

Clark & Associates Land Brokers, LLC

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Presents

JA RANCH

Harrison, Sioux County, Nebraska



Listing Price: \$1,000,000

Zoning: Agriculture

Location: Sioux County, Nebraska

Size: 1914.06± acres

Located approximately 15 miles southwest of Harrison, Nebraska just off of the Henry Road, the 1,914± deeded acre JA Ranch is in the heart of grass country. It is split into three separate pastures each with their own water. The south pasture has two 320 acre parcels that form a 640 acre pasture, with its on centrally-placed windmill and cistern for watering livestock. The east pasture also has 640 acres that is one unit with its own centrally-placed windmill along with a pipeline to a separate tank. The home pasture has approximately 640 acres main pasture with working and shipping corrals. The water in this pasture is supplied by a submersible well with a pipeline to livestock tanks. This extremely well-managed property is ideal for grazing yearlings or cow/calf pairs in the summer months. Historically, the owner has run 70 to 80 head of yearlings per section or 30 to 40 head of pairs per section. Antelope, mule deer, grouse and coyotes frequent the ranch.

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

Cory Clark – Broker, REALTOR®

Mobile: (307) 351-9556

E-mail: clark@clarklandbrokers.com

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

Dean Nelson – Sales Associate

Mobile: (307) 340-1114

E-mail: dean@clarklandbrokers.com

Licensed in WY & NE

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.**

IMPORTANT NOTICE

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 <u>A written agreement is required to create a seller's agency relationship</u>	_____ 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 <u>A written agreement is not required to create a buyer's agency relationship</u>
_____ 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 <u>A written disclosure and consent to dual agency required for all parties to the transaction</u>	_____ Customer Only (see reverse side for list of tasks agent may perform for a customer) • 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

(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 Form

5/1/2015