



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



WILDCAT HILLS RANCH

McGrew, Banner County, Nebraska

The Wildcat Hills Ranch is one of Nebraska's most historic and scenic ranches with 3,299± deeded acres of abundant grass and pine trees with excellent water development.

LOCATION & ACCESS

The Wildcat Hills Ranch is located approximately 12.9 miles southwest of Bayard, Nebraska. From Bayard, NE, travel south on US Highway 26 for 2.6 miles to NE-92; turn right onto NE-92 and continue west for 5.1 miles until you reach CR 34; turn left onto CR 34 and travel approximately 400 feet to CR W for 0.4 miles until you reach CR 34 again as you will continue on the county road for 1.7 miles which turns into CR 67; continue on CR 67 for one mile to CR 42; turn left onto CR 42 traveling for one-half mile until you reach the entrance to the ranch. CR 67 and CR 42 provide year-round access to the ranch.

Several towns and cities in proximity to the property include:

- | | |
|---|----------------------|
| • McGrew, Nebraska (population 104) | 5.3 miles north |
| • Bayard, Nebraska (population 1,134) | 12.9 miles northeast |
| • Scottsbluff, Nebraska (population 15,039) | 21 miles northwest |
| • Torrington, Wyoming (population 6,501) | 52 miles northwest |
| • Cheyenne, Wyoming (population 22,970) | 113 miles southwest |
| • Fort Collins, Colorado (population 143,986) | 157 miles southwest |
| • Denver, CO Metro Area (population 701,621) | 211 miles southwest |



SIZE & DESCRIPTION

3,299.96± deeded acres

The Wildcat Hills Ranch is a historic ranch with natural beauty and pride of ownership. The ranch offers 3,299 ± deeded acres which has well-maintained private roads with auto gates throughout the ranch in order to reach different pastures via ATVs.

There are 122.5± irrigated acres under a Lockwood pivot with a Lockwood Powerhorse control box, erected in 1983 that could be utilized for irrigated grass pasture for cattle operations.

The ranch is fenced with three and four strands of barbed wire. It is cross fenced into multiple pastures for rotational grazing. In 2016, the owner installed over two miles of new fence.

The terrain of the ranch consists of pine and cedar tree-covered ridges and vast meadows to rolling grass hills giving rise to sandstone outcroppings. Mature pine and cedar trees provide excellent habitat for the wildlife and protection for the livestock. This beautiful ranch offers scenic views with privacy and seclusion. The elevation on the property varies between 3,700 and 3,800 feet above sea level.



WATER RESOURCES

The Wildcat Hills Ranch is well watered with two springs that have underground pipeline to four watering sites. There are a total of 11 tanks that are fed by the springs, solar panel pumps, windmills and submersible wells, all of which supply ample water throughout the ranch for livestock and wildlife. The irrigation well has no allocations. Well information provided by Nebraska Dept. of Natural Resources.

Registration #	Well ID	Use	Completion Date	GPM	Well Depth	Static Level
G-101133	119187	Domestic	1/20/1999	10 GPM	240ft	72ft
G-069127	77266	Irrigation 100 HP	10/11/1983	425GPM	507ft	270ft
G-099497	116323	Stock	4/27/1998	2GPM	300ft	45ft



CARRYING CAPACITY / RANCH OPERATIONS

Historically, the owners have been utilizing the Wildcat Hills Ranch for grazing by summering 285 head of yearlings from May 1st to October 1st, rotating cattle throughout the summer to seven different pastures. Yearling cattle have historically gained an average of 2.7 pounds per day on the heavily sodded pastures.

Hands-on management is evident as you travel throughout the ranch. The owners have significantly improved the water supply, fencing and cross fencing contributing to the consistent weight gains as the cattle seldom have to travel more than a mile to access water.

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



REAL ESTATE TAXES

According to the Banner County Assessor's records, the real estate taxes for the Wildcat Hills Ranch are approximately \$23,473.10 annually.

SOILS

The soils found on the Wildcat Hills Ranch are primarily fine sandy loams. The soil types are as follows:

- Otero loamy, very fine sand
- Valent find sand
- Valent loamy fine sand
- Sarben loamy fine sand



MINERAL RIGHTS

Fifty percent (50%) of all mineral rights owned by sellers will be retained by sellers.

IMPROVEMENTS

Improvements on the Wildcat Hills Ranch include the following:

- 3,652 sq. ft., two-story, three bedroom, three bath house with an office built in 1998. Also includes a walk-out basement, large fireplace with large picture windows to capture scenic view and an attached 2 car garage
- 280 sq. ft. one-story, studio log cabin built in 1970
- 2 bedroom, 2 bathroom Shultz mobile home put on the ranch in 2017
- Shop built in 2002
- Loafing sheds
- Set of corrals constructed of continuous pipe with feed bunks and water tanks to offer an ideal area to background cattle. There are four large feed pens with 480 feet of concrete feed bunks
- 36'x108' calving barn with heated vet room, working tub with hydraulic chute, and several calving pens









UTILITIES

Electricity – Chimney Rock Power District
Gas/Propane – Panhandle Coop, Scottsbluff, NE
Communications –
Water – Well
Sewer – Septic
Television – Satellite

RECREATION & WILDLIFE

With the excellent development of the water system on the Wildcat Hills ranch as well as the exceptional tree-covered canyons, the ranch provides an ideal habitat for a number of wildlife species. There is an endless amount of opportunity for hunting and outfitting on this ranch with a large number of elk, trophy mule deer, big horn sheep, pheasant and turkey. In addition, several fox, coyotes, bobcats, porcupines, raccoons, and antelope can be found throughout the ranch as well.

Outdoor activities such as hiking, rock climbing, biking, cross-country skiing and snowmobiling are all possibilities within the terrain of this ranch. For an outdoor enthusiast, the Wildcat Hills Ranch has it all.



COMMUNITY AMENITIES

Bayard, Nebraska

Bayard, Nebraska, population 1140, is the closest town to the Wildcat Hills Ranch. Bayard, Nebraska is a small community with great people. A community that invites you to raise your family, retire, or just get away from it all. If you want a place to call it home, Bayard is your place. Bayard has many amenities that make it welcoming to its population. A great school system, senior center, swimming pool and golf course.

Scottsbluff, Nebraska

Scottsbluff, Nebraska, population 14,732, is approximately a half hour from the Wildcat Hills Ranch, and also offers medical facilities, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping malls and centers, golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff and the surrounding area, log on to www.city-data.com/Scottsbluff-Nebraska.htm.

Torrington, Wyoming

Torrington, Wyoming, population 5,631, 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, a nationally-ranked livestock sale barn, and farm and implement dealerships.

Cheyenne, Wyoming

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 Burlington Northern 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 air show featuring the US Air Force Thunderbirds.

Cheyenne accounts for approximately 53,000 of the 82,400 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: <http://www.cheyenne.org>.



AIRPORT INFORMATION

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>.

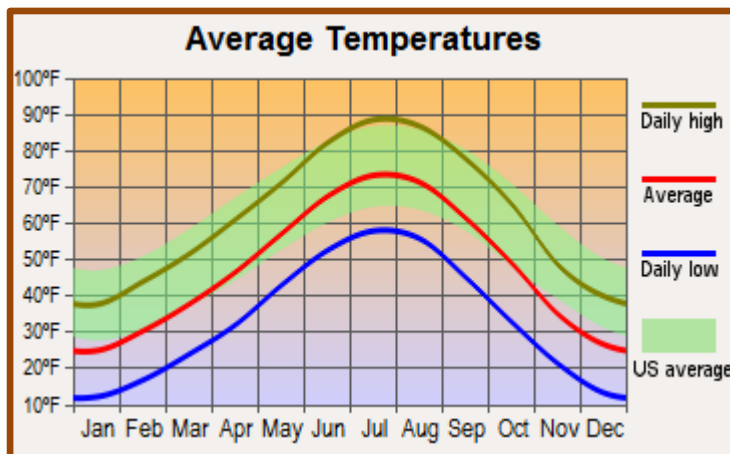
Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. From there they fly to many cities throughout the west and the airline also has code shares with United Airlines and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>.

Denver, Colorado: Denver International Airport is located approximately two and half hours from the Long Canyon Ranch. DIA 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 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://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 McGrew area is approximately 14.05 inches including 46 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 17 degrees. The average high temperature in July is 92 degrees, while the low is 64 degrees. The charts to the right are courtesy of www.city-data.com.

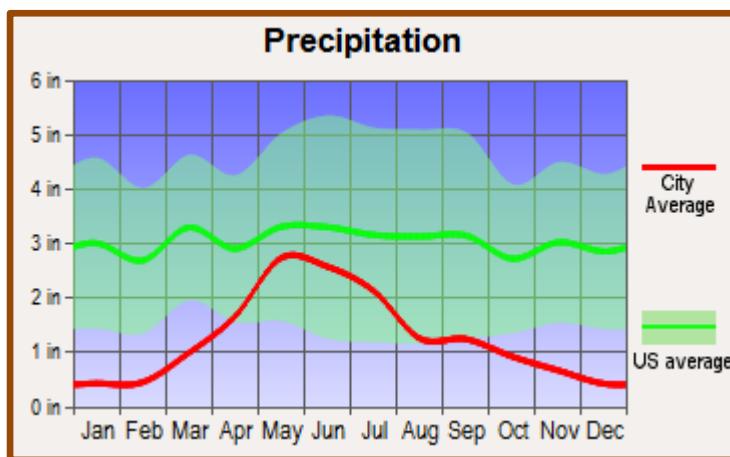


STATE OF NEBRASKA

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

\$2,950,000

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 \$147,500 (one hundred forty seven thousand five hundred 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.

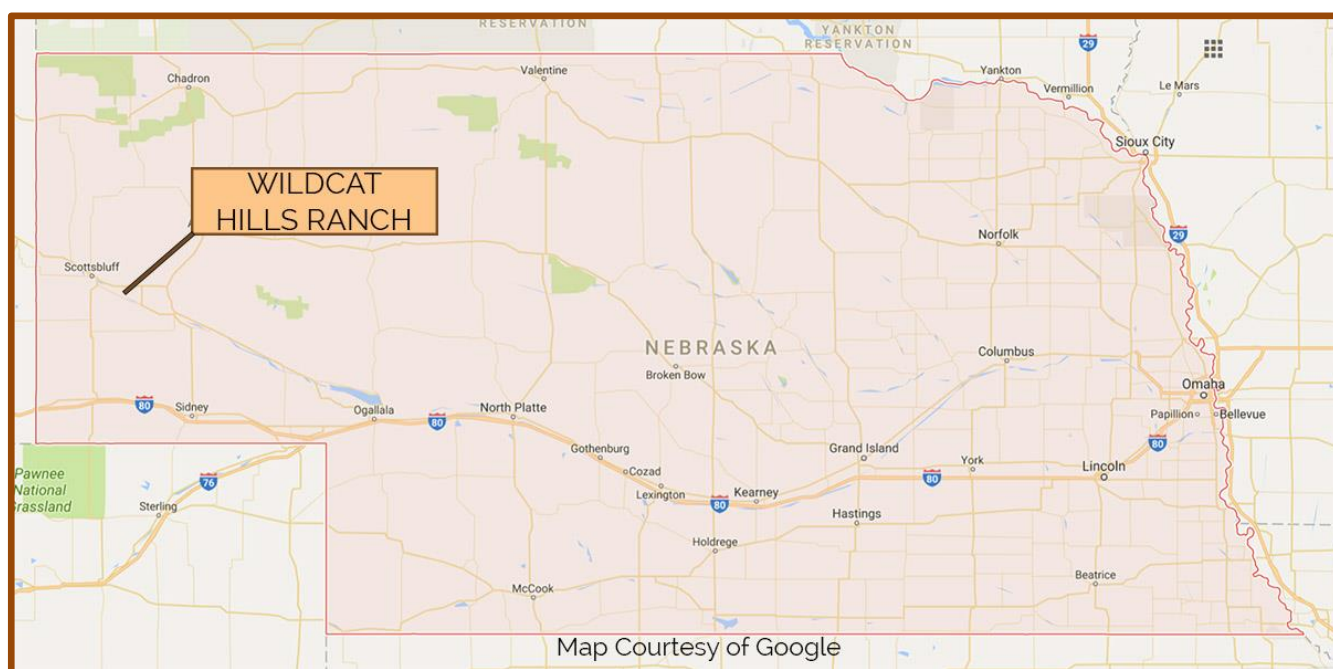
FENCES AND BOUNDARY LINES

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

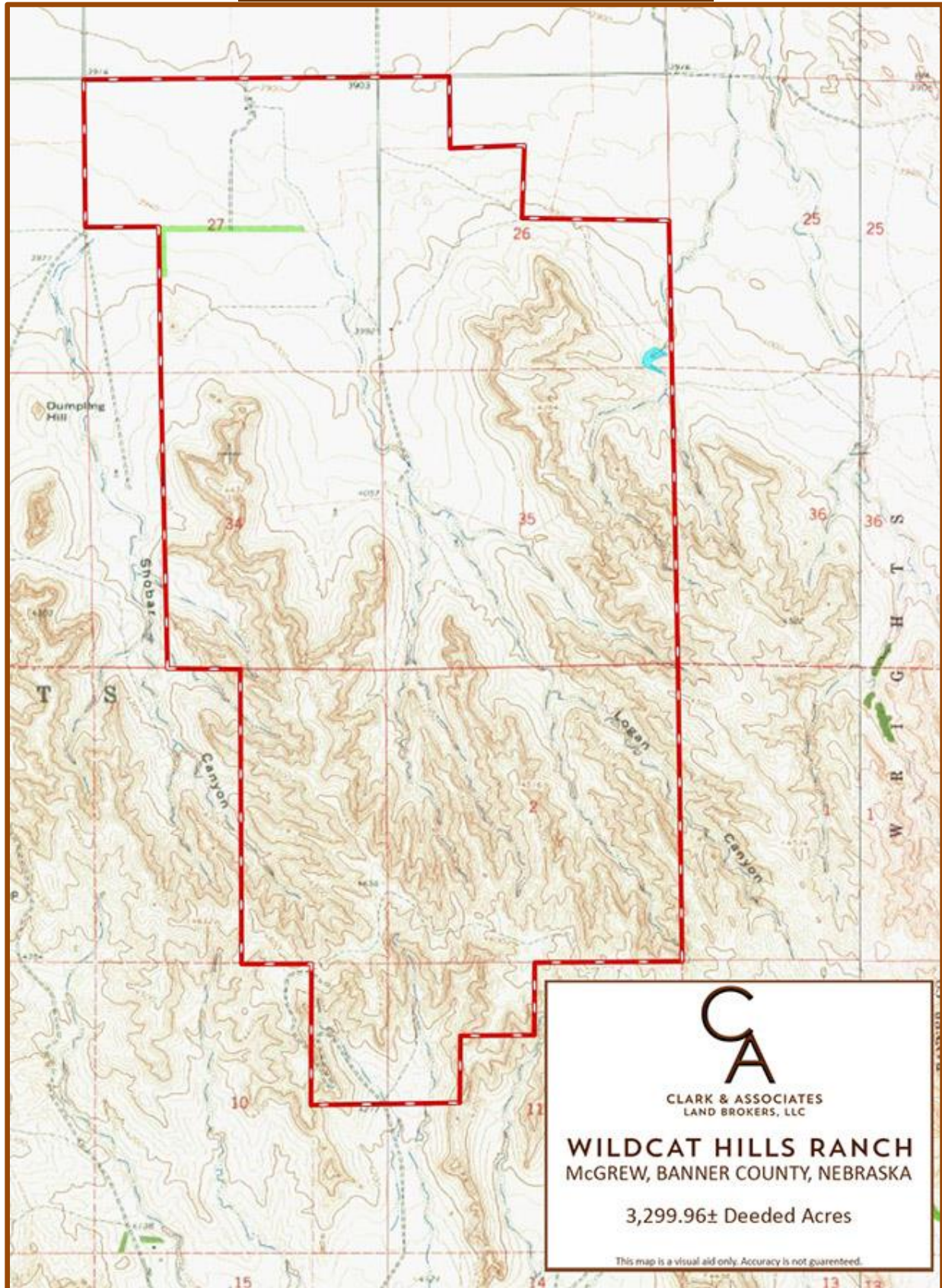


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

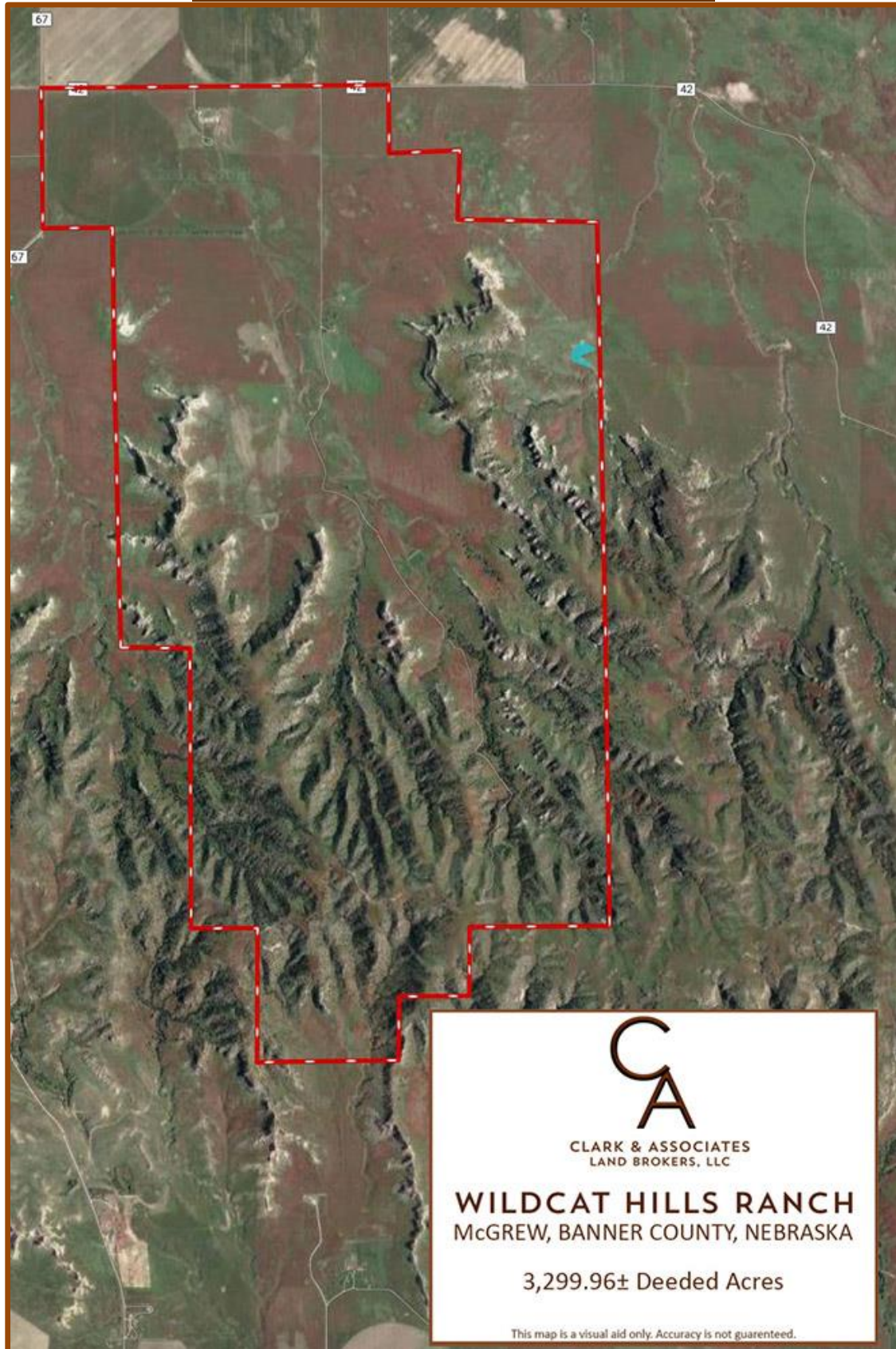
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

WILDCAT HILLS RANCH TOPO MAP



WILDCAT HILLS RANCH ORTHO MAP



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



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Licensed in WY

**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