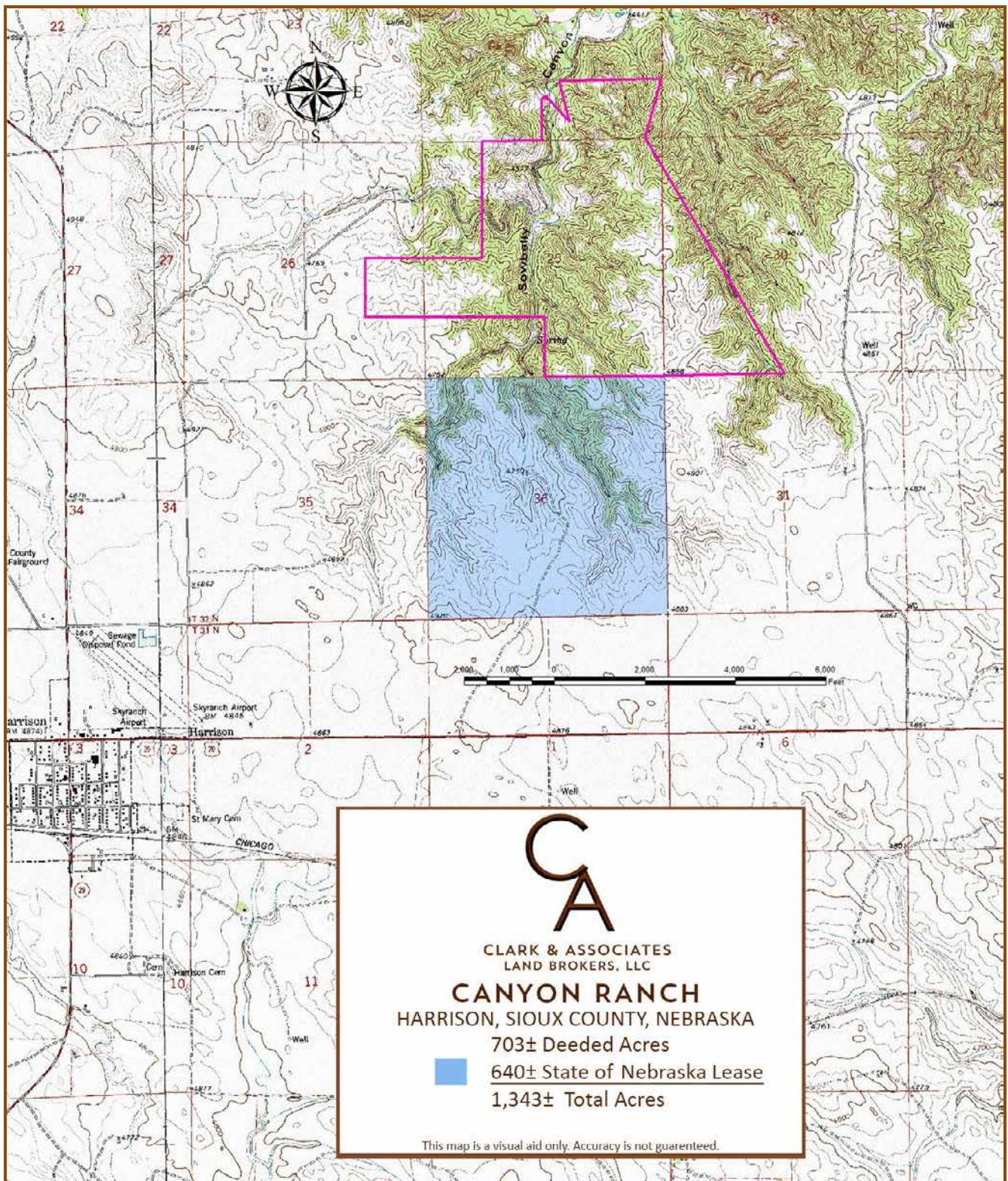


## CANYON RANCH ORTHO MAP





## CANYON RANCH ORTHO MAP





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



**Cory Clark**  
Broker / Owner

Office: (307) 334-2025  
Mobile: (307) 351-9556

*clark@clarklandbrokers.com*

Licensed in WY, MT, SD, ND, NE & CO

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**Clark & Associates Land Brokers, LLC**  
Specializing in Farm, Ranch, Recreational & Auction Properties

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**Lusk, WY Office**

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**Cory G. Clark - Broker / Owner**

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Hulett, WY 82720

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**Billings & Miles City, MT Offices**

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Billings, MT 59105

**Denver Gilbert - Associate Broker / Owner**

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**Jon Keil - Associate Broker**

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**Belle Fourche, SD Office**

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Belle Fourche, SD 57717

**Ronald L. Ensz - Associate Broker**

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**Torrington, WY Office**

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**Logan Schliinz - Associate Broker**

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**Douglas, WY Office**

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1878 N Glendo Hwy, Glendo, WY 82213

**Scott Leach - Associate Broker**

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**Greybull, WY Office**

3625 Greybull River Road, PO Box 806  
Greybull, WY 82426

**Ken Weekes – Sales Associate**

(307) 272-1098 ~ farmview@tct.west  
Licensed in WY

**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)