

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

Dream Catcher Ranch Harrison, Nebraska



Presented By:

CURT JAMES

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Dream Catcher Ranch

Harrison, Nebraska



Price: \$2,150,000

Features: Pine Trees, Elk & Deer Hunting, Working Cattle Ranch, Beautiful Views, Nice Improvements

Location: Harrison, Nebraska

Acreage: 1,948 Deeded Acres +/-, 640 Acres State Lease

Improvements: Two Homes, Barn, Other Outbuildings

Taxes: \$5,788 (2010)

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Brokers Comments

Situated in Sioux County in the northwest corner of Nebraska, the 2,588 acre (1,948 ac. deeded +/- & 640 ac. state lease) Dream Catcher Ranch is comprised of hay lands, high nutrient native grass pasture and Ponderosa Pine rolling hills with three deep canyons that provide excellent habitat for mule deer, whitetail deer, elk, turkey and other native wildlife. The ranch has a rich supply of water with four windmills, two electric wells, over 37,000 feet of buried pipe and fourteen large tire tanks for stock water. Historic improvements include a 1918 completely

remodeled 2,400 square foot home featuring a gourmet kitchen, zoned hot water heating, upgraded tile and solid Arkansas oak trim. There is a huge 1908 barn in excellent condition, a newer three bedroom modular home, an older remodeled trailer house and a full compliment of outbuildings. The Dream Catcher Ranch is a well balanced livestock operating ranch property with exceptional hunting and numerous other outdoor recreation opportunities.

AREA AND CLIMATE: Crawford calls itself the "The Garden beyond the Sandhills" and is known as the big game capital of Nebraska. From the South Dakota border on the north to the Niobrara River on the south, the Wyoming state line on the west and the sandhills on the east, Sioux and Dawes Counties are filled with scenic splendor, wide open skies, beautiful sunsets, starlit nights,

history, geology and abundant wildlife. The pine covered hills of the Nebraska National Forest and The Pine Ridge are full of trails for hiking and horseback riding. The Pine Ridge area has become well known for its deer, elk, antelope and Merriams turkey hunting. The elk population has increased dramatically. The last Remount Depot of the US Army, Fort Robinson, is just west of Crawford and approximately 15 miles from the ranch on US Highway 20. Its historical significance during the Indian Wars, World War I and II are revealed in the displays at the Fort Robinson Museum complex.



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AREA AND CLIMATE (Continued): Fort Robinson State Park offers nearly 22,000 acres of wide open and wild country, blending history and natural beauty with abundant recreation opportunities for the whole family. Additionally, Fort Robinson offers the Post Playhouse Theater, trail rides, hunting, fishing, museums, cabins, camping (both rustic and improved) and hosts events such as weddings and reunions as well as numerous horse related events and shows. Other area activities include PRCA Old Timers Rodeo, high school

and college rodeos, the Pine Ridge Motorcycle Enduro, rock and gun shows, the annual "Ride the Ridge" trail ride, Fur Trade Days, county fairs, farmer's markets, art shows, water skiing and boating on Box Butte Reservoir and Whitney Lake, golfing at two exceptional gold courses and several excellent antique shops.

ACREAGE: The Dream Catcher Ranch consists of 1,948 +/- acres including a state school land lease of 640 acres. There is about 300 acres in hay land producing up to 450 tons of alfalfa, mixed forage and prairie hay per year. The main summer pasture is about 1,800 acres (flat land measurement) and has three large deep draws and is interspersed with Ponderosa Pine and grassland providing excellent wildlife habitat and livestock pasture. If desired, improving the wildlife habitat with food plots

for deer and turkey would enhance the property.

The State of Nebraska school section lease (640 acres) provides excellent hay and pasture land and is located near the headquarters. Privately owned property on the school section includes approximately six miles of fence, two windmills with cisterns and watering tanks, a 28 X 100 Steel pole barn, and a windbreak. The current lease through 2015 and has an annual cost approximately \$4,930 per year.



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Historically, the ranch was watered with five windmills (each with large cisterns) and a submersible well at the headquarters. An extensive water system has been developed to make the ranch well watered enhancing livestock grazing and wildlife habitat. The system includes four operational windmills, two submersible wells and 37,000 feet of buried pipeline servicing eleven 12 foot diameter tire tanks. The headquarters are serviced by one of the submersible wells and has a 20,000 gallon cistern. The headquarters are surrounded by several large tree rows that serve as windbreaks. Six - half mile strips of Rocky Mountain Juniper have been planted to serve as additional windbreaks.

The ranch may be used in many ways such as; leasing the agriculture operations or taking in cows or yearlings in the summer / winter on a grass lease basis. A typical operation might involve running 175 to 200 head year round (subject to precipitation and management practices) as well as taking in deer and turkey hunters during the hunting seasons. Alternatively, the hunting rights could be leased to a local outfitter. In this geographical area, hunters will pay between \$1,500 and \$5,000 per person for room and board and a four day hunt depending on the quality of service. If desired, remote camping for a fee could be offered as well as many other income producing recreational opportunities.

RECREATION: The Dream Catcher Ranch provides excellent hunting opportunities for mule deer, whitetail deer, turkey and elk. The ranch is large enough to offer positive economics of a livestock operation and to also hold wildlife on the property. The diverse land of this type offers a variety of other recreational activities including hiking, biking, horseback riding, four wheeling and winter snowmobiling. The installation of remote rustic cabins and/or offering bed and breakfast or dude ranch services could also be a source of recreation revenue. The property is conveniently located near the White River, Niobrara River, Box Butte Reservoir and Whitney Lake, which provide opportunity for fishing, boating and camping. Fort Robinson and Agate Fossil Beds National Monument offer historic and geological interest. Crawford offers a western flavor for its visitors to remember the splendor of this little known recreation area. Nightly theatrical and dining entertainment are offered at historic Fort Robinson. Hunters and wildlife photographers will find the public and private lands offered for access abound with Mule deer, Whitetail deer, Merriams turkey, Sharp tail grouse, antelope, bighorn sheep, elk, pheasant, fox, coyote, bobcats and eagles. In addition to its natural wildlife, the "Pine Ridge" area is fast becoming known for its variety of horse and horseman events ranging from world class cutting events, rodeos, trail rides and breed shows.

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IMPROVEMENTS: The Dream Catcher Ranch has excellent improvements that accommodate all the uses for which the ranch is intended including a year round livestock operation and a full scale hunting property. A list of the improvements are as follows:

Main House: Originally built in 1918, remodeled in 1941, 1970 and 1999, the house was completely remodeled and modernized inside and out. In 2009, the exterior was re-sided with Hardiplank cement siding. There is approximately 2,400 square feet of finished living space plus an unfinished basement. Other features include: Three bedrooms plus office, two full Bathrooms, new wiring, plumbing, wood and tile flooring, solid Arkansas Oak baseboard, door and window trim and Air conditioning. Additional features include: original home-stead doors, zone control water heat, dual hot water heaters, water softener, and Jacuzzi tub in a full tile bathroom with shower. There is a sewing/hobby/exercise room, cold mudroom, heated mudroom with refrigerator, deep well sink, washer and dryer. The home has a totally modernized gourmet kitchen with breakfast bar, separate eating area, solid oak décor and tile floor. There is a sound system and TV cable throughout the home. The home also has a decorative, fully functional wood burning fireplace with built in heat exchanger and blower. The exterior siding and trim was professionally replaced and exposed wood repainted in 2009.

Caretaker House: This is a 28' X 44' high quality pre-manufactured home on permanent footings installed in 2002. Features include: three bedrooms, two full bathrooms, large living room, large eat-in kitchen with upgraded appliances, utility room, central heating and air conditioning.

1978 Mobile Home: 14' x 70', two bedrooms, one bathroom, kitchen with upgraded appliances and large living room. Re-modeled in 2002. Current use is for guests and paying hunters.

Each home has a separate septic system for a total of three on the ranch.

Barn: This is a 48' X 82' two story structure with six box stalls, four tie stalls, insulated tack & vet room and huge hayloft. Built circa 1908, this barn is in outstanding condition and truly a rare improvement.

Shop: An older building but fully functional for most ranch repairs.

Cattle shed: 80' X 22' with overhead storage.

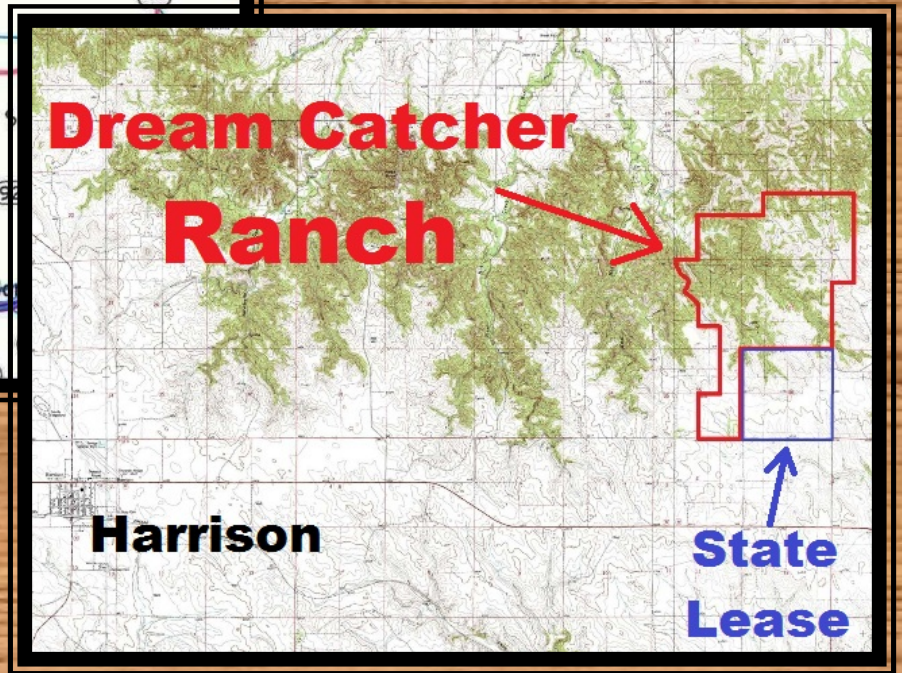
Chicken House: 20' X 12'

Garage: 20' X 14' with concrete floor.

The working corrals have also been completely updated to provide shelter for livestock during severe weather conditions. Newly designed working alleys and corrals make the handling of cattle a one man operation. Corrals, alleys and yard fencing are fabricated of steel pipe and cable with tire tanks for water.

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LOCATION: The Dream Catcher Ranch is located just north of US Highway 20 between Harrison and Crawford, Nebraska on all weather gravel county roads. Harrison, the county seat of Sioux County, is approximately seven miles to the west. Crawford is about 20 miles to the east. Scottsbluff is 75 miles to the south and the Black Hills are about 75 miles north. The ranch is an easy drive and just a few hours from Denver, Colorado.

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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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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Limited Dual Agency

A limited dual agency is an agent who, *with the written, informed consent* of all parties to a contemplated real estate transaction, represents both the seller and the buyer. Both parties are clients of the licensee.

A limited dual agent has the same duties and obligations of a limited agent to a seller *and* the same duties and responsibilities of a limited agent to a buyer except as set out below.

A limited dual agent may disclose any information to one client that is gained from the other, if the information is relevant to the transaction or the client, except that a limited dual agent *cannot* disclose the following without the informed written consent of the client to whom the information pertains:

1. the buyer is willing to pay more than the purchase price offered;
2. the seller is willing to accept less than the asking price;
3. the motivating factors for any client; or
4. a client will agree to financing terms other than those offered.

The limited dual agent cannot disclose to one client any confidential information about the other unless required by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

Common Law Agency

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 this pamphlet 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 or seller 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.

Acknowledgement of Disclosure

Agent Copy - Retain in Records

Curtis E. James

(Printed Name of Licensee)

James Land Company

(Name of Company)

Nebraska statutes require that all licensees, whether brokers or salespersons, inform any and all prospective clients or customers about agency relationships in real estate transactions.

1. The licensee has informed me/us that the licensee will be acting as a:
 Limited Buyer's Agent
☒ Limited Seller's Agent (a written agreement is necessary)
 Limited Dual Agent (a written consent is necessary)
 Common Law Agent of the _____
(specify seller or buyer, and a written agreement is necessary)

AND

2. The licensee has informed me/us that the licensee will be providing brokerage services to me/us as a:
 Client, representing me/us
☒ Customer, not representing me/us

THIS IS NOT A CONTRACT

By signing below, I acknowledge that I have received the information contained in the pamphlet Brokerage Relationships in Real Estate Transactions 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.

(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

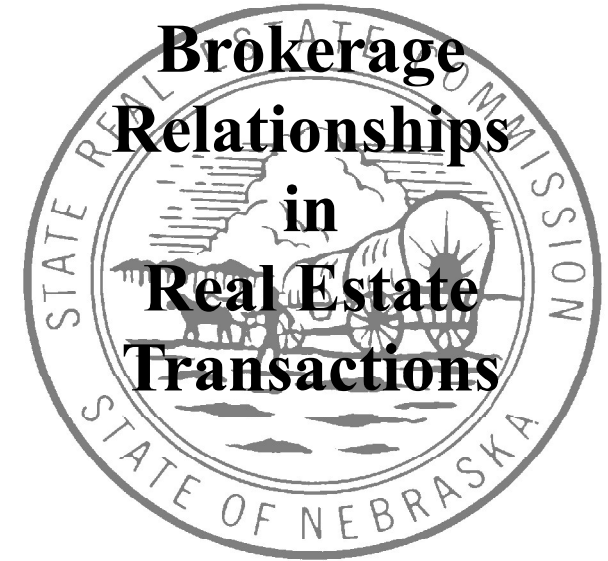
(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

Nebraska Real Estate Commission

Disclosure of Brokerage Relationships in Real Estate Transactions



For Buyers and Sellers

It is your right to know if the licensee involved is representing your interest in the transaction.

The information contained in this disclosure is required by Nebraska law.

Authorized for use July 20, 2002
Required January 1, 2003

General Information

Nebraska licensed real estate brokers and their associate brokers and salespersons are required by law to disclose the type of brokerage relationship they have with the buyers, tenants, sellers, or landlords to whom they are providing services in a real estate transaction. The buyers, tenants, sellers, or landlords may be either clients or customers of a licensee. A client of a licensee is a person or entity who has a brokerage relationship with that licensee. A customer of a licensee involved in a real estate transaction is a person or entity who does not have a brokerage relationship with that licensee, and who is not represented by any other licensee.

There are several types of brokerage relationships that are possible, and you, whether a client or a customer, should understand them at the time a licensee begins to provide brokerage services to you in a real estate transaction. They are: 1) Buyer Limited Agency; 2) Tenant Limited Agency; 3) Seller Limited Agency; 4) Landlord Limited Agency; 5) Dual Limited Agency; and 6) Common Law Agency.

The licensee who is offering brokerage services to you, or who is providing brokerage services for a particular property, must make certain disclosures regarding his/her brokerage relationship in the transaction. These disclosures must be made at the earliest practicable opportunity during or following the first substantial contact with a buyer, tenant, seller, or landlord who does not have a written agreement for brokerage services with another licensee.

All real estate licensees providing brokerage services are buyer's or tenant's limited agents (NO WRITTEN AGREEMENT IS NECESSARY) unless:

1. the licensee has entered into a written agreement with a seller (a listing agreement) or a landlord (a management or leasing agreement) to represent the seller or landlord as their limited agent;
2. the licensee is providing brokerage services as a subagent of another broker who has an agency relationship with a client;
3. the licensee is providing brokerage services under a written consent to dual agency ; or
4. the licensee is operating under a written common law agency agreement with a client.

At the end of each of the four sections in this brochure, brokers were given space to include information specifying those brokerage relationships their firms offer, and identifying the services they can provide within each relationship. Broker supplements to this brochure are distinguished by print type, and are in addition to the language prepared and approved by the Nebraska Real Estate Commission.

Buyer Agency

A buyer's limited agent is an agent who represents a buyer. A real estate licensee is a buyer's limited agent unless one of the written agreements or consents described in this brochure is in place. A buyer's agency may also be created by written agreement between you and a real estate broker. A buyer's limited agent, in addition to performing under the terms of any written agreement made with the buyer, exercises reasonable skill and care for the buyer and promotes the interests of the buyer with the utmost good faith, loyalty, and fidelity. A buyer's limited agent seeks a price and terms which are acceptable to the buyer; presents all written offers to and from the buyer in a timely manner; discloses, in writing, to the buyer all adverse material facts actually known by the limited agent; and advises the buyer to obtain expert advice on known matters beyond the limited agent's expertise. A buyer's limited agent must account for all money and property received, and must comply with all applicable federal, state, and local statutes, rules, and ordinances.

A buyer's limited agent shall not disclose any confidential information about the buyer unless required by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

A buyer's limited agent may retain and compensate other brokers as subagents only with the written agreement of the buyer. (Subagents have the same duties and obligations as the buyer's limited agents.)

A buyer's limited agent may show the same property to competing buyers, and assist competing buyers in attempting to purchase said property, without breaching any duty or obligation to their client.

A buyer's limited agent owes no duty or obligation to a customer (seller) except to disclose, in writing, all adverse material facts actually known by the licensee. Adverse material facts may include adverse material facts concerning the buyer's financial ability to perform the terms of the transaction.

A buyer's limited agent must also act honestly and fairly in their dealings with a seller.

A buyer's limited agent owes no duty to conduct an independent investigation of the buyer's financial condition for the benefit of the seller, or to independently verify the accuracy or completeness of statements made by the buyer or any independent inspector.

A buyer's limited agent must, if the seller is not represented by another licensee, provide a list of tasks that the buyer's limited agent may perform for the seller (customer).

Seller Agency

A seller's limited agent is an agent who has entered into a written agreement to represent a seller. A seller's limited agent performs under the terms of the written agreement; exercises reasonable skill and care for the seller; and promotes the interests of the seller with the utmost good faith, loyalty, and fidelity. A seller's limited agent seeks a price and terms which are acceptable to the seller; presents all written offers to and from the seller in a timely manner; discloses, in writing, to the seller all adverse material facts actually known by the limited agent; and advises the seller to obtain any necessary expert advice on known matters beyond the limited agent's expertise. A seller's limited agent must account for all money and property received, and must comply with all applicable federal, state, and local statutes, rules, and ordinances.

A seller's limited agent shall not disclose any confidential information about the seller unless required to do so by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

A seller's limited agent may retain and compensate other brokers as subagents only with the written agreement of the seller. (Subagents have the same duties and obligations as the seller's limited agent.)

A seller's limited agent may show and list alternative or competing properties without breaching any duty or obligation to the seller.

A seller's limited agent owes no duty or obligation to a customer (buyer) except to disclose, in writing, all adverse material facts actually known by the seller's limited agent. An adverse material fact may include:

1. environmental hazards affecting the property required by law to be disclosed;
2. physical condition of the property;
3. material defects in the property;
4. material defects in the title to the property; and
5. material limitations on the seller's ability to perform under a contract.

A seller's limited agent must also act honestly and fairly in his or her dealings with a buyer.

A seller's limited agent owes no duty to conduct an independent inspection of the property for the benefit of the buyer, or to independently verify the accuracy or completeness of any statement made by the seller or an independent inspector.

A seller's limited agent must, if the buyer is not represented by another licensee, provide a list of tasks that the seller's limited agent may perform for the buyer (customer).