



CLARK & ASSOCIATES  
LAND BROKERS, LLC

*Proudly Presents*



***LINDENFELD FARM***  
*Kimball County, Nebraska*



### LOCATION & ACCESS

The Lindenfeld Farm is located seven miles east of Pine Bluffs, Wyoming. To access the property follow West Highway 30, for seven miles east of Pine Bluffs, Wyoming in Kimball County, Wyoming.

Approximate distances from the property to surrounding towns and cities are as follows:

Pine Bluffs, Wyoming (pop. 1,153)	7 miles east
Kimball, Nebraska (pop. 2,405)	16 miles east
Cheyenne, Wyoming (pop. 53,011)	48 miles west
Sidney, Nebraska (pop. 6,282)	52 miles east
Scottsbluff Nebraska (pop. 14,732)	78 miles northeast
Laramie, Wyoming (pop. 27,204)	97 miles northwest
Denver, Colorado (pop. 554,636)	142 miles south

### SIZE & DESCRIPTION

The Lindenfeld Farm consists of approximately 260.176 deeded acres of which 245± acres are irrigated under two low-pressure center pivots currently planted to alfalfa. The north pivot is a 1998 Valley 8 tower center pivot. The alfalfa stand in the north half of this pivot is two years old and the south half a new plant in 2016. The south pivot is a 2001 Valley seven tower, wiper pivot. This pivot has a six year old stand of alfalfa.

The two irrigation wells range from 110 to 120 feet in depth producing 600-650 GPM. The majority of the soil found on the Lindenfeld Farm is Tassel-Blanche sandy loams as well as Albinas-Cheyenne loams and Rosebud-Tassell sandy loams.



### WATER RIGHTS

There are three permitted wells on the property; however, there is a 20 GPM well that is not in use at this time.

The well on the eight tower pivot pumps 650 GPM with a 50 HP motor, and is 120 foot static well depth.

The seven tower pivot well pumps 600 GPM with a 40 HP motor and the static well depth is 120 feet.

All adjudicated and permitted water rights associated with the subject property shall transfer to Buyer at day of closing.



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## IMPROVEMENTS

The improvements on the Lindenfeld Farm consist of a 2,065 square foot ranch style home. The home hosts two bedrooms and two bathrooms. There is a 2,520 square foot farm equipment shed with a 100 square foot greenhouse attached to this shed. The property also is a small tool shed.





### UTILITIES

High West Electric provides the electricity for the farm and the annual cost is approximately \$11-12,000 per year.

### REAL ESTATE TAXES

According to the Kimball County Assessor's office, the property taxes are approximately \$9,225.38 per year.

### MINERAL RIGHTS

Any and all mineral rights associated with the subject property owned by Seller, if any, will be retained by Seller.

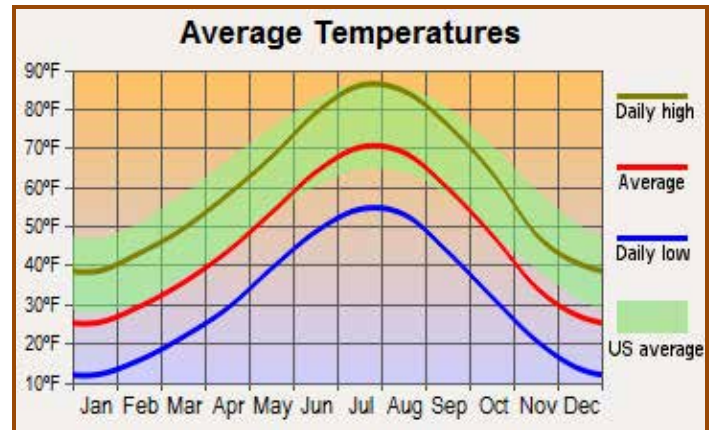
### 1031 TAX EXCHANGE

Buyer hereby acknowledges that it may be the intention of Seller to complete an Internal Revenue Service Code Section 1031 tax-deferred exchange, and Seller's rights and obligations under this agreement is part of an integrated, interdependent exchange agreement. Buyer agrees to cooperate with the Seller and Seller's qualified intermediary in a manner necessary to enable Seller to qualify for said exchange at no additional cost or liability to Buyer.



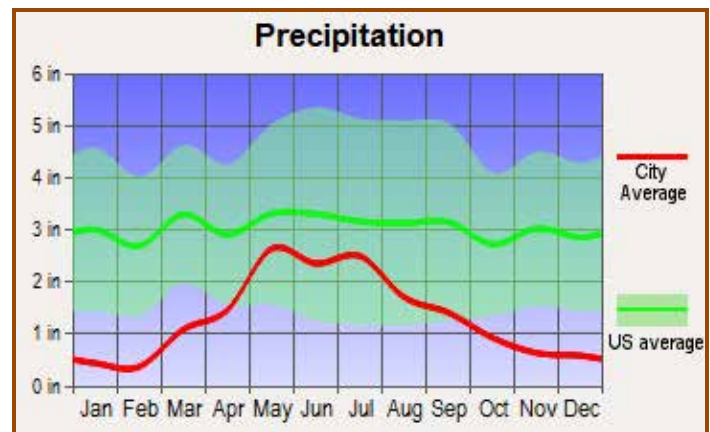
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Bushnell, Nebraska area is approximately 21.3 inches including 44.2 inches of snow fall. The average high temperature in January is 45 degrees, while the low is 16 degrees. The average high temperature in July is 88 degrees, while the low is 55 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.



## COMMUNITY AMENITIES

### **Pine Bluff, Wyoming**

First known as Rock Ranch, Pine Bluffs is a small town with a fascinating history. In 1868, Pine Bluffs consisted of little more than a tent and a few sheds. By 1884, the large herds of cattle moving up the Texas Trail, which ran through Pine Bluffs, helped it become the largest cattle shipping point on the Union Pacific Railroad. Prior to the cattle and cowboys, the area was home to numerous Indian tribes. In 1990, the University of Wyoming's High Plains Educational Project started an Archaeology dig site and museum to uncover and display artifacts from these early inhabitants.

According to the latest census, Laramie County has a population of 81,600 while Pine Bluffs accounts for 1,153. The city of Pine Bluffs offers many amenities including a medical clinic, dentist office, veterinarian clinic, a municipal airport, two banks, six dining establishments, an auto parts store, a grocery store and flower shop, a feed store, two truck stops, and a grain receiving and storage facility on the Union Pacific Railroad. In addition, Pine Bluffs has a K-12 public school. For those interested in college level courses, Cheyenne is home to Laramie County Community College while Torrington is home to Eastern Wyoming College. The University of Wyoming is just ninety miles away in Laramie, Wyoming.



In the immediate area Cheyenne, Kimball, Nebraska and Scottsbluff, Nebraska offer hospitals as well as specialized health care facilities.

For more information on Laramie County, and Pine Bluffs Wyoming visit their web sights at <http://pinebluffs.org> or <http://www.laramiecounty.com>.

### **Cheyenne, Wyoming**

On July 4th, 1867 the first settlers pitched their tents in what is now known as Cheyenne. The first residents moved to the area to work on the Union Pacific Railroad. By 1869, soldiers from Fort D.A. Russell (which is now F.E. Warren Air Force Base) and Camp Carlin combined with the railroad gangs to make up the majority of Cheyenne's population. Today, Cheyenne is not only the state capitol of Wyoming, but is also the seat of Laramie County, the home of F.E. Warren Air Force Base, and of Laramie County Community College, most recently named as the #1 digital savvy midsize community college in the nation.

Cheyenne is strategically located at the intersection of I-80 and I-25 as well as at the crossroads of the Union Pacific and BNSF railroads. This has made Cheyenne a major transportation hub and an important center of commerce both in the Rocky Mountain Region and nationally. Many consider Cheyenne to be the northern anchor city of the Front Range of the Rocky Mountains.

Cheyenne is also home to the world's largest outdoor rodeo and western celebration, Cheyenne Frontier Days. Held annually in the last full week in July, Frontier Days is a ten-day celebration of the western heritage that consists of professional rodeos, concerts, art shows, carnival, parades, and an air show.

Cheyenne accounts for approximately 53,000 of the 82,400 Laramie County residents. In addition to the jobs created by the State Of Wyoming, Laramie County, local government, and F.E. Warren Air Force Base, Cheyenne has also used its close proximity to the Colorado Front Range to create a thriving business environment. Now known as the Magic City of the Plains, Cheyenne still continues its strong ties to agriculture and its western roots. For more information on Cheyenne please visit [www.cheyenne.org](http://www.cheyenne.org).

Commercial airline service is available at Cheyenne, Wyoming; Scottsbluff, Nebraska; and Denver, Colorado. The following is information on each of these airports:

**Cheyenne, Wyoming:** Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. From there they fly to many cities throughout the west and the airline also has code sharing with United Airlines and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at [www.cheyenneairport.com/pilotinfo.html](http://www.cheyenneairport.com/pilotinfo.html)

**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).

**Denver, Colorado:** Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at [www.flydenver.com](http://www.flydenver.com).

The Butler Airport in Pine Bluffs offers a 5,330 foot asphalt public runway. Additional information on the Butler Airport may be found at [www.pinebluffs.org/points\\_of\\_interest\\_airport.htm](http://www.pinebluffs.org/points_of_interest_airport.htm).

### **OFFERING PRICE**

**\$1,195,000**

### **CONDITIONS OF SALE**

- I. All offers shall be:
  - A. in writing;
  - B. accompanied by an earnest money deposit check in the minimum amount of \$10,000 (Ten Thousand Dollars); 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 title company/closing agent'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 of 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.

## NEBRASKA LOCATION MAP

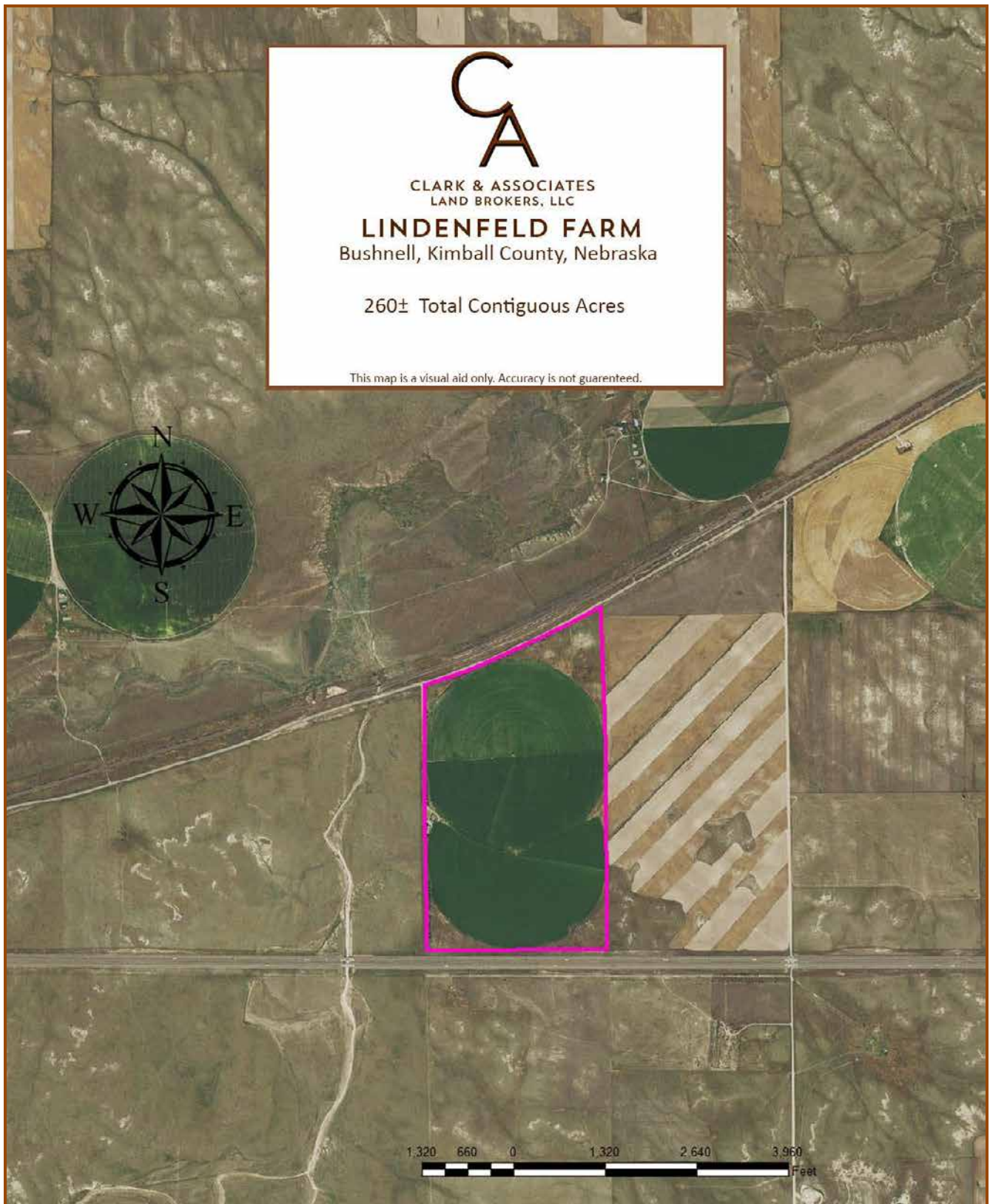


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed 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.**

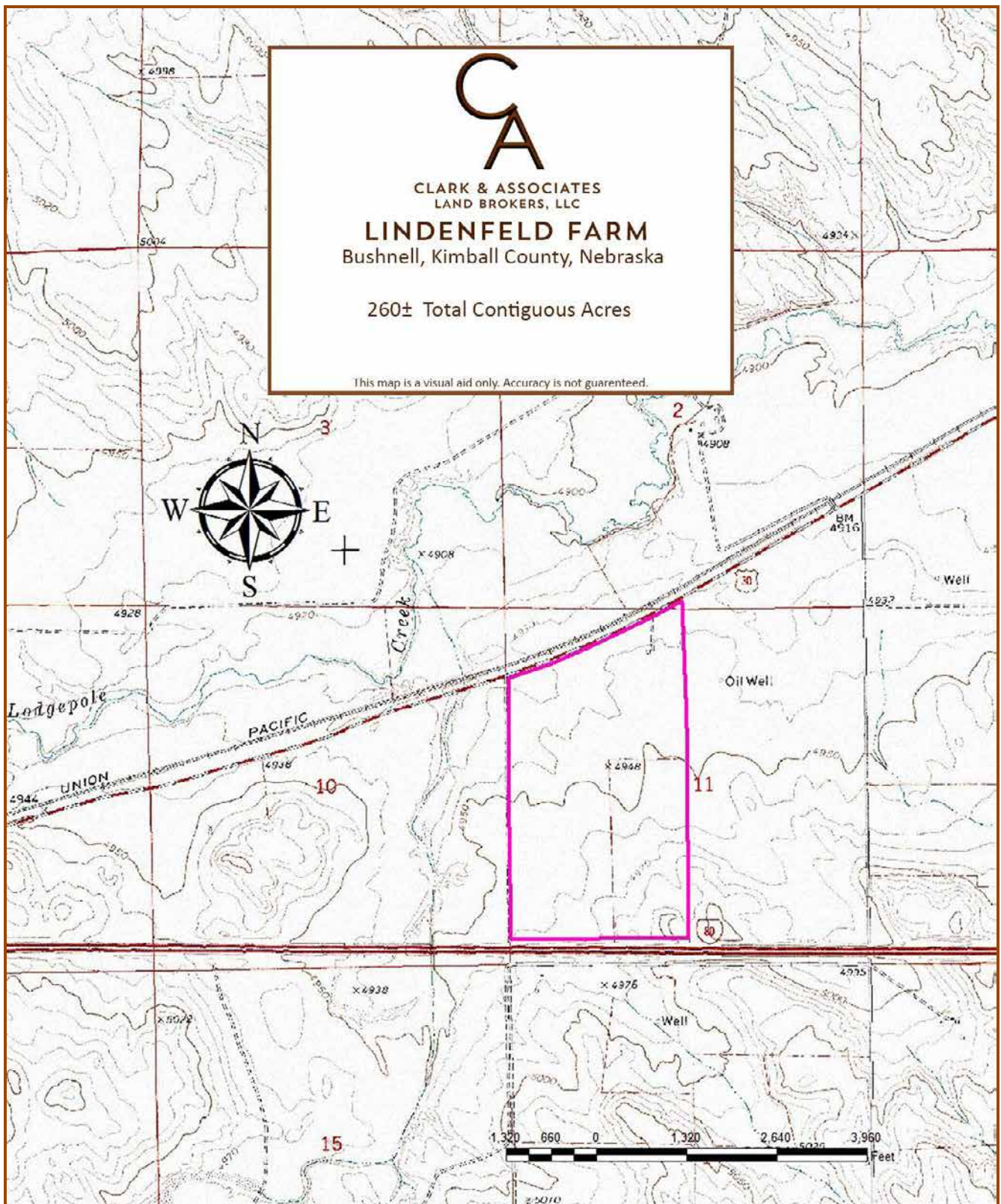
## NOTES

## LINDENFELD FARM ORTHO MAP





## LINDENFELD FARM TOPO MAP



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



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Licensed in WY

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

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**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)

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(Date)

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(Print Client or Customer Name)

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(Print Client or Customer Name)