



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

*Specializing in Farm, Ranch, Recreational & Auction Properties*

***Proudly Presents***



***BOX BUTTE CREEK HUNTING PROPERTY***  
***Alliance, Box Butte County, Nebraska***

*A beautiful, uniquely located property with year-round live water*

## LOCATION & ACCESS

The Box Butte Creek Hunting Property is located approximately 18 miles east of Hemingford, Nebraska or approximately 20 miles northeast of Alliance, Nebraska; and is very accessible year-round. From Hemingford, travel approximately ten miles east on Nebraska Highway Link 7E to the Alliance and Hay Springs Junction on Highway 87; proceed east on Dodge Road for approximately five miles; turn right onto County Road 54 and travel approximately two miles; turn left onto Franklin Road, and travel approximately one mile to the property.

Towns and cities in close proximity to the Box Butte Creek Hunting Property are:

|                                              |                     |
|----------------------------------------------|---------------------|
| Hemingford, Nebraska (population 803)        | 18 miles west       |
| Alliance, Nebraska (population 8,491)        | 20 miles southwest  |
| Hay Springs, Nebraska (population 570)       | 32 miles northeast  |
| Chadron, Nebraska (population 5,851)         | 50 miles northwest  |
| Scottsbluff, Nebraska (population 15,039)    | 74 miles southwest  |
| Rapid City, South Dakota (population 67,956) | 151 miles north     |
| Denver, CO Metro Area (population 3,277,309) | 266 miles southwest |
| Omaha, Nebraska (population 408,958)         | 437 miles east      |



## SIZE & DESCRIPTION

The Box Butte Creek Hunting Property is a beautiful, uniquely located property with a year-round live water creek, wildlife pond, and plenty of trees, all of which provide great wildlife habitat for the pheasant, duck, goose, turkey, sharp-tail grouse, deer, and fish populations found on the property.

The property consists of 680± acres of rolling countryside with a combination of grass pasture, tree-covered acreage, and farm ground at an elevation of approximately 3,850 feet above sea level. Land use consists of 187± acres of grass pasture; 287± acres of farm ground; 169± acres under CRP and Wetland contracts; and the balance of the property is comprised of trees and the homestead. The owner is retaining the current wheat crop through harvest.

This property was homesteaded by the owner's family in the 1800s and has remained under family ownership. Improvements include a beautiful, large older home surrounded by a big barn and outbuildings including corrals. The owners have had over 24,000 trees planted across the property including different kinds of fruit trees. Box Butte Creek meanders through the property and has a wildlife pond, created by a dam, with nice-sized fish, predominately bass, in it.

There are approximately 169.9± acres that are currently enrolled in four separate Conservation Reserve Program (CRP) and Wetlands Contracts. Annual payments from these contracts are approximately \$6,978.

| NAME                     | PAYMENT | EXPIRATION DATE    |
|--------------------------|---------|--------------------|
| (CRP) Contract #572      | \$1,687 | September 30, 2017 |
| (CRP) Contract #571      | \$3,634 | September 30, 2017 |
| (Wetlands) Contract #570 | \$1,312 | September 30, 2017 |
| (Wetlands) Contract #569 | \$ 345  | September 30, 2017 |

## CARRYING CAPACITY / RANCH OPERATIONS

The owner-rated carrying capacity of the pasture ground is approximately 3.2 acres/head for yearlings during the growing season due to the amount of pasture land that is sub-irrigated. *Note: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*

## SOILS

The soils found on the Box Butte Creek Hunting Property are made up of loams with the larger percentage of soils consisting of Keith loam, Manter-Satanta loam, Busher-Jayem loam, Hemmingford loam, and Janise loam.



### LEASE INFORMATION

There is a grazing lease in place from May until late October 2016 for approximately 50 cow/calf pairs.

### REAL ESTATE TAXES

The real estate taxes on the Box Butte Creek Hunting Property are \$5,633± per year.

### IMPROVEMENTS

A five bedroom, two bathroom, beautiful, older home is the center piece of the improvements. The 3,724 sq. ft. home is two stories with a full attic level and a basement. There is also a large, 80'x52, older barn; a 66'x24' livestock/equipment shed; a small storage shed; three smaller grain bins; and corrals. Large trees and a great view compliment the setting. Included with the improvements are the gas tanks, cattle panels, and hay feeders.

### UTILITIES

- Electricity – PREMA, Alliance, NE, approx. \$188/month
- Propane – WESTCO, Alliance, NE, (tank leased)
- Communications – CenturyLink
- Mobile Phone Coverage – Provided by Verizon or Vierro
- TV – Satellite
- Water – well
- Sewer – septic system

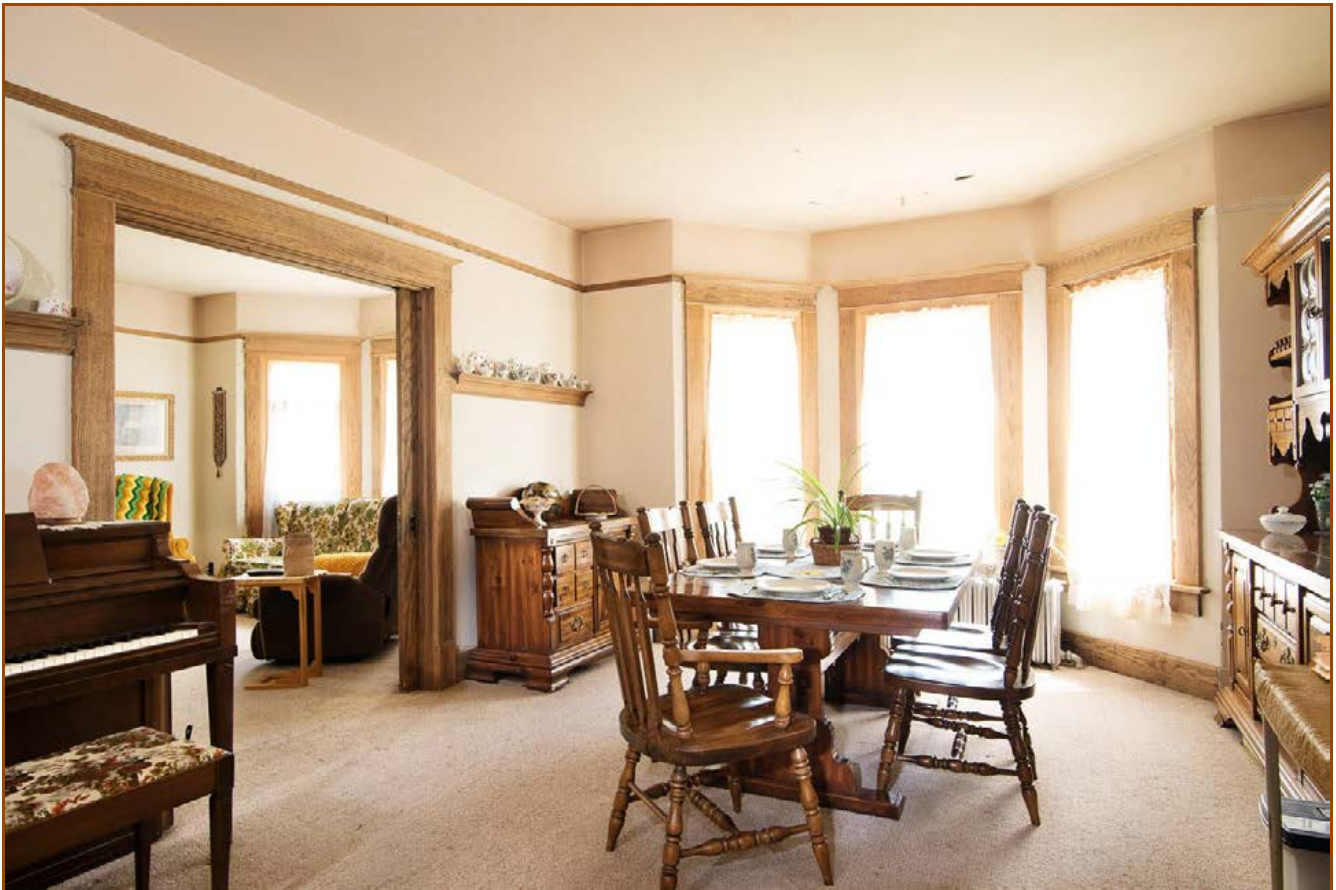


*Home*





*Barn*





## WATER RESOURCES

There are no irrigation water rights on the property. Water for the property is provided by three older wells which are not registered with the State Of Nebraska. One to the north of the property is a windmill to provide livestock water and is approximately 150' deep with a static water level of 35'. There are two wells close to the house which provide water for the house and for the corral area. They are both approximately 125' deep and also have a static water level of 35'. A ground water quality test conducted by the Upper Niobrara White Natural Resources District (the local natural resources district) which was documented in February of 2013 will be made available to prospective buyers upon request.



## MINERAL RIGHTS

Fifty percent (50%) of any and all mineral rights associated with the property owned by Seller, if any, shall transfer to Buyer at day of closing. Seller shall retain the remaining fifty percent (50%) of any and all mineral rights for not less than twenty-five (25) years after day of closing; whereupon, if no oil and gas or mineral activity has occurred, the remaining fifty percent (50%) of said mineral rights shall transfer to the Buyer or subsequent owner of the property.

## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Alliance, Nebraska area is approximately 16.01 inches including 33 inches of snow fall. The average high temperature in January is 37 degrees, while the low is 11 degrees. The average high temperature in July is 88 degrees, while the low is 58 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).

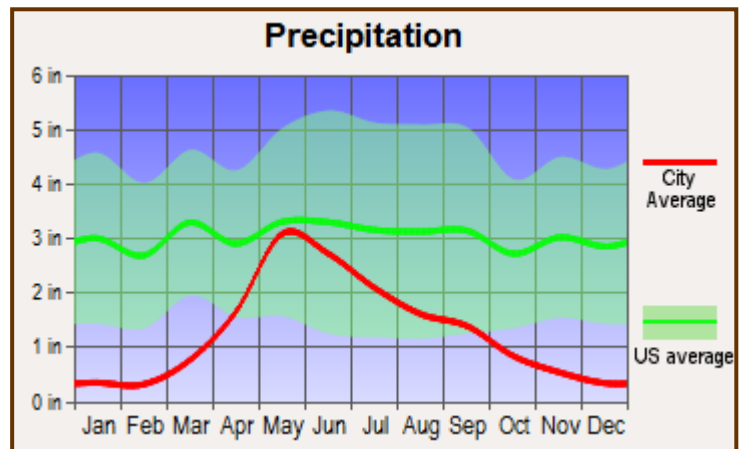
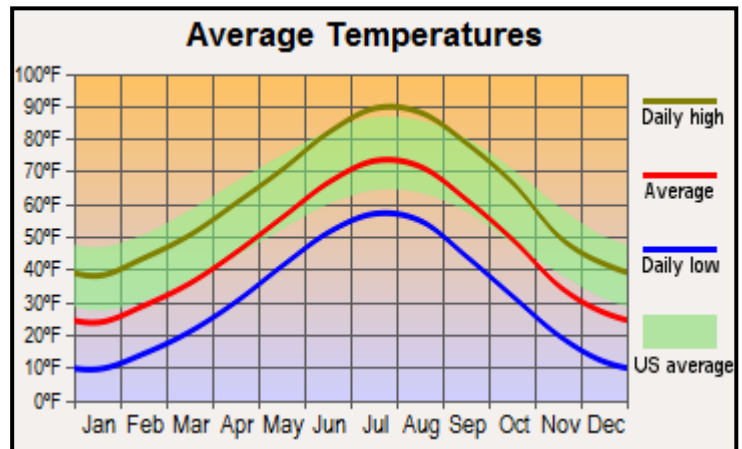
## STATE OF NEBRASKA

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

The Box Butte Creek Hunting Property is located in the north central panhandle of Nebraska between great ranch country and large farming operations. It lies in the midst of the central flyway known for its great waterfowl hunting. The local community is agriculture-based and the area is steeped in history. Ft. Robinson, a major western fort in the early days of the American West, lies northwest of the property. Traveling approximately 100 miles from the property to Hot Springs, South Dakota, known as the Southern Gateway to the Black Hills, you can visit all the famous attractions found throughout the Black Hills of South Dakota.

Alliance, Nebraska is the county seat for Box Butte County and is located 20 miles southwest of the Box Butte Creek Hunting Property. It is the local retail center of the area with stores, banks, restaurants, and medical facilities which include a hospital. It is also the location of a BNSF Railway hub which is one of area's major employers. Alliance is the home to Carhenge, a replica of Stonehenge constructed with automobiles, which is located north of the city.

Hemingford, Nebraska is approximately 18 miles west of the Box Butte Creek Hunting Property. It is an agricultural community with a good school system which recently won its first state football championship. The local school district for the property is located in Hemingford, and is also the site of the Box Butte County Fair.

Chadron, Nebraska is the county seat of Dawes County and home to Chadron State College. This historic city features several amenities including schools, shopping, medical facilities, banks, restaurants, golf course, several museums, libraries, Mari Sandoz High Plains Heritage Center, and much more. Chadron hosts annual events such as Fur Trader Days held every July and the Dawes County Fair usually held the last week of July into the first week of August each year. Located in and around Chadron are several historical sites including:

- Chadron State Park, Nebraska's oldest state park
- Toadstool Park which is known for its unusual geological formations
- The Hudson-Meng Bison Kill, a modern archeological excavation in progress
- Agate Fossil Beds National Monument, a 3,050 acre National Monument located on the Niobrara River

Commercial airline service is available at Alliance, Nebraska; Chadron, Nebraska; Scottsbluff, Nebraska; Rapid City, South Dakota; and Denver, Colorado. The following is information on each of these airports:

**Alliance, Nebraska:** The Alliance Municipal Airport is located three miles southeast of the city. Additional information and data:

- Great Lakes Airlines provides service to Denver International Airport
- Hard Surface Runway is 150' X 9,202' with Field Elevation of 3,931
- ILS GPS NDB Approaches and AVGAS jet fuel available
- For more information, visit <http://www.acukwik.com/AirportInfo/KAIA>.

**Chadron, Nebraska:** The Chadron Municipal Airport is located five miles west of the city. Additional information and data:

- Great Lakes Airlines provides service to Denver International Airport
- Hard Surface Runway is 100' X 5,998'
- Field Elevation 3,298
- ILS GPS VOR Approaches
- Fuel Available: AVGAS JET
- For more information, visit [www.acukwik.com/airportinfo/KCDR](http://www.acukwik.com/airportinfo/KCDR).

**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>.

**Rapid City, South Dakota:** The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, American, Delta, and United. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit: <http://www.rcgov.org/Airport>.

**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>.





## RECREATION & WILDLIFE

The excellent wildlife habitat found throughout the Box Butte Creek Hunting Property is home to large populations of pheasant, sharp-tail grouse, wild turkey, mule deer, and whitetail deer. Box Butte Creek, which runs through the property, provides a great fishery. With the reservoir that is on the creek, plenty of ducks and geese abound. When combined with neighboring hunting properties, plenty of farm ground residue, and the property's excellent habitat; the area is a natural magnet for wildlife.

Box Butte Reservoir, a 1,600 water surface acre reservoir on the Niobrara River, is located 10 miles north of Hemingford, Nebraska. It offers excellent fishing, boating, swimming, windsurfing and sailing, and is part of a state recreation area with picnic areas, hiking, and primitive camping. It provides a large body of water for the local geese population. To the north, close to Chadron, Nebraska, lies the Nebraska National Forest with all its beauty and hunting possibilities.



## OFFERING PRICE

Price Reduced from \$1,650,000 to \$1,475,000

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 \$50,000 (Fifty 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.

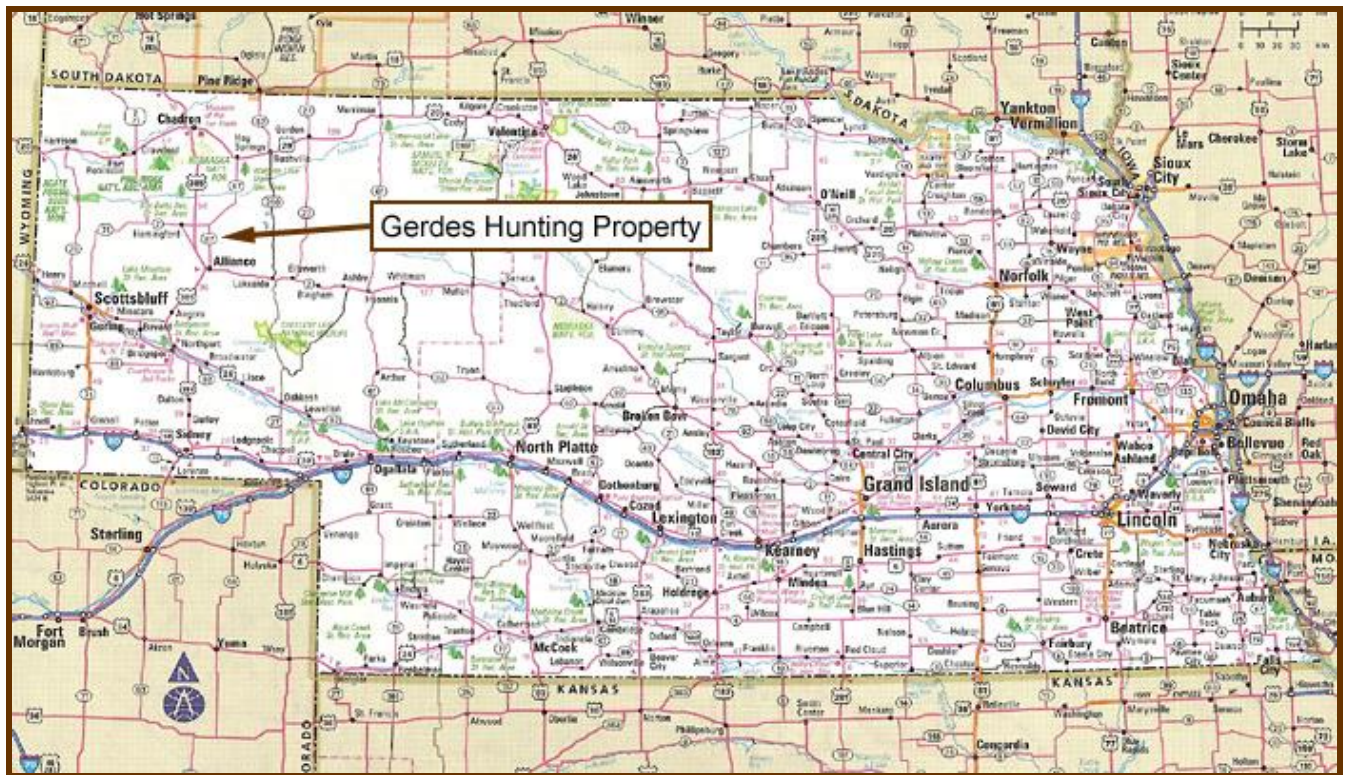
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Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, 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.**

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## NEBRASKA LOCATION MAP



## NOTES

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

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## Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

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### **Lusk, WY Office**

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### **Cory G. Clark - Broker / Owner**

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

### **Hulett, WY Office**

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Hulett, WY 82720

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Billings, MT 59105

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Fourche, SD 57717

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Licensed in WY, NE & CO

### **Douglas, WY Office**

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N Glendo Hwy, Glendo, WY 82213

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Licensed in WY, SD, & NE

### **Greybull, WY Office**

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Greybull, WY 82426

### **Ken Weekes – Sales Associate**

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Licensed in WY

## Agency Disclosure Information for Buyers and Sellers

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 (list of services

provided to a customer, if any, on reverse side)

- **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

(Including Information on back of form)

\_\_\_\_\_  
(Client or Customer Signature)      (Date)

\_\_\_\_\_  
(Client or Customer Signature)      (Date)

\_\_\_\_\_  
(Print Client or Customer Name)

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(Print Client or Customer Name)