

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

Spencer Farm Morrill, Nebraska



Presented By:

BRAD JAMES

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Spencer Farm

Morrill, Nebraska



Price: \$796,000.00

Features: Very Productive Farm Ground, 3 Miles from Town, Pathfinder Irrigation District Water, Irrigation Well

Location: Morrill, Nebraska

Acreage: 202.97 Deeded Acres +/-, 195.83 Irrigated Acres +/-

Improvements: 2 Sets of Improvements, , 6,540 bu Grain Bin, Metal Utility Building and other Outbuildings

Taxes: \$7,056.08 (2018)

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Broker Comments

"No finer body of land can be found in this section of the country than "Dutch Flats," wrote Thomas Valentine an early settler to western Nebraska. Its productive capabilities launched Valentine towards becoming one of Nebraska's most wealthy early European immigrants. The Spencer Farm in Dutch Flats Nebraska has been in the same family for 98 years attesting to its sustainable productive ca-



pabilities. This farm is truly an investment grade property enjoying high demand for rental and leasing options from other area farmers. Located 3 miles from Morrill, Nebraska in Sioux County, the farm is just off a good paved county road. Farm land of this quality rarely becomes available to purchase.

Though offered as a whole, the farm consists of two adjoining parcels. The larger parcel consists of 122.97 acres of which 118.83 are



irrigated through the Pathfinder Irrigation District with 122 shares. An adjudicated irrigation well is permitted to also irrigate 118.3 acres of this parcel but will need to have flow meter installed prior to use. There is a modest set of improvements including a 6540 bu. steel grain bin with drying capability. The 2017 real estate taxes on this parcel were \$3,883.86.



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The smaller parcel consists of 80 acres of which 77 are irrigated through the Pathfinder Irrigation District with 80 shares. There is a better set of improvements on this parcel with a 1,400 sq. ft. 3 bdrm. home with forced air heat. There is also a 960 sq. ft. metal utility building and 3 other storage sheds of various sizes. The 2017 real estate taxes on this parcel were \$2,966.88.

The farming reputation of Dutch Flats has not diminished from the time of Thomas Valentine.



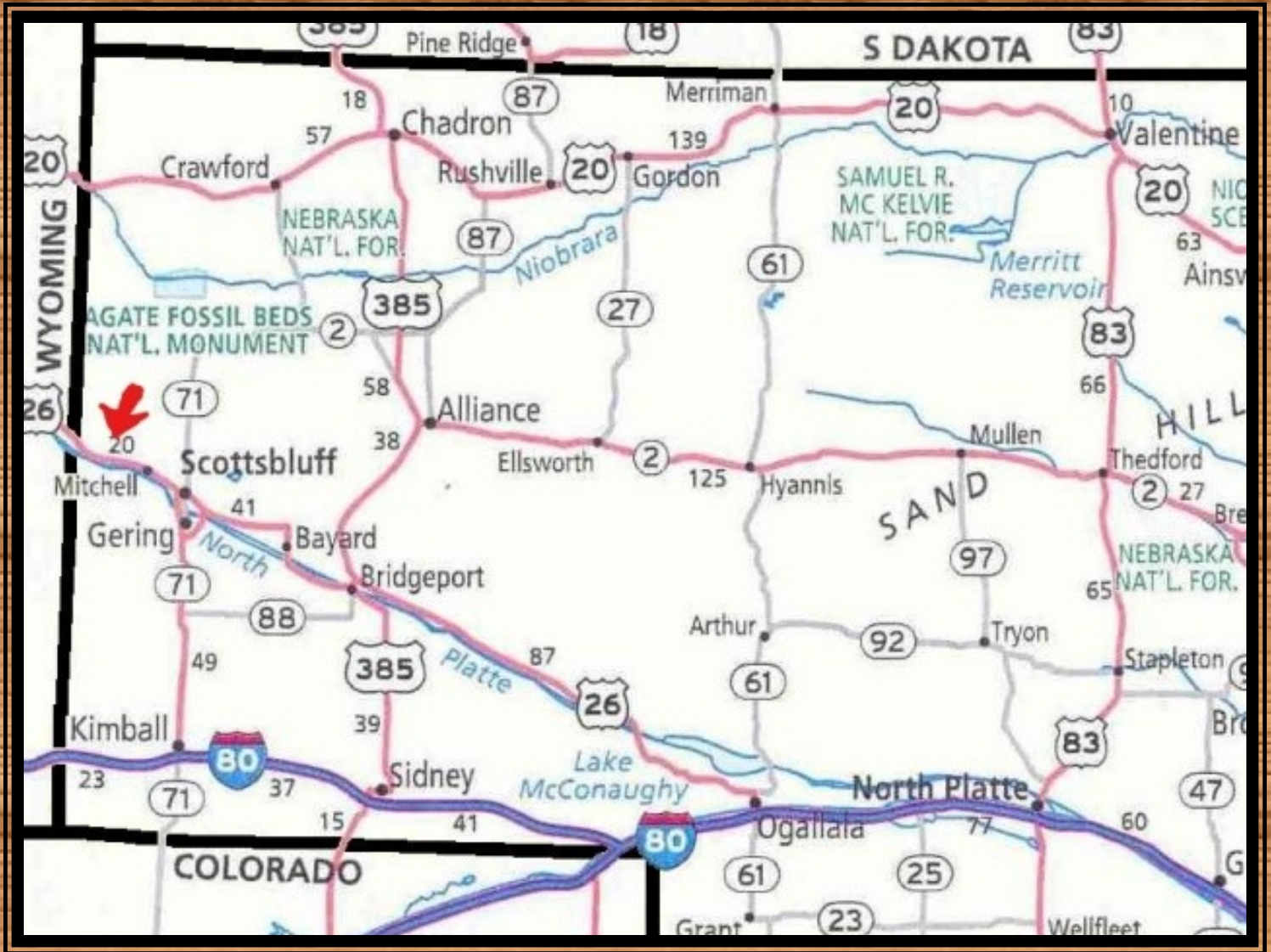
This Dutch Flat Farm offers three hard to find advantages: 1) Best in region production capacity; 2) Easy access to a variety of commodity markets; 3) Strong rental/lease demand. Farms with these features consistently maintain their value in downturns and rebound more quickly as market conditions improve compared to lesser farms. Don't miss your opportunity to own this reputation irrigated farm in the Dutch Flats area.



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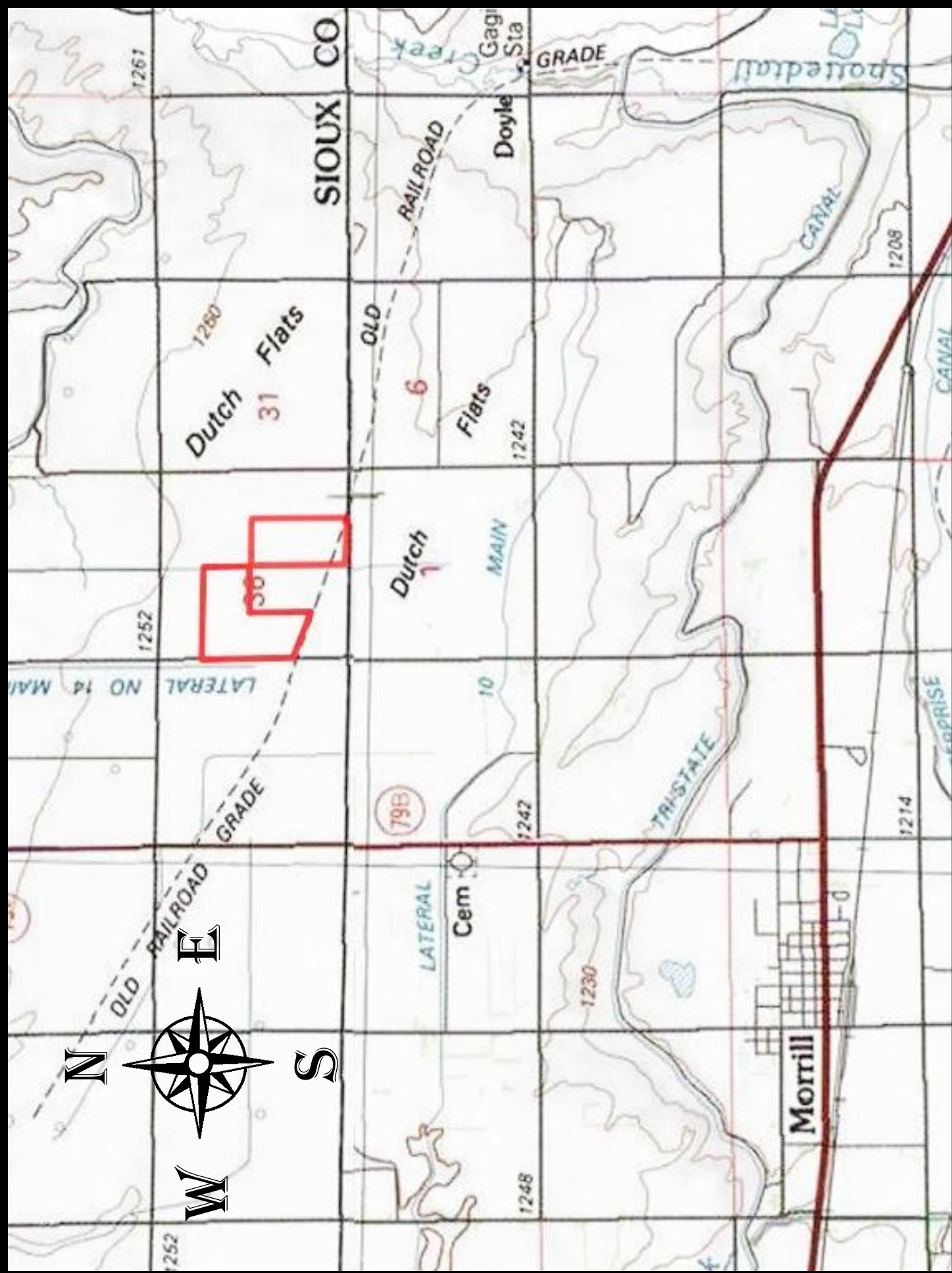
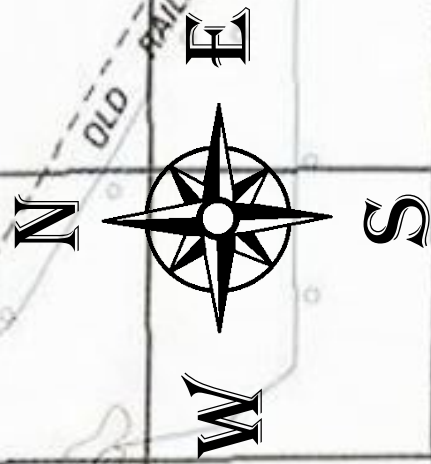
Morrill, Nebraska

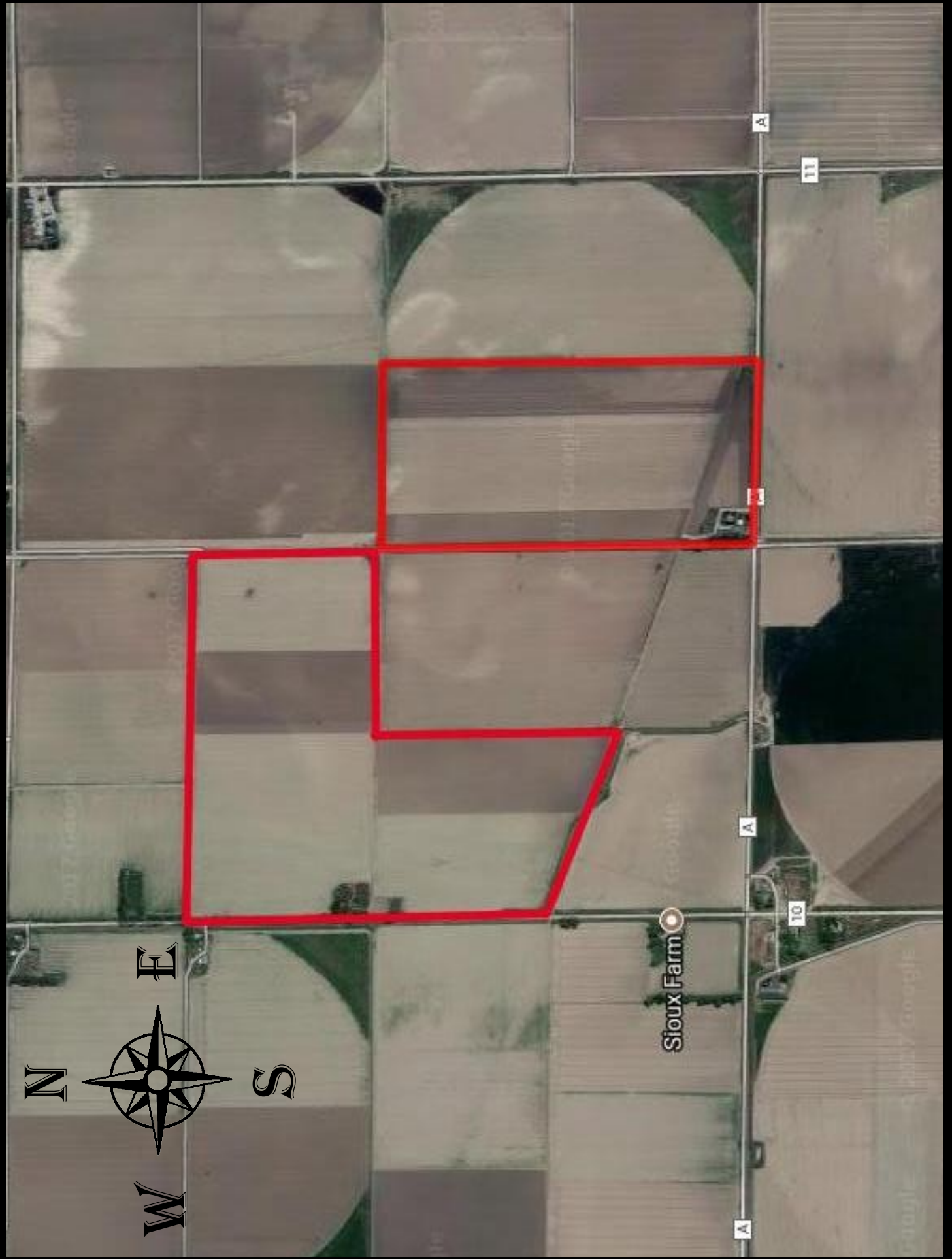


Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property 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 visual aids only. Their accuracy is not guaranteed.

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Contact Information

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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

*****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***

Agency Disclosure Information for Buyers and Sellers

Company James Land Company

Agent Name Brad James

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)

Contact Information:

1. Agent(s) name(s) and phone number(s):

Brad James - Office: (307)326-3104 Cell:(307)340-0168

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. ____Init. ____Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

2. Team name, Team Leader name and phone number (only if applicable):

3. Managing Broker(s) name(s) and phone number(s) (only if applicable):

Curtis E. James - Office:(307)326-3104

4. Designated Broker name, name designated broker does business under (if different), and phone number: James Land Company

Brad James
(307)326-3104

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer

Client or Customer name(s): _____, _____