



CLARK & ASSOCIATES
LAND BROKERS, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



LONG CANYON RANCH

Harrisburg, Banner County, Nebraska

The Long Canyon Ranch offers the chance to own one of Nebraska's most historic and scenic ranches within a short drive from Harrisburg, Nebraska. With an abundance of pine and cedar trees, deep canyons, and excellent water development, this is a one-of-a-kind, must-see ranch.

RANCH SUMMARY

The Long Canyon Ranch in western Nebraska is offered on the market for just the second time since it was homesteaded. The ranch was originally homesteaded and owned by the Wynne family in the early 1900s with the current sellers as the only other owners of this exceptional ranch. The ranch must be viewed to truly appreciate the natural beauty of its setting as well as the pride of ownership that is evident throughout the ranch's 1,060± deeded acres.

This fully improved, low overhead grass ranch is located in the heart of cattle country and is home to 130 head of yearlings during the summer grazing season that historically produce gains of 2.7 pounds per day on the high protein hard grass common to the area. Cattle are placed on the ranch in the spring of the year, around May 1st, then gathered and shipped off the ranch the first part of October. According to the owners, the ranch could support approximately 40 to 45 cow/calf pairs with supplemental hay during the winter months as a year round operation.

The Long Canyon Ranch is located 12 miles west of Harrisburg, Nebraska on a well maintained county road that passes south of the ranch headquarters which include an elegant 3,575 sq. ft. home, working corrals, and numerous outbuildings. Hands on management is evident as you travel throughout the entire ranch. The current owners have significantly improved the water supply, fencing, and cross fencing which have contributed to the consistent weight gains as the cattle seldom have to travel over one mile to access water.

With the substantial development of the water system on the ranch, along with the tree-covered canyons, the Long Canyon Ranch also provides an ideal habitat for an abundance of wildlife that frequents the ranch.



LOCATION & ACCESS

The Long Canyon Ranch is located approximately 12 miles west of Harrisburg, Nebraska on well maintained, county roads. To reach the ranch from Harrisburg, travel west on County Road 18 approximately 8.5 miles to the junction with County Road 15. Turn left and follow County Road 15/18 southwest for approximately 2.5 miles then continue straight ahead on County Road 18 for about 0.7 miles to the entrance to the ranch on the right. Distances to surrounding towns and cities from the Long Canyon Ranch are as follows:

Harrisburg, Nebraska (population 100)	12 miles east
LaGrange, Wyoming (population 448)	22.5 miles northwest
Pine Bluffs, Wyoming (population 1,129)	33 miles south
Scottsbluff, Nebraska (population 15,039)	36 miles northeast
Torrington, Wyoming (population 6,501)	57 miles north
Cheyenne, Wyoming (population 59,466)	63 miles southwest
Fort Collins, Colorado (population 143,986)	108 miles southwest
Denver, CO Metro Area (population 3,277,309)	168 miles south
Rapid City, South Dakota (population 67,956)	234 miles north



SIZE & DESCRIPTION

The Long Canyon Ranch is a 1,060± deeded acre property which consists of pine and cedar tree-covered ridges and open meadows ranging in elevation from approximately 4,950 to 5,200 feet above sea level. This beautiful and scenic ranch offers a peaceful atmosphere as well as privacy and seclusion. The lush meadows found throughout the ranch supply an abundance of forage for several species of wildlife such as elk, mule and whitetail deer, and antelope. The tree-covered ridges and sandstone outcroppings provide excellent protection for livestock and wildlife.



RANCH OPERATIONS & CARRYING CAPACITY

Historically, the owners have utilized the Long Canyon Ranch by summering 130 head of cattle from May 1st to the October 1st and rotating the cattle throughout the summer through four pastures. Yearling cattle placed on the ranch during the summer grazing season historically gain an average of 2.7 pounds per day on the heavily sodded pastures. If one wished to run a year-round operation, the owners feel the ranch could support approximately 40 to 45 cow/calf pairs with supplemental hay during the winter months. *Note: carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*

Pride of ownership is evident throughout the ranch from the excellent set of improvements with its surrounding white vinyl-covered rail fences to the condition of the perimeter and cross fences and the management of the grass pastures. The pasture fences consist of three to four strands of barb wire. In 2010, the owner installed over 2.6 miles of new fence.

REAL ESTATE TAXES

According to the Banner County Treasurer's office, the real estate taxes for the Long Canyon Ranch are approximately \$10,041. In Nebraska, each year's tax notices are sent to property owners in October of that year with the taxes due and payable the following year; the first half is due by May 1st and the second half is due September 1st.



IMPROVEMENTS

The elegant, custom built home was constructed and completed by K&J Construction in 2012. Nestled in the valley of Long Canyon, there are stunning views from every room of this 3,575 sq. ft., three bedroom, four bath, ranch style home.

The exterior of the home is finished with Texas Limestone and red brick trim while the customized interior features hand crafted solid ash doors and trim as well as crown molding throughout the home. Arched front entry doors open to the living area that features redwood oak hardwood floors with Brazilian cherry wood inlays. The great room includes a formal dining area and features a 12 foot ceiling and a slate Napoleon fireplace with a custom cedar wood mantle that is flanked on each side by built-in bookcases. Just off the great room, through glass French doors, is a large den. The great room also opens onto the hallway that has built-in cabinets and a granite counter top desk space on one wall.

The beautiful kitchen has custom cherry wood cabinets with stainless steel appliances. There is an oversized cooktop in the island with a stainless steel downdraft vent, double wall ovens, dishwasher, refrigerator, granite countertops, and tile backsplash. The cabinets have lighting above and below along with lighting in the glass door cabinets.

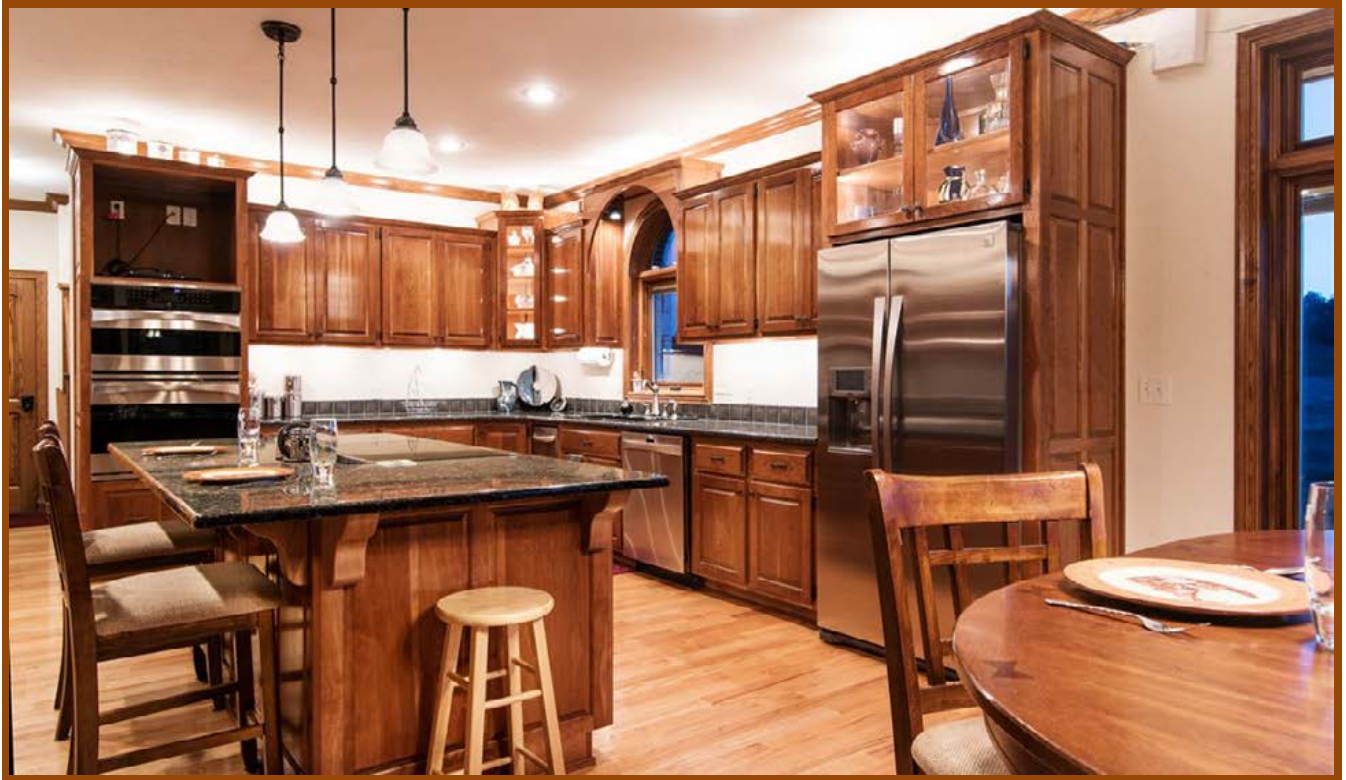
The expansive master bedroom features a corner fireplace with a slate stone finish and custom cedar wood mantle. Except for ceramic tile in front of the door leading out onto the patio and fireplace, the bedroom floor is carpeted as is the floor in the walk-in closet. The large master bath is accented with a tile mural and includes a walk-in shower, jetted tub, heated tiled floor, and granite topped, custom made vanity.



Entry & Dining



Slate fireplace in Great Room



Kitchen



Master Bedroom with slate fireplace



Master Bathroom with jetted tub

The attached, two car garage, with two 9' x 9' doors, has a bonus room over the garage which is carpeted and used as a theatre room as well as outdoor viewing. All the bedroom closets in the home have French doors and built-in shelving. Ceramic tile is installed in all the bathrooms as well as the laundry room which features custom cabinets, granite countertop, and a deep sink. The outdoor patio is set up for entertaining with a gas fire pit, electrical outlets, and gas connection for a barbecue grill.

Other unique amenities found throughout home include:

- Nine foot ceilings with 12 foot ceiling in the great room
- Triple-paned Pella windows with built-in blinds
- On demand, tankless water heater
- Geothermal heating and air conditioning
- Custom designed, remote controlled security gate
- Driveway security alarm and two outside security cameras hard wired to the house which are accessible online via smart phones or a computer. The patio is also wired for TV and security camera viewing
- Automatic backup generator that is tied into the main power supply so if the power fails there is little or no interruption of electrical service
- Vinyl fences around the improvements and surrounding pastures



Other improvements on the Long Canyon Ranch include:

- 30' x 30' Clear garage that is insulated, has a concrete floor, and an 8' x 18' overhead door with opener
- 32' x 60' Quonset building with concrete flooring and 18' x 12' overhead door with opener
- 24' x 72' wood framed, livestock barn with stalls, tack room, and hay loft
- Two sets of working corrals constructed of pipe and wood; adjustable loading chute



UTILITIES

Utilities average around \$250 per month; lower in the summer and some higher in the winter. Everything on the property is powered by electricity except for the two fireplaces and the hot water heater which is propane.

- Electricity – High West Energy, Pine Bluffs, WY, (888) 834-1657
- Propane – Panhandle Coop, Scottsbluff, NE, (800) 732-4546
- Communications - Dalton Telephone Company, Dalton, NE, (866) 542-6779, www.daltontel.net - provide high speed internet and telephone service
- Mobile Phone Coverage – multiple carriers
- TV – satellite
- Water – private well
- Sewer – private septic system



WATER RESOURCES

The Long Canyon Ranch is very well watered with three submersible water wells supplying ample water throughout the ranch for livestock and wildlife.

- The well located at the improvements has a buried pressure tank and 1-1/2 HP pump that provides water to the residence and also pumps water via 17,620 feet of 1-1/2-inch, 160 gauge PVC underground pipeline to six bottomless tanks located in the ranch's pastures. Each of the six tanks has a float and shut-off valve.
- The well near the Cleary garage is also tied into the house as well as to the stock tanks in the corrals.
- The well located in the north half of Section 19 in the southeast part of the ranch feeds into three stock tanks that are set together.

All the water wells deemed applicable to the property shall be included in the sale. A preliminary search at the Nebraska Department of Natural Resources website has been completed; however, the wells on the ranch were drilled and established prior to the required registration date for domestic and stock water wells. For more information, you may contact the North Platte Natural Resources District at 308-632-2749.

MINERAL RIGHTS

The Seller shall retain fifty percent (50%) of what the Seller owns of the mineral estate. The Seller believes, but does not warrant, that Seller owns 100% of the minerals, except for 1/6 of 324 acres of the property.

CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Harrisburg area is approximately 15.21 inches including 46 inches of snow fall. The average high temperature in January is 39 degrees, while the low is 12 degrees. The average high temperature in July is 87 degrees, while the low is 53 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.

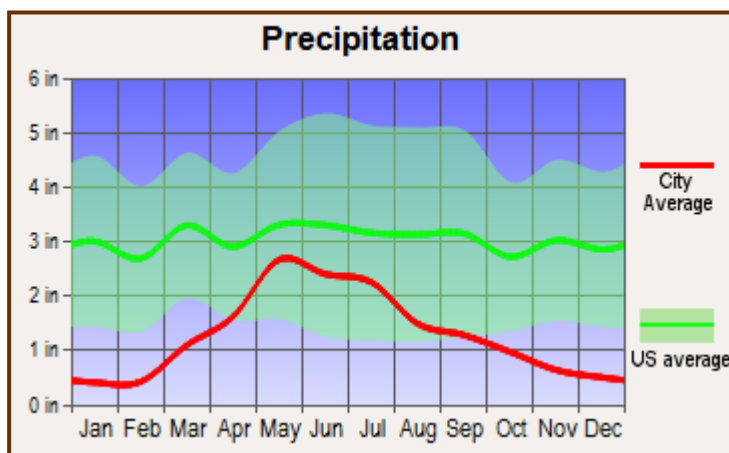
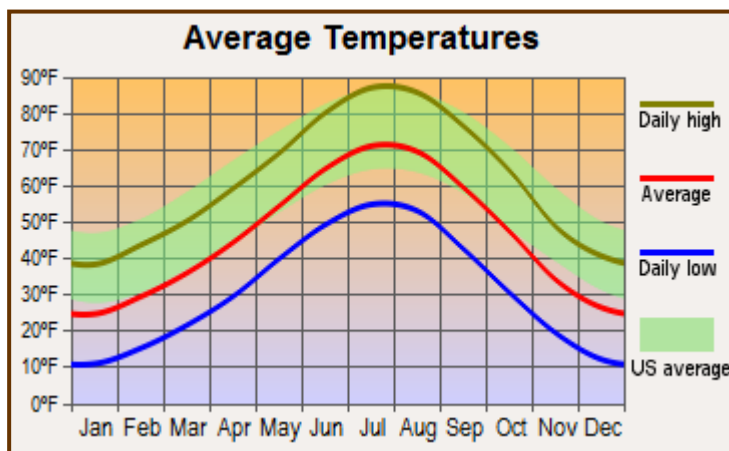
The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

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.





COMMUNITY AMENITIES

Harrisburg, Nebraska is the county seat of Banner County. In addition to county government offices in the courthouse, Harrisburg is a flourishing community despite its small size and has a volunteer fire department, a K-12 school system, post office, churches, and a bank. Big Horn Mountain, a major landmark in the area, is located approximately 11 miles east of Harrisburg. Other sites in the area include the Wildcat Hills, Hogback Mountain, and Funnel Mountain as well as the beautiful Bull Canyon located a few miles west of the Long Canyon Ranch.

Scottsbluff, Nebraska is approximately a half hour from the Long Canyon Ranch and 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.

Torrington, Wyoming is the county seat of Goshen County and was founded and named by W.G. Curtis after his hometown of Torrington, Connecticut. It was originally a water and coal station for the Chicago, Burlington & Quincy Railroad before being officially incorporated in 1908. Torrington 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. The auction calendar can be accessed at www.torringtonlivestock.com.

On July 4th, 1867 the first settlers pitched their tents in what is now known as Cheyenne. The first residents moved to the area to work on the Union Pacific Railroad. By 1869, soldiers from Fort D.A. Russell (which is now F.E. Warren Air Force Base) and Camp Carlin combined with the railroad gangs to make up the majority of Cheyenne's population. Today, Cheyenne is not only the state capitol of Wyoming, but is also the seat of Laramie County, the home of F.E. Warren Air Force Base, and of Laramie County Community College, most recently named as the #1 digital savvy midsize community college in the nation.

Cheyenne is strategically located at the intersection of I-80 and I-25 as well as at the crossroads of the Union Pacific and BNSF railroads. This has made Cheyenne a major transportation hub and an important center of commerce both in the Rocky Mountain Region and nationally. Many consider Cheyenne to be the northern anchor city of the Front Range of the Rocky Mountains.

Cheyenne is also home to the world's largest outdoor rodeo and western celebration, Cheyenne Frontier Days. Held annually in the last full week in July, Frontier Days is a ten-day celebration of the western heritage that consists of professional rodeos, concerts, art shows, carnival, parades, and an air show.

Cheyenne accounts for approximately 59,466 of the 91,738 Laramie County residents. In addition to the jobs created by the State Of Wyoming, Laramie County, local government, and F.E. Warren Air Force Base, Cheyenne has also used its close proximity to the Colorado Front Range to create a thriving business environment. Now known as the Magic City of the Plains, Cheyenne still continues its strong ties to agriculture and its western roots. For more information on Cheyenne please visit www.cheyenne.org.

Commercial airline service is available at Scottsbluff, Nebraska; Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

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>.

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 <http://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: <http://www.flydenver.com>.

RECREATION & WILDLIFE

The abundance of wildlife that frequents the ranch provides excellent opportunities for viewing and hunting. With the substantial development of the water system on the ranch along with the tree-covered canyons, the Long Canyon Ranch provides an ideal habitat for a number of wildlife species. Long Canyon is a breeding ground for the thriving Miriam Turkey population while a number of elk and trophy mule deer from the surrounding hay fields find shelter in the deep canyons. In addition, several fox, coyotes, bobcats, porcupines, raccoons, rabbits, and antelope can be found on the ranch. Outdoor activities such as hiking, rock climbing, biking, cross-country skiing and snowmobiling are all possible on the ranch.

Close proximity to the Rocky Mountains and the front range of Colorado, as well as the cities of Scottsbluff, Nebraska; Cheyenne, Wyoming; and Denver, Colorado affords the opportunity to experience all that those areas have to offer while enjoying a rural way of life.



OFFERING PRICE

Listing Price: \$1,576,000

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 five percent (5%); 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.

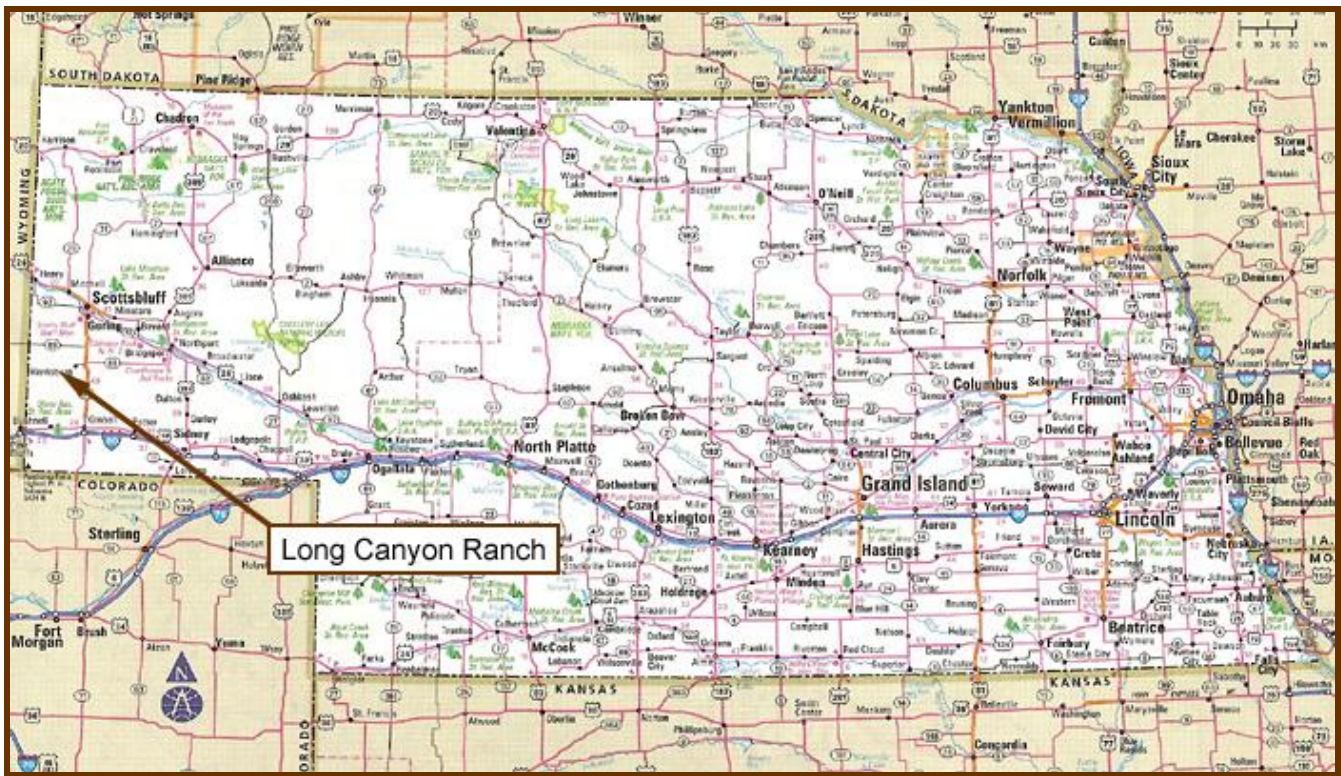


FENCES AND BOUNDARY LINES

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.

NEBRASKA LOCATION MAP

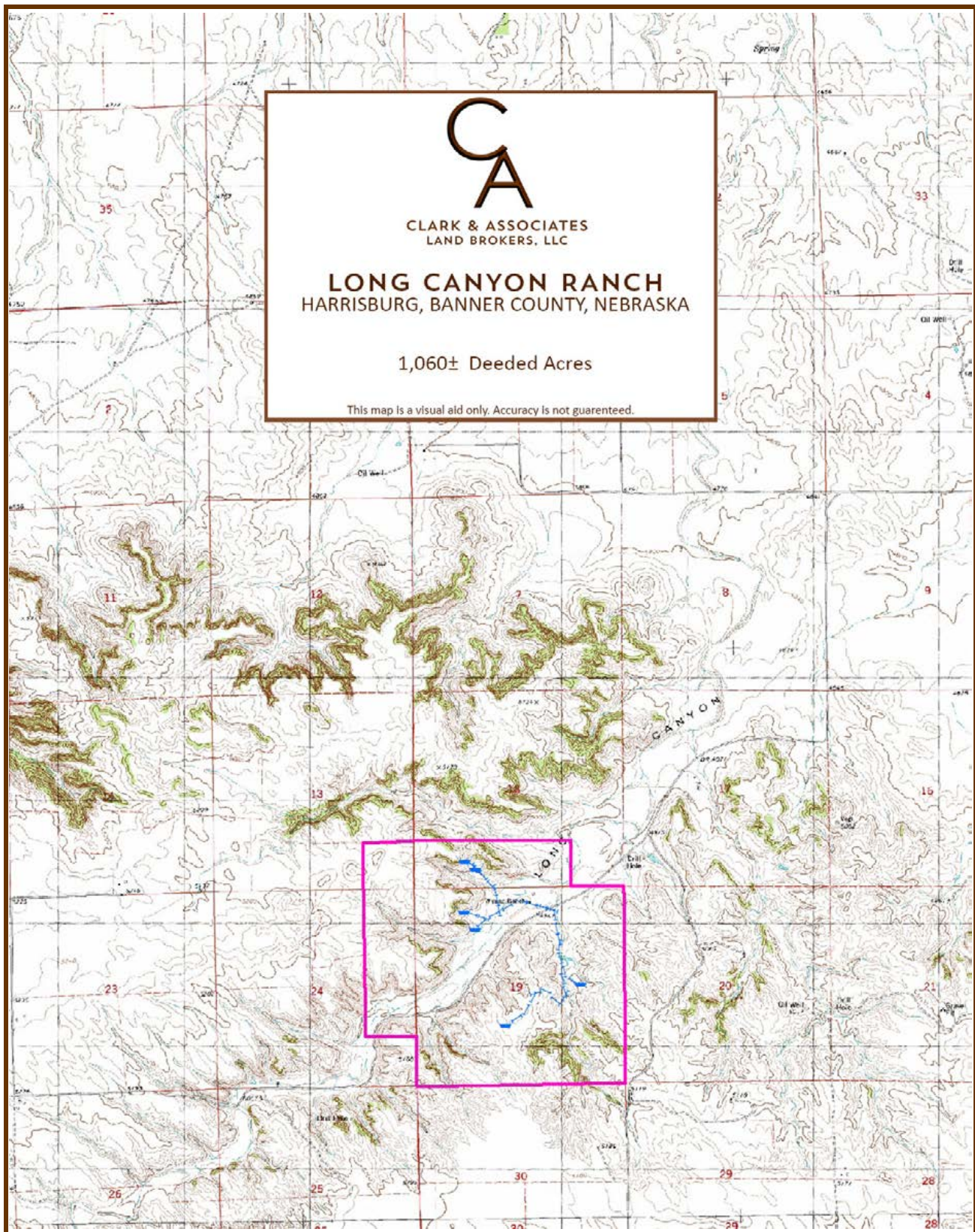


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

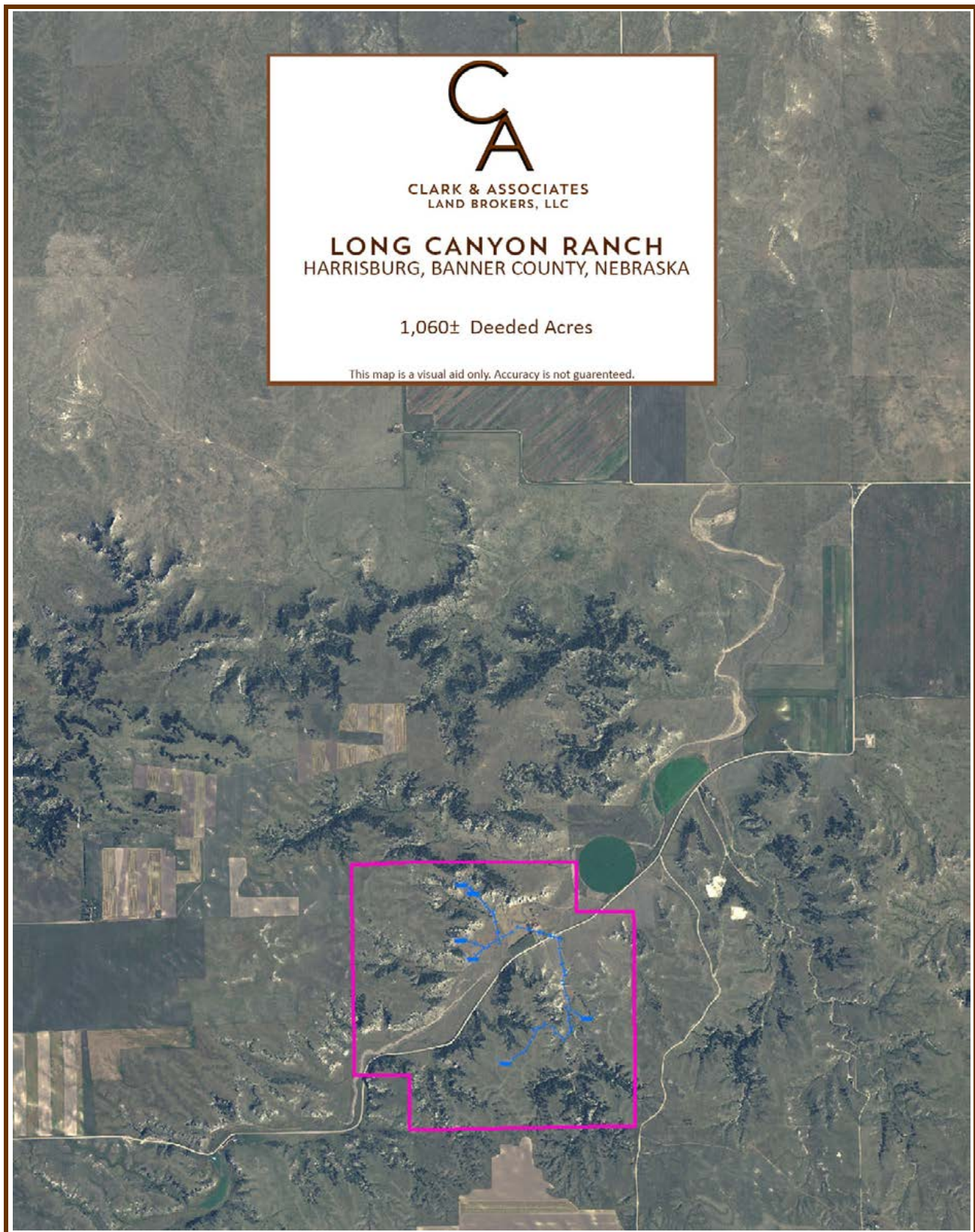
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage 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

LONG CANYON RANCH TOPO MAP



LONG CANYON RANCH ORTHO MAP



For additional information or to schedule a showing, please contact:



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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)

(Print Client or Customer Name)