



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



EITEL SECTION
Bushnell, Kimball County, Nebraska

LOCATION & ACCESS

The Eitel Section is located approximately eight and a half miles south of Bushnell, Nebraska and is easily accessible year-round. From the I-80 Bushnell exit (Exit 8), travel approximately six miles south on County Road 17 to the northwest corner of the property. The property is bordered on the west for one mile by County Road 17 and for one mile on the south by County Road 14.

Bushnell is located approximately ten miles east of the Wyoming / Nebraska state line and approximately 15 miles north of the Colorado / Nebraska state line. The following are approximate distances from the property to several cities and towns which are easily accessed from the Eitel Section:

Bushnell, Nebraska (population 124)	8.5 miles north
Kimball, Nebraska (population 2,496)	20 miles northeast
Sidney, Nebraska (population 6,757)	56 miles east
Cheyenne, Wyoming (population 59,466)	57 miles west
Scottsbluff, Nebraska (population 15,039)	70 miles north
Torrington, Wyoming (population 6,501)	100 miles northwest
Denver, Colorado (population 600,158)	157 miles southwest
Lincoln, Nebraska (population 258,379)	399 miles east
Omaha, Nebraska (population 408,958)	450 miles east



SIZE & DESCRIPTION

The Eitel Section consists of 644.61± deeded acres of rolling hills with a combination of grass and tree-covered acreage. Approximately 25,000 trees consisting of Pine, Juniper, Chokecherry, Plum, Currant, Nanking cherry, and Buffaloberry bushes on the CRP ground were planted on the property in 2004.

There are approximately 570 acres that are enrolled in three separate Conservation Reserve Program (CRP) contracts. Annual payments from these contracts are approximately \$19,000 which breaks out as follows:

NAME	PAYMENT	EXPIRATION DATE
Continuous CRP	\$4,945	October 1, 2018
SAFE CRP	\$5,421	October 1, 2024
CRP 39	\$8,649	October 1, 2025



IMPROVEMENTS

There are no improvements on the property; however, with power on the south end and the rolling terrain, this property offers a number of very peaceful and picturesque home sites.

REAL ESTATE TAXES

The estimated annual real estate taxes for the Eitel Section are approximately \$3,003.

UTILITIES

Electricity – High West Energy
Propane – Local providers
Mobile Phone Coverage – multiple carriers
Water – Private wells
Sewer – Private septic (once installed)

WATER RIGHTS

There are currently no wells or ground water rights associated with this property. It is the owner's belief that the property sits over the Ogallala Aquifer, and neighboring land owners represent the well depths in the area to range from 150 to 200 feet.

MINERAL & AIR RIGHTS

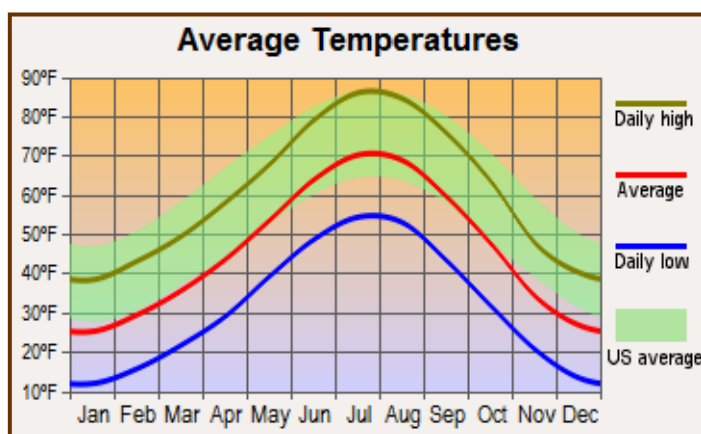
Fifty percent (50%) of any and all mineral rights associated with the property owned by the Seller shall transfer to the buyer at day of closing. The Seller makes the buyer aware that a lease of the mineral rights is currently in effect until 2015 at which time the oil company leasing said rights has the option to renew the lease for an additional two (2) years. The Seller shall retain all lease income from the initial lease; however, if the oil company exercises their option to renew the lease at \$200 per fee mineral acre, the buyer shall receive the proceeds for their fifty percent (50%) of the mineral rights.

There is a great potential for wind energy development. Surveys for such development are currently underway in the area.



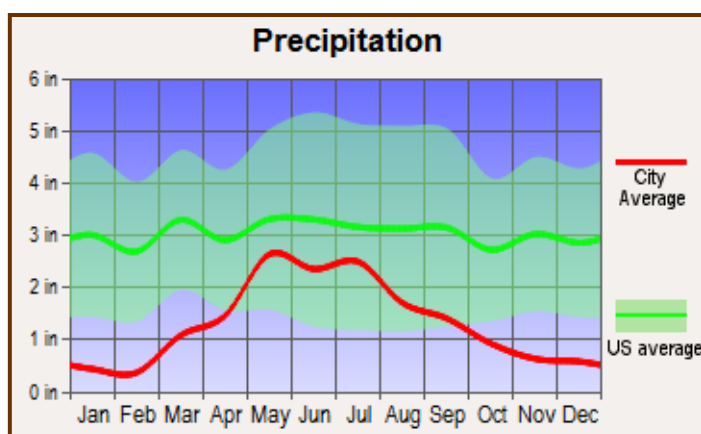
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Bushnell, Nebraska area is approximately 16.8 inches including 41 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 14 degrees. The average high temperature in July is 88 degrees, while the low is 56 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF NEBRASKA

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, last year, Nebraska had the second-lowest unemployment rate in the nation at 4.4%. In Lincoln, the state capital, the unemployment rate was 4%, lower than all metropolitan areas in the country, except Bismarck and Fargo in North Dakota. Although far from the nation's wealthiest state - median income was slightly lower than the U.S. median of \$50,502 - Nebraska's economy is strong relative to the rest of the U.S. The state is one of the leading agricultural producers, with the sector accounting for 8.3% of the state's GDP last year. The state also had the second-lowest debt per capita in the country in fiscal 2010, at \$1,279, compared to an average of \$3,614 for states nationwide.



COMMUNITY AMENITIES

With the arrival of the railroad in western Nebraska, many towns like Bushnell and Kimball, Nebraska sprang up in the late 1800s. In 1886, the town of Bushnell was established with the opening of a local post office. Named after a director of the Union Pacific Railroad, Cornelius Scranton Bushnell, this peaceful community boasted a population of as many as 757 in the 1920s. Present day Bushnell has a cafe, grain elevator, bank, liquor and grocery store, volunteer fire department, senior citizen center, and United Methodist Church. Local school age children are bused to Kimball. For more information on Bushnell, visit: www.ci.kimball.ne.us/bushnell.htm.

Kimball is located in the southern panhandle of Nebraska. The town is located approximately 20 miles from the borders of both Colorado and Wyoming. Children who would reside at the property would attend school in Kimball whose public schools serve from Kindergarten to High School with a low teacher to student ratio. Community colleges are located nearby in Sidney and Scottsbluff, Nebraska.

Agriculture still dominates the scene in Kimball County. Dry land wheat, irrigated corn and beans, and cattle are the main commodities. Kimball County and neighboring Banner County are among Nebraska's largest wheat producing counties. For more information about Kimball and the surrounding area, please visit <http://www.ci.kimball.ne.us>.

In close proximity to the Eitel Section, Cheyenne, Wyoming, Kimball, Nebraska and Scottsbluff, Nebraska offer hospitals as well as specialized health care facilities.

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. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/>.

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 <http://www.flyscottsbluff.com>. Complete aeronautical information for the Western Nebraska Regional Airport can be found at <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 170 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.

Air travel in the area is also provided by local airports. For more information on these airports, please visit www.acukwik.com/airportinfo/KIBM for the Kimball Municipal Airport in Kimball, Nebraska as well as www.acukwik.com/airportinfo/K82V for the Pine Bluffs Municipal Airport in Pine Bluffs, Wyoming.

RECREATION & WILDLIFE

There is currently a five year walk-in lease with the State of Nebraska Game & Parks on the property which can be terminated at any time. Any income from this lease shall be prorated to day of closing. The balance of feed and cover on the property provides habitat for a variety of wildlife including mule deer, antelope, sharp-tail grouse, and pheasants.



OFFERING PRICE

Price reduced from \$640,000 to \$510,000.

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 there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of 5% (Five Percent); 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.

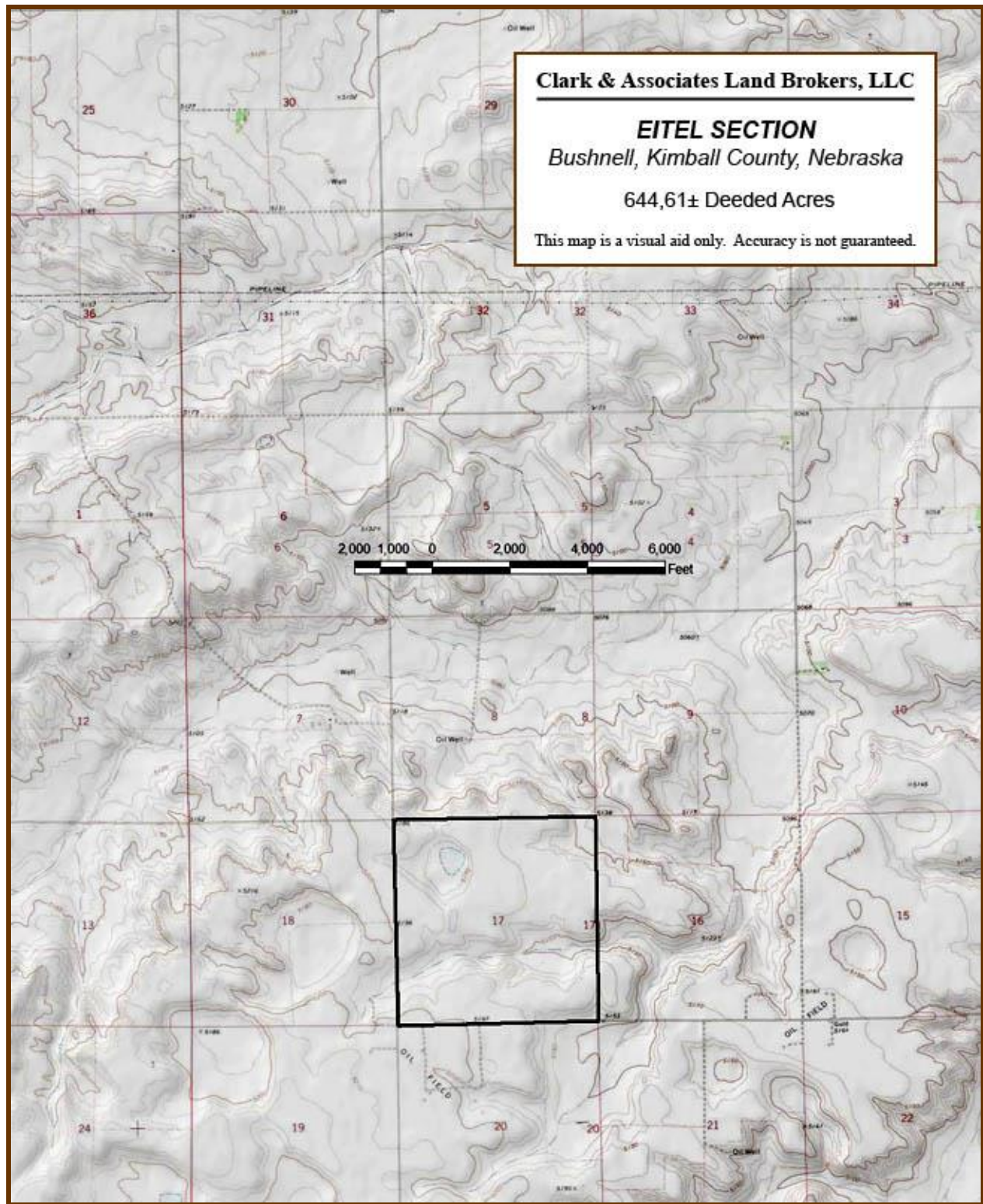
NEBRASKA LOCATION MAP



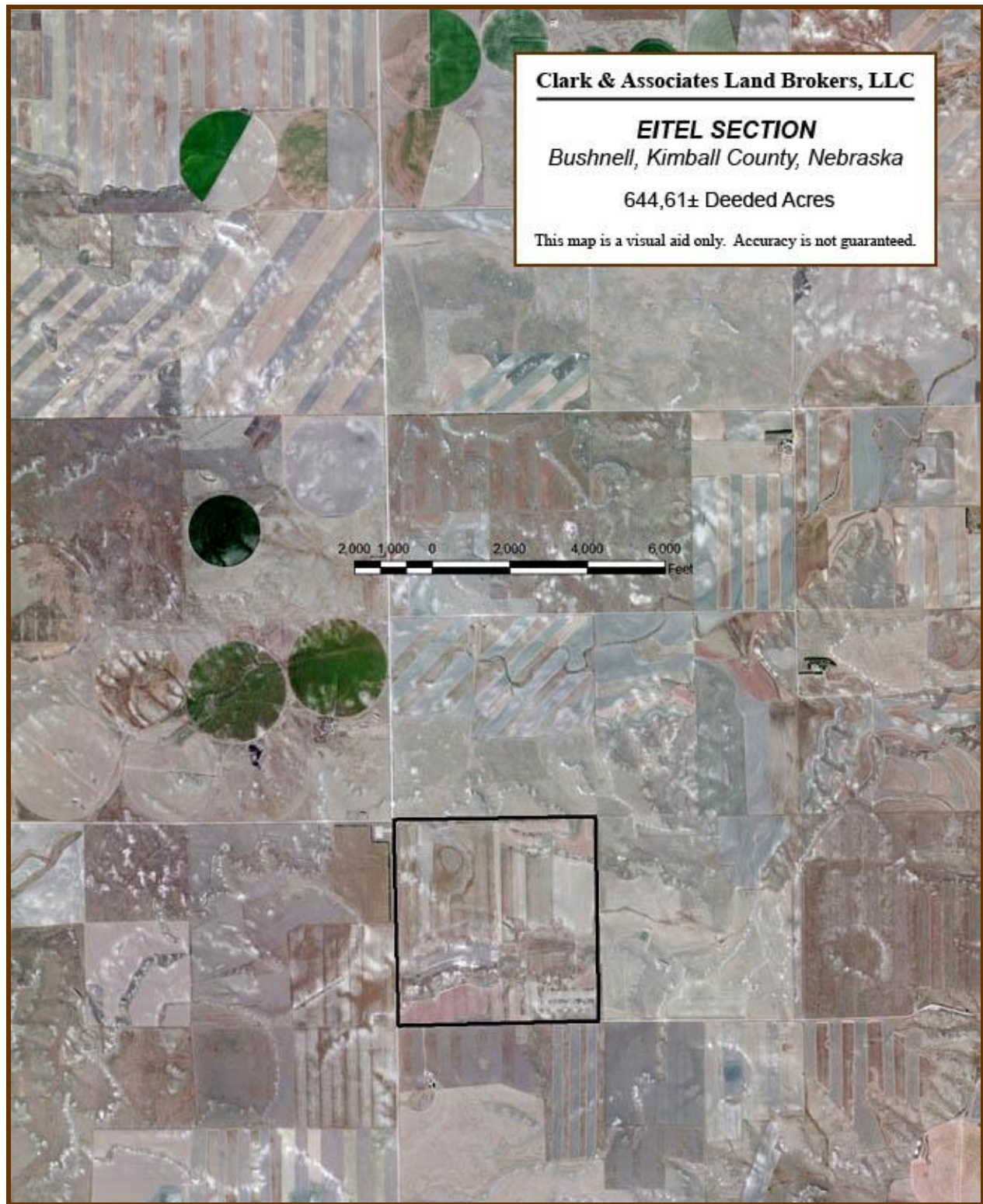
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

EITEL SECTION TOPO MAP



EITEL SECTION ORTHO MAP



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



Mark Kaufman
Sales Associate

Home: (308) 623-2323
Mobile: (308) 641-0354

mhkaufman@clarklandbrokers.com

Licensed in WY & NE



Cory Clark
Broker / Owner

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

clark@clarklandbrokers.com

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

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

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Hulett, WY Office

16 Strawberry Hill Road • PO Box 159
Hulett, WY 82720

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings, MT Office

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Buffalo, WY Office

37 North Main Street
Buffalo, WY 82834

Jon Keil - Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ emsz@rushmore.com
Licensed in SD, WY, MT & NE

Torrington, WY Office

7850 Van Tassell Road
Torrington, WY 82240

Logan Schliinz - Associate Broker

(970) 222-0584 ~ logan@clarklandbrokers.com
Licensed in WY & CO

Douglas, WY Office

430 East Richards, Suite 2
Douglas, WY 82633

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY

Greybull, WY Office

3625 Greybull River Rd • PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

(307) 272-1098 ~ farmview@tctwest.com
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)