



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



THE BLAKE PROPERTY
Mitchell, Kimball County, Nebraska

The Blake Property consists of 176.50± deeded acres and is a great combination of productive irrigated land and recreational splendor with exceptional wildlife.

LOCATION & ACCESS

The Blake Property offers easy access year-round and is located approximately nine miles west of Scottsbluff, Nebraska. From Scottsbluff, Nebraska on US Hwy 26, head west for approximately four miles; turn left onto Sunflower Road, a gravel road, traveling south for approximately 250 feet; turn left onto Spring Creek Road, a paved road; cross the railroad tracks and you have reached the property.

Several towns and cities in proximity to the property include:

- Scottsbluff, Nebraska (population 15,039) 9 miles east
- Torrington, Wyoming (population 6,501) 22 miles west
- Cheyenne, Wyoming (population 59, 466) 105 miles south
- Fort Collins, Colorado (population 143,986) 149 miles south
- Denver, CO Metro Area (population 3,277,309) 204 miles south



SIZE & DESCRIPTION

176.50± deeded acres

The property is partially fenced. When used for grazing on corn stalks and/or pasture, the owner has put up electric fencing.

The terrain of the property consists of a tree-lined creek and irrigated meadows to native grass pastures with shelter throughout. Mature trees provide excellent habitat for the wildlife and protection for the livestock. The elevation on the property varies between 3,900 feet and 4,000 feet above sea level.

There are approximately 25± acres of irrigated ground under a Reinke pivot. The Reinke pivot is in new condition. There are approximately 30± acres that are flood irrigated with gated pipe. The remaining 100± acres are native grass that are sub-irrigated and have historically been used for grazing.



CARRYING CAPACITY / RANCH OPERATIONS

The Blake Property has historically been leased and was utilized for intensive grazing for short periods of time. The grass is high quality with a variety of hard grass species, rich in protein content. The property is fenced for flexible management and efficient grazing. Most fences for livestock operations are electric fence.

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

IMPROVEMENTS

Improvements on the Blake Property include the following:

- 1,578 sq. ft. two-story, three-bedroom, one bath house built in 1971 which the owners currently use as a hunting lodge.
- 2,059 sq. ft. one-story log ranch house with three bedrooms and two baths built in 1989 which offers an ample amount of square footage and would make a nice owners residence
- 720 sq. ft. farm utility building with concrete floor
- 768 sq. ft. equipment storage building with concrete floor
- 64 sq. ft. yard shed
- 702 sq. ft. farm utility building







UTILITIES

Electricity – Roosevelt Power (Scottsbluff, NE)

Gas/Propane – Propane (Prices vary based on current market)

Communications – Cell Phone Coverage Verizon, AT&T

Water – Well

Sewer – Septic

Television – Satellite TV such as Dish or DirecTV

REAL ESTATE TAXES

According to the Scotts Bluff County Assessor's records, the real estate taxes for the Blake Property are approximately \$7,847 annually.

WATER RESOURCES

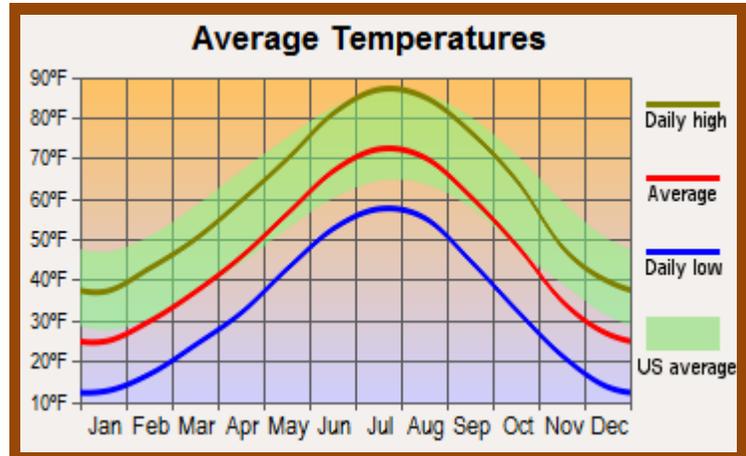
- The Blake Property has three wells
 - The two (2) active domestic wells service the improvements which include the two residences
 - There is one (1) sand point well that services the frost-free hydrants
- Irrigation water is provided from Enterprise Irrigation District which is located at 190174 CR G, Mitchell, NE 69357
- Any and all water rights associated with the property will be transferred to the buyer

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be transferred to buyers.

CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Mitchell area is approximately 15.30 inches including 39.8 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 15 degrees. The average high temperature in July is 90 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.

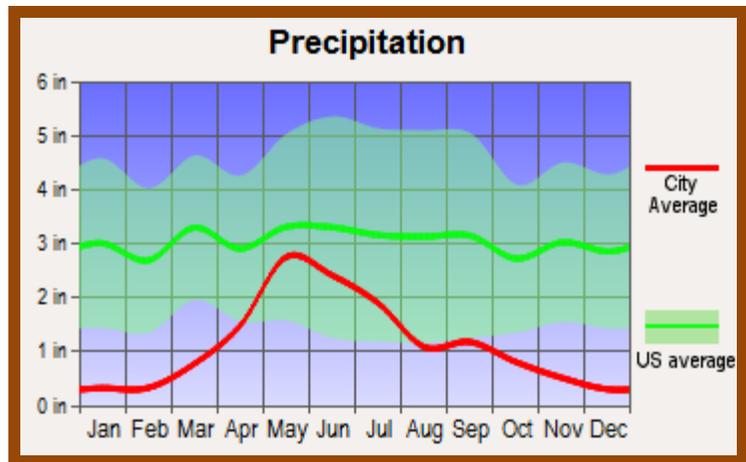


STATE OF NEBRASKA

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

Although the Blake Property is located near a small rural town, it is close to larger towns that offer many amenities.

Mitchell offers quiet country living with privacy and maintained roads. Within minutes from Mitchell, 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.

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.

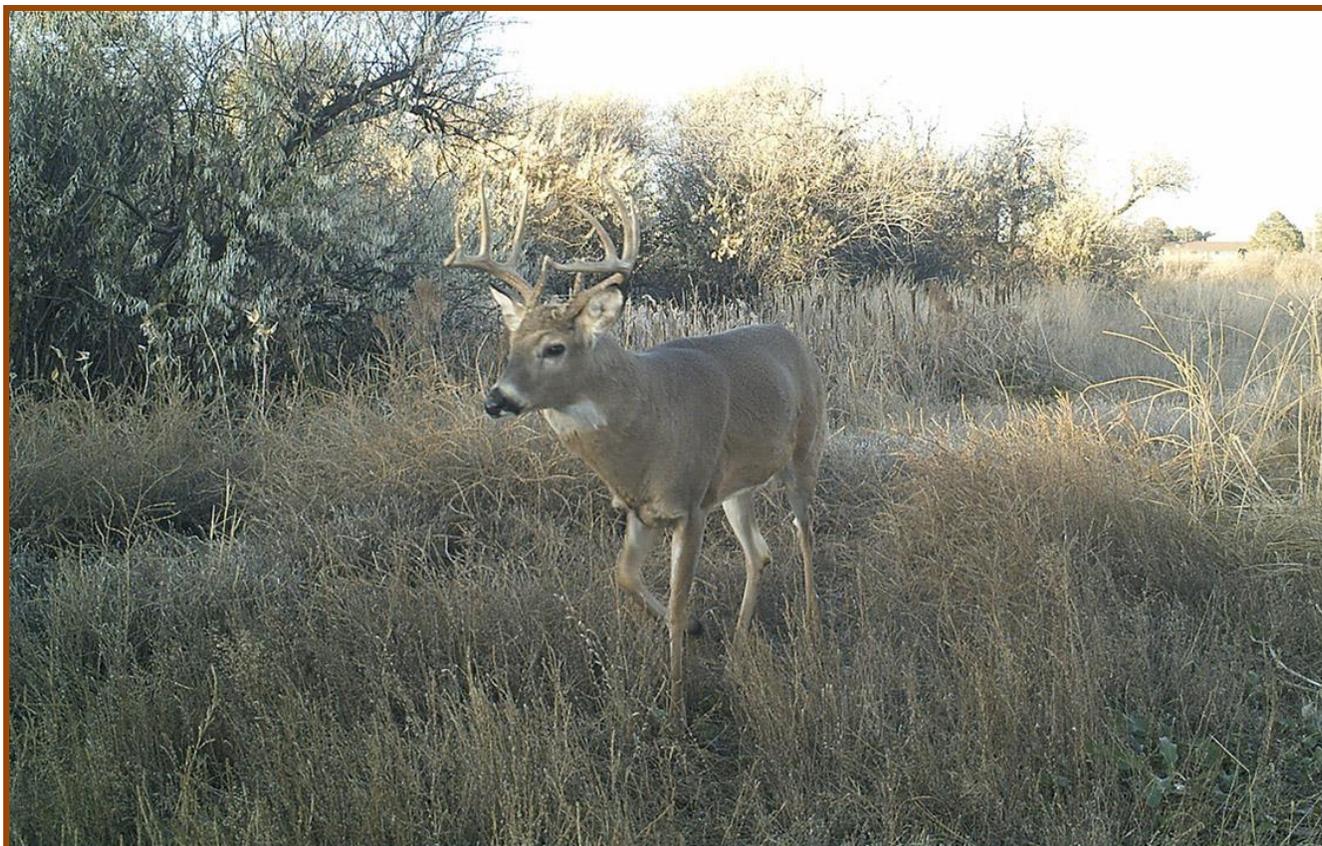
Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 170 national and international destinations. For more information, visit the official web site for Denver International 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.

RECREATION & WILDLIFE

This property is private and scenic with a thriving wildlife population. It is located amongst a tree-lined waterway with irrigated grass and sub irrigated native grasses that provide excellent feed and shelter to a wide range of species.

Exceptional mule deer and some whitetail deer are found on the property. The wildlife habitat draws and holds waterfowl, turkey and deer with the great cover provided by the mature trees and waterways that give way to ponds to allow a pristine habitat for waterfowl.

There is exceptional waterfowl hunting on the Blake Property and currently serves as a hunting retreat with a lodge for guests. There is plenty of acreage to provide hunters with options for food plots, grazing, tree stands, blinds and placement of game cameras.



OFFERING PRICE

\$900,000

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 \$27,000 (Twenty-Seven 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.



STATE LOCATION MAP

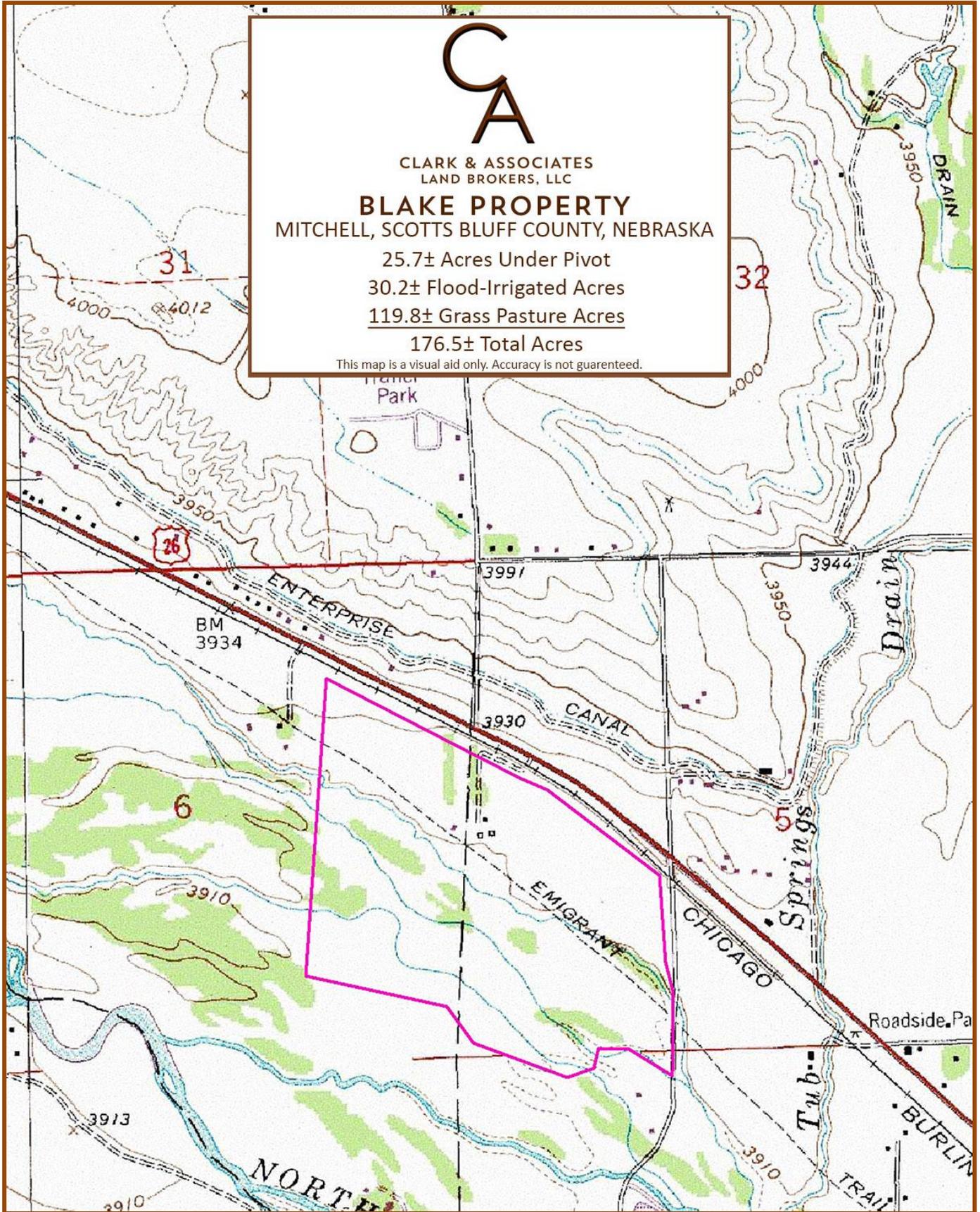


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

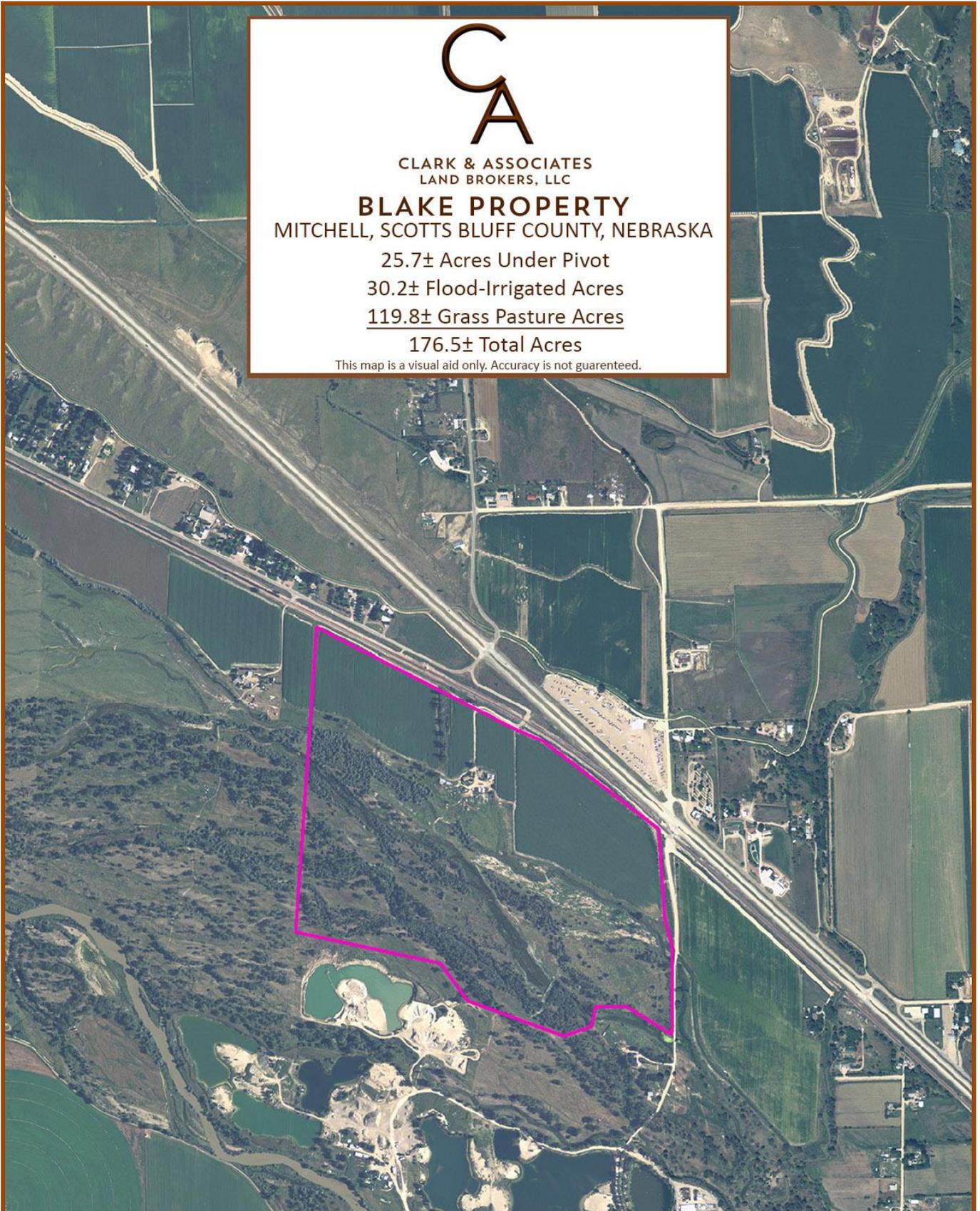
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

BLAKE PROPERTY TOPO MAP



BLAKE PROPERTY ORTHO MAP





Logan Schliinz
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REALTOR®

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Licensed in CO, NE & WY

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Hulett, WY Office

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Billings, MT Office

6806 Alexander Road
Billings, MT 59105

Buffalo, WY Office

9 Twin Lakes Lane
Buffalo, WY 82834

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Torrington, WY Office

2210 Main Street
Torrington, WY 82240

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Greybull, WY Office

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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