



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



SCHAEFER FARM
Henry, Sioux County, Nebraska

The Schaefer Farm consists of 573 deeded acres and is a great combination of productive farmland and livestock improvements.

LOCATION & ACCESS

The Schaefer Farm is located approximately nine miles north of Henry, Nebraska or 12 miles east of Torrington, Wyoming. There is year-round access from county roads S1 and S4 leading to the private driveway. To access the farm from Torrington, travel east on US Highway 26 for approximately 8.8 miles, turn Left (north) on RD SA (Henry Road) for approximately 9 miles, turn right on SI Road, head east to next intersection at S4 road, turn left (north) and head to property entrance. To access the farm from Scottsbluff, Nebraska, travel west on HWY 26 for approximately 23 miles to SA road (Henry Road) and head north for 9 miles, turn right (east) on SI road, head east to stop sign and turn left on S4 Road to reach the property entrance.

Several towns and cities in proximity to the property include:

- | | |
|--|-----------------|
| • Torrington, Wyoming (population 6,501) | 12 miles west |
| • Cheyenne, Wyoming (population 59,466) | 91 miles south |
| • Casper, Wyoming (population 59,628) | 153 miles |
| • Scottsbluff, Nebraska (population 15,039) | 23 miles east |
| • Fort Collins, Colorado (population 143,986) | 136 miles south |
| • Denver, CO Metro Area (population 3,277,309) | 196 miles south |



SIZE & DESCRIPTION

573± deeded acres

The farm is fenced with barbed wire with some supplemental electric fence as well. The fences are in good standing and are in working condition. The livestock corrals consist of pipe for structural integrity.

The terrain of the ranch consists of level farmland surrounding the headquarters that is well protected with an established shelter belt. The elevation on the property varies between 4,040 and 4,100 feet above sea level.

There are approximately 390.3 acres of irrigated hay ground consisting of alfalfa, alfalfa/grass, and straight grass. The 2016 production was 5 ton/acre with three cuttings for the alfalfa. For the alfalfa/ grass portion on the big pivot, the production was 2 ton/acre but that is with 90 head of cattle pairs grazing on it for three weeks in the spring. The additional acreage in new grass produces 4 ton/acre.



WATER RESOURCES

PIVOT AND WELL INFORMATION:

- 1999 Valley 6-Tower (House Pivot) & 2014 Zimmatic 2-tower
 - Certificate Number 1873
 - New well pump 2014
 - Well registration # G-024634 drilled in 1961
 - 800 GPM
 - 27ft static water level/ 70 ft. pumping level/ 83 ft. well depth
 - 20 HP motor
 - Water years 2017 to 2019
 - Available Water 73.3 inches
- 2005 Zimmatic 10 tower (Big Pivot)
 - Certificate Number 1874
 - New electrical panels 2013
 - 2000 feet of new pipeline from wells to pivot point in 2014
 - Water Years 2017 to 2019
 - Available water 40.4 inches
 - Well registration # G-024635 drilled 1964 (north side of canal)
 - 700 GPM
 - 28 ft. static water level/ 61 ft. pumping level/ 140 ft. well depth
 - 50 HP motor
 - Well registration # G-024636 drilled in 1964 (south side of canal)
 - 500 GPM
 - 36 ft. static water level/ 60 ft. pumping level/ 100 ft. well depth
 - 75 h.p motor
 - Well registration # G-096175 drilled in 1990 (north side of canal)
 - 275 GPM
 - No recorded static or pumping levels /85 ft. well depth
 - 20 HP submersible motor
- Pathfinder Irrigation District
 - 170 acres
 - 2017 operation and maintenance and assessments: \$5,100.00
- Electrical Usage
 - 4-year average = \$20,445.00
- 2 additional stock wells with no recorded information

CARRYING CAPACITY / RANCH OPERATIONS

The Schaefer Farm has livestock pens with 440 feet of concrete feed bunks. The pens capacity would be approximately 300 head of 700 pound calves. The pens offer automatic water tanks as well as a mature windbreak. These improvements are in good working condition and have been well maintained. Most fences are barbed wire and additional electric fence as needed.

“Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”



SOILS

The ground is primarily made up of Mitchell very fine sandy soil.

MINERAL RIGHTS

One half of the mineral rights, currently owned by the seller, will transfer to the buyer at day of closing.

IMPROVEMENTS

Improvements on the Schaefer Farm include the following:

- Beautiful four bedroom, 2½ bath ranch-style home boasting a wonderful spacious kitchen complete with hickory cabinets, large island, walk-in pantry and all appliances.
- Additional canning kitchen
- Master suite
- River rock fireplace
- Wrap-around porch
- Mature trees
- Maintained landscaping
- 40'x80' Cleary building with concrete floors and electricity
- Livestock barn with loft and a calving suite. Features an overhead door and provides ample storage.
- 30,000 bushel capacity grain bins with augers and dryers
- Livestock corrals with concrete feed bunks, automatic water tanks, and shelterbelt







UTILITIES

Electricity – Roosevelt Power - \$350/mo.
Gas/Propane – Panhandle Coop - \$300/mo.
Communications – Century Link - \$100/mo.
Water – Well
Sewer – Septic
Television – Direct TV

REAL ESTATE TAXES

According to the 2016 County Assessor's records, the real estate taxes for the Schaefer Farm are approximately \$9,457 annually.



RECREATION & WILDLIFE

This farm is private and scenic with thriving wildlife populations. You will see a variety of whitetail deer that frequent the property as the terrain offers an optimal habitat. There is a variety of ducks, geese, pheasant, and doves found in and around the farm. The farm offers a great shelterbelt as well as food source to keep the habitat for the wildlife prosperous.

COMMUNITY AMENITIES

Although the Schaefer Farm is located near a small rural town, it is close to larger towns that offer many amenities. Henry offers quiet country living with privacy and maintained roads. Within minutes from Henry, there are a variety of education options from K-12 as well as accredited community colleges in Scottsbluff, Nebraska and Torrington, Wyoming.

Mitchell hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. It is also home to a nine-hole golf course. Several major motels are only ten miles away in Scottsbluff, Nebraska which is located on the New Heartland Expressway connecting Rapid City, South Dakota with Denver, Colorado.

Torrington, Wyoming is the county seat of Goshen County and offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, two sale barns, and farm and implement dealerships. Torrington Livestock Market is Wyoming's largest livestock market. They offer cattle for sale daily by several marketing options: live cattle auctions, video cattle auctions, and private treaty.

Scottsbluff, Nebraska offers medical facilities at the Regional West Medical Center, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping, a golf course, and the Western Nebraska Regional Airport, a commercial airport. For additional information regarding Scottsbluff as well as the surrounding area, visit www.visitscottsbluff.com.

AIRPORT INFORMATION

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 www.flyscottsbluff.com. Complete aeronautical information for the Western Nebraska Regional Airport can be found at: www.airnav.com/airport/KBFF.

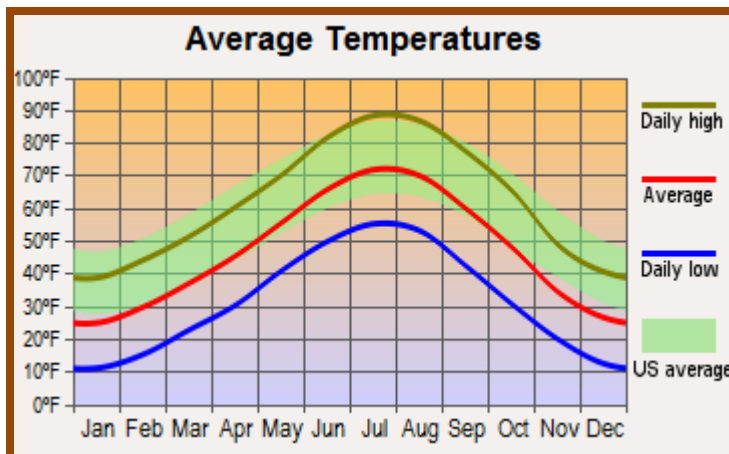
Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at www.cheyenneairport.com.

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 at www.flydenver.com.

Phifer Airfield is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm.

CLIMATE

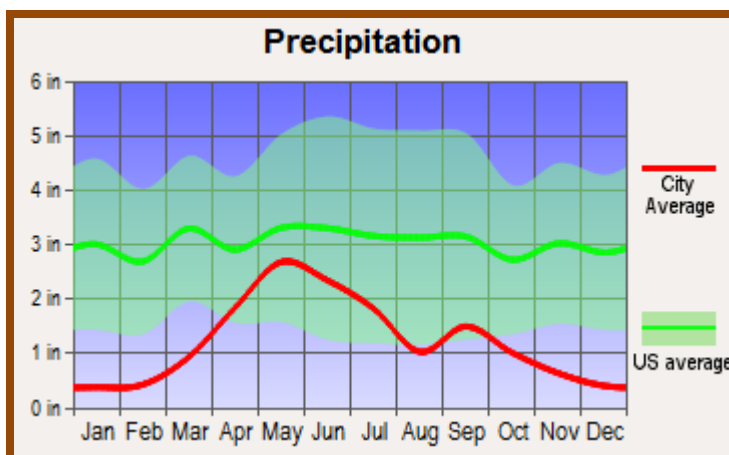
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Henry area is approximately 15.21 inches including 46 inches of snow fall. The average high temperature in January is 42 degrees, while the low is 14 degrees. The average high temperature in July is 89 degrees, while the low is 55 degrees. The charts to the right are courtesy of 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.



The climate has wide variations between winter and summer temperatures, and violent thunderstorms can be commonplace. The state is ideal for cattle grazing and is a major producer of beef, as well as pork, corn, and soybeans.

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.

OFFERING PRICE

\$2,250,000

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 \$78,750.00 (seventy-eight thousand seven hundred fifty 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.

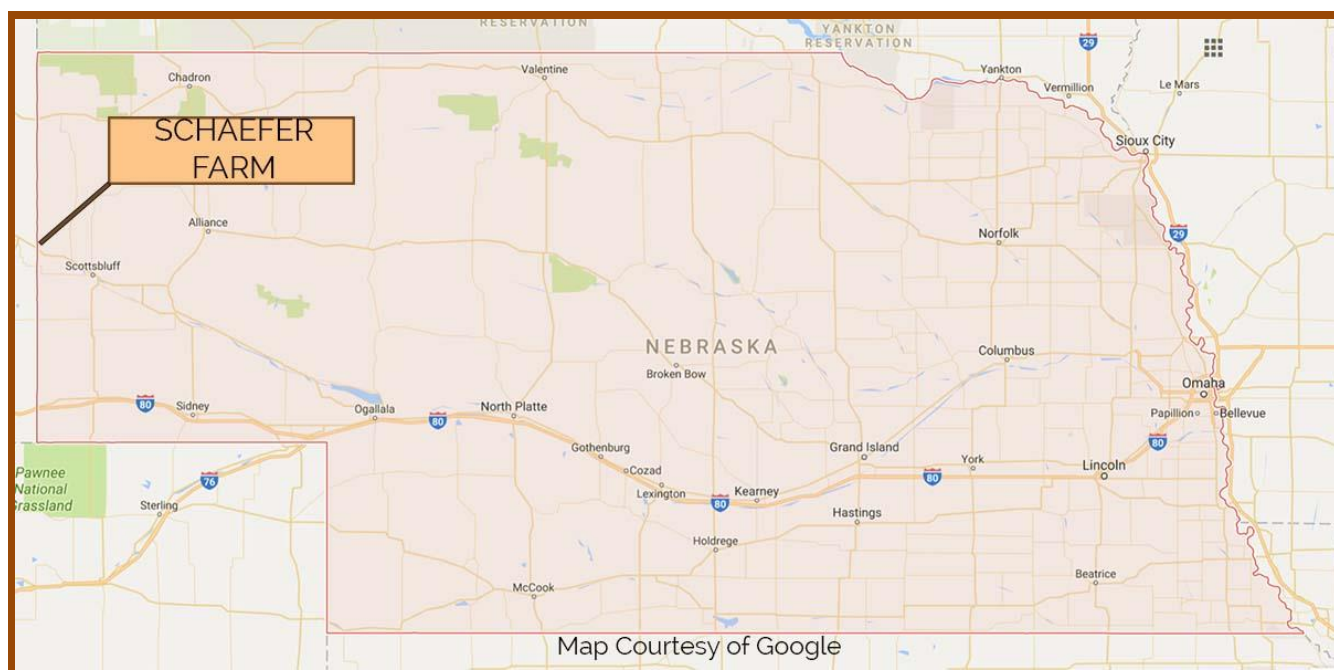
FENCES AND BOUNDARY LINES

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.



STATE LOCATION MAP

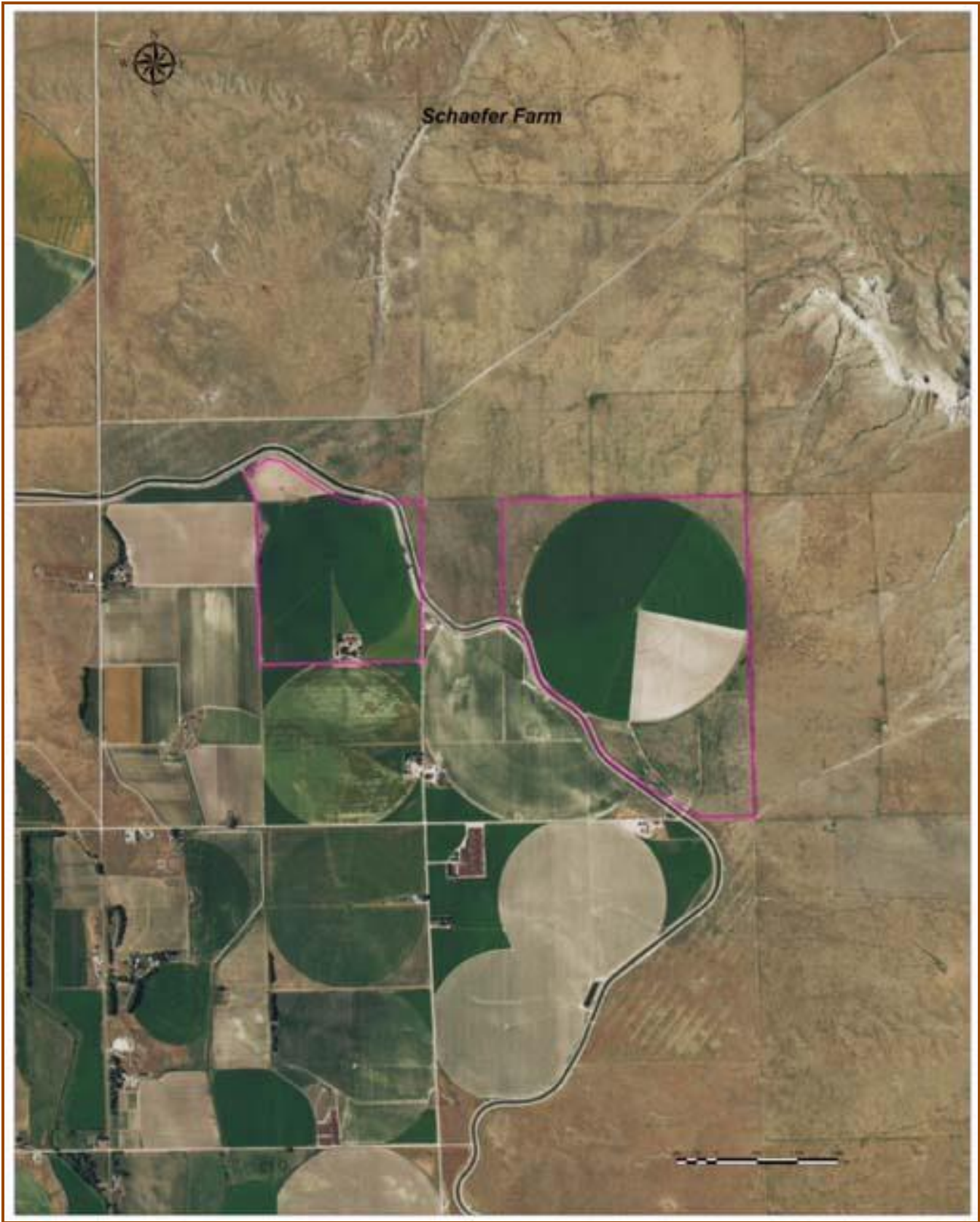


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

NOTES

SCHAEFER FARM ORTHO MAP





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**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)

Nebraska Real Estate Commission/Agency Disclosure CLA Addendum