

**JamesLandCo.com**

*Investment Grade & Lifestyle  
Real Estate*

# *Sioux County Hunting Ranch Sioux County, Nebraska*



*Presented By:*

**CURT JAMES**

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# *Sioux County Hunting Ranch*

## *Sioux County, Nebraska*



*Price:* \$576,000.00

*Features:* Mule Deer & Elk, Pine Covered Draws, Incredible Views,  
Private & Secluded

*Location:* 15 Miles East of Harrison, Nebraska

*Acreage:* 640 Deeded Acres +/-

*Improvements:* Two Windmills w/ Tanks

*Taxes:* Approximately \$1,788.66 (2014)

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# *Sioux County Hunting Ranch*

## *Sioux County, Nebraska*

### Brokers Comments

The Sioux County Hunting Ranch is located in the northwest corner of Nebraska approximately 11 miles west of Crawford and 15 miles east of Harrison. Comprised of 640 deeded acres +/-, this beautiful hunting property enjoys a nice balance of lush grass pastures and pine covered draws. With stunning views in nearly every direction, one can't help but notice how far you can gaze to the east until you see Crow Butte which is



east of Crawford. Set in an area with much of its history dating back to the late 1800's when the area was being settled, the historic Fort Robinson is seven miles east of the subject property on Highway 20. A foundation still remains on the property along Buck Creek, a dry creek bottom, from a two story ten bedroom mansion that was built and owned by Carter P. Johnson, a major in the Army that was involved in many of the last clashes between the US Army and the American Indians. Located in an area that is known for

good gains this property is adequately watered via two windmills and cross fenced into three pastures. Currently it is being used as a summer cattle operation and is owner rated for 80 head. Home to a variety of wildlife including mule deer, elk, turkey and an occasional whitetail, the Sioux County Hunting Ranch offers a unique opportunity to own a very secluded hunting ranch less than a half mile off the highway that can only be accessed via pick up or 4-wheeler on a private right-of-way.

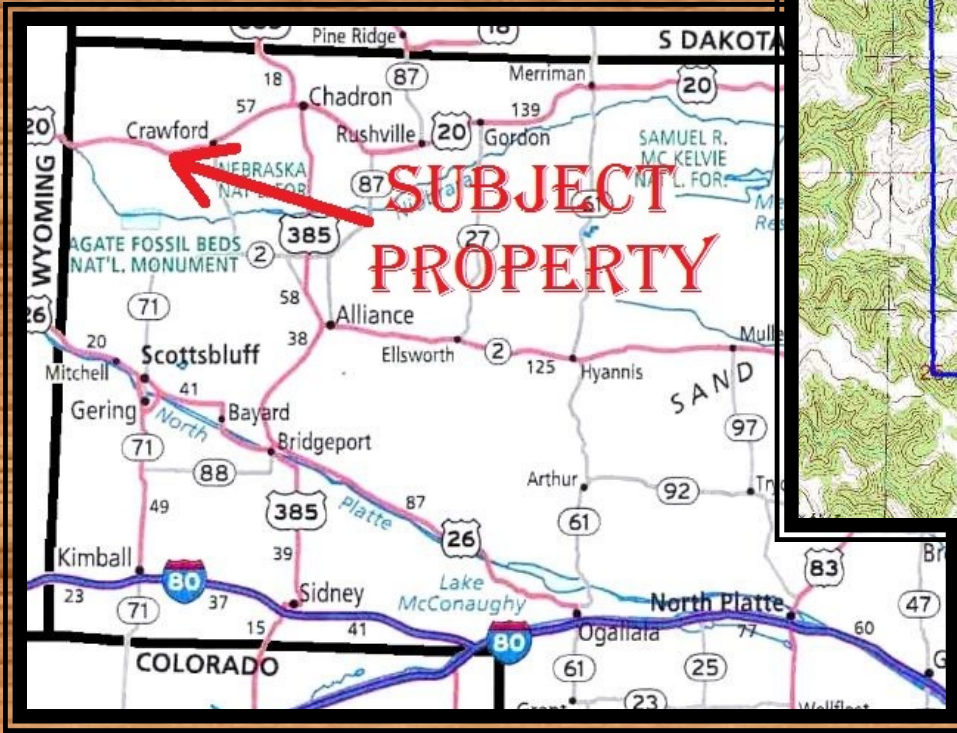
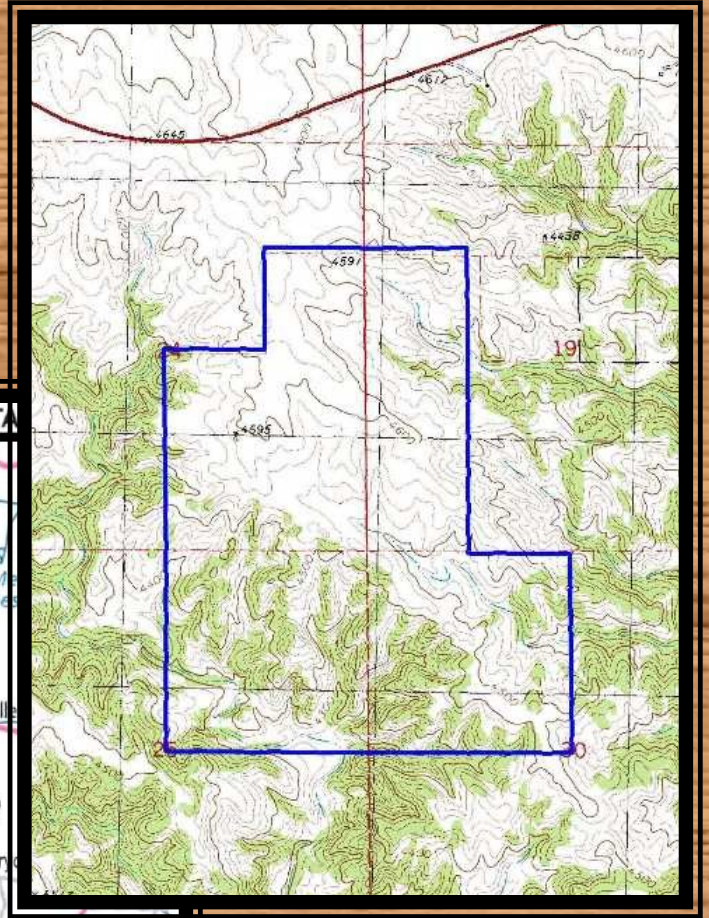


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# Sioux County Hunting Ranch

## Sioux County, Nebraska

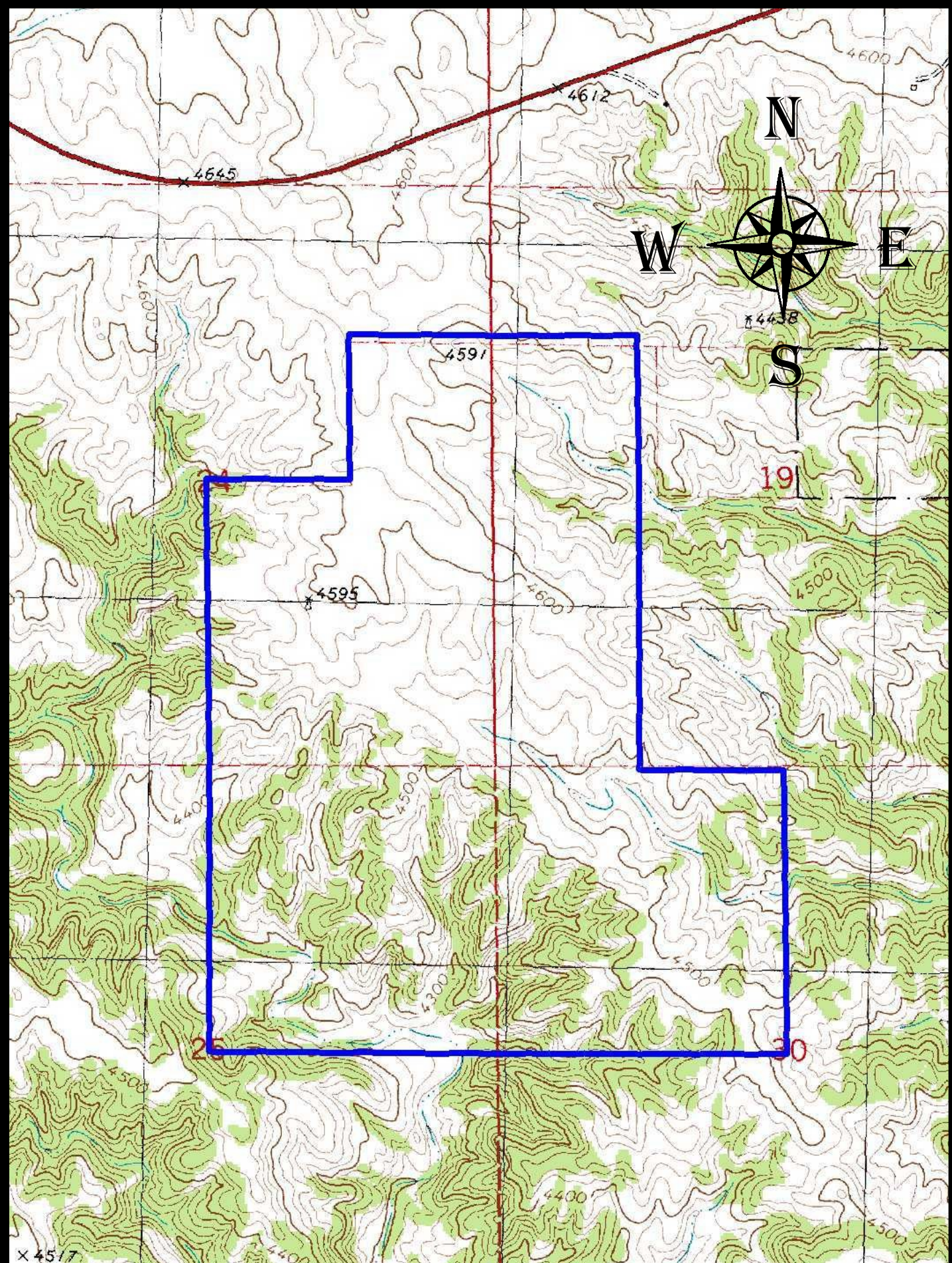


**Note:** The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded 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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*\*Licensed in Wyoming & Nebraska*

**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)

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(Print Client or Customer Name)