

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

The Dean Farm Cherry County, Nebraska



Presented By:

CURT JAMES

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The Dean Farm

Cherry County, Nebraska

The Dean Farm is located just 13 miles from Gordon, Nebraska in the beautiful Sand Hills of north central Nebraska in Cherry County on the Cherry County, Sheridan County line. The farm has easy highway access from Gordon by traveling 4 miles south on Highway 27 and then heading east for 9 miles on County Road 610. The farm consists of approximately 711 deeded acres with 551 acres covered by 3 pivots. The remainder of the property is grassland. The 551 acres are irrigated with Valley pivots that are all approximately 7 to 8 years old. One pivot on the 90 acre circle is supplied with water by a well, whereas the other two pivots for 461 acres are supplied with water, via a pumping station, from the Niobrara River. The farm is leased for the 2016 growing season.

Price: Reduced to \$2,100,000.00

Terms: Cash

Legal Description: W¹/₂W¹/₂; NE¹/₄NW¹/₄; E¹/₂SW¹/₄; SE¹/₄NW¹/₄, Section 29; NE¹/₄; Part of NE¹/₄NW¹/₄; Part of SE¹/₄NW¹/₄; E¹/₂SE¹/₄, Section 30; Part of NE¹/₄NE¹/₄, Section 31; NE¹/₄NW¹/₄; NW¹/₄NW¹/₄, Section 32, Township 32 North, Range 40 West, 6th P.M., Cherry County, Nebraska

Possession: To be determined.

Acreage: 711.79 Deeded Acres +/-

Real Estate Taxes: \$20,625.18 (2015)

Improvements: A small early 1900's home, detached garage, an equipment building, a utility shed, an additional utility storage shed and lean-to, grain storage and two - 2011 Grain Bins. The two grain bins can hold up to 65,000 bushels.

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The Dean Farm

Cherry County, Nebraska

10/9/2014

Groundwater Well Registration - Registered Groundwater Wells Data Retrieval

 Official Nebraska Government Website



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Nebraska Department of Natural Resources

Database Through: 10/8/2014

Processed: 10/9/2014 4:00:40 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

Note:

Information on Public Water Supply Wells is not available through this interface. Contact the Department of Natural Resources (Data Bank) at 402-471-2363 for more information. All registration documentation for water wells registered after January 1, 1969, except Public Water Supply wells, are now available.

Due to possibility of a well being in more than one series, an individual well might be listed more than once.

2 Records found.

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level Series	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-128985 WellID: 160730 Other Info Logs View as PDF	S A	Cherry Middle Niobrara 32N 40W 30 NENE 23 N 148 E Map It 42° 43' 57.80" 102° 2' 59.20"	6/30/2004 8/4/2004	--- 14 gpm 80 ft 117 ft PRO	1.25 in 158 ft 180 ft	Gary E Dean OwnerID: 16696 RR 3 Memphis ,MO 63555
G-129662 WellID: 161774 MN-1804 Other Info Logs View as PDF	I A	Cherry Middle Niobrara 32N 40W 30 SESE 1053 S 456 E Map It 42° 43' 15.40" 102° 3' 3.20"	7/28/2004 9/9/2004	140 600 gpm 68 ft 170 ft PRO	6 in 200 ft 280 ft	Gary E Dean OwnerID: 16696 RR 3 Memphis ,MO 63555

[Data copy of requested wells.](#)

[Data copy of Geo Logs for requested wells.](#)

[Data copy of Casing Screen for requested wells.](#)

[Data copy of Grout Gravel for requested wells.](#)

[Legend and Notes](#)

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10/9/2014

DNR - Surface Water Rights

 Official Nebraska Government Website

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Surface Water Rights

Surface Water Rights - Advanced Search

Appropriation Number	Prefix	Number	18252	Suffix1		Suffix2	
	☒ A ☐ D						
Appropriation number must match exactly. Prefix and Suffix are optional to enter. Ex. For D-123 Enter 123 in Appropriation Number							

Output Format:

Sort Order Of Output:

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1 Records

Surface Water Rights - Advanced Search Result

App Number Priority Date Water Division RightID	Use Status Date Can / Dism Downstream	Source POD Facility Name County	Cur Tot Acres Grant Rate GPM	Footnotes Annotation	App Name Address Additional Names/POD
A-18252 7/13/2004 2C 9838	IR Active 3/27/2008 812400	Niobrara River Sec: 32 T: 32 R: 40 W Pump Cherry	594.100 8.5000 CFS 70 3815	K	Gary E Dean RR 3 Box 266 Memphis MO 63555 Additional Names/POD

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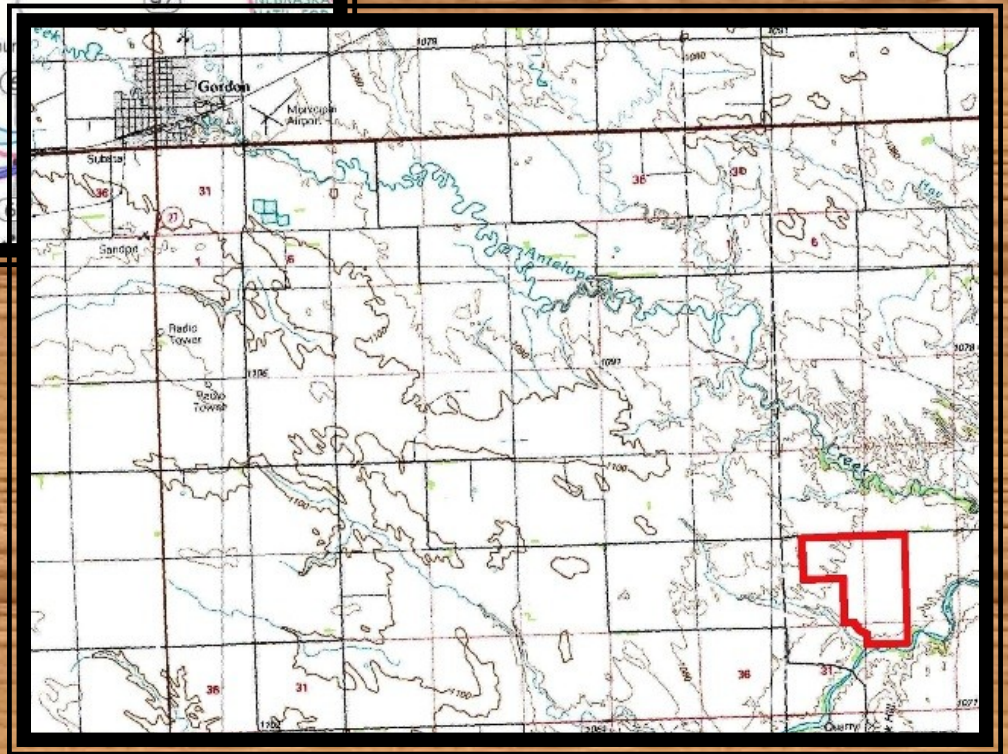
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Cherry County, Nebraska



Note: 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 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 visual aids only. Their accuracy is not guaranteed.

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160020689

160020581

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160023017

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160648314

160138922

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160022959

160022916

160023033



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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.**

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Agency Disclosure Information for Buyers and Sellers

Company James Land Company Agent Name _____

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being offered.

For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

////////// Limited Seller's Agent

- Works for the seller
- Shall not disclose any confidential information about the seller unless required by law
- May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property
- Must present all written offers to and from the seller in a timely manner
- Must exercise reasonable skill and care for the seller and promote the seller's interests

A written agreement is required to create a seller's agency relationship

////////// Limited Buyer's Agent

- Works for the buyer
- Shall not disclose any confidential information about the buyer unless required by law
- May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction
- Must present all written offers to and from the buyer in a timely manner
- Must exercise reasonable skill and care for the buyer and promote the buyer's interests

A written agreement is not required to create a buyer's agency relationship

////////// Limited Dual Agent

- Works for both the buyer and seller
- May not disclose to seller that buyer is willing to pay more than the price offered
- May not disclose to buyer that seller is willing to accept less than the asking price
- May not disclose the motivating factors of any client
- Must exercise reasonable skill and care for both buyer and seller

A written disclosure and consent to dual agency required for all parties to the transaction

Customer Only (see reverse side for list of tasks agent may perform for a customer)

- Agent does not work for you, agent works for another party or potential party to the transaction as:
___ Limited Buyer's Agent ☒ Limited Seller's Agent
___ Common Law Agent (attach addendum)
- Agent may disclose confidential information that you provide agent to his or her client
- Agent must disclose otherwise undisclosed adverse material facts:
 - about a property to you as a buyer/customer
 - about buyer's ability to financially perform the transaction to you as a seller/customer
- Agent may not make substantial misrepresentations

___ Common Law Agent for ___ Buyer ___ Seller (complete and attach Common Law Agency addendum)

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS. By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

Acknowledgement of Disclosure

(Client or Customer Signature)

(Date)

(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

(Print Client or Customer Name)