

## Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

*Proudly Presents*

# GARDEN COUNTY RANCH

*Lewellen, Garden County, Nebraska*



**Reduced Price:** \$4,200,000

**Address:** 7075 Road 215

**Size:** 2,560± Acres

**Zoning:** Agriculture

**Location:** Lewellen, NE

**Real Estate Taxes:** approximately \$15,010 annually

**Property Features:** This contiguous 2,560± acre ranch is located approximately twenty one miles north of Lewellen, Nebraska and consists of 1,920± deeded and 640± State of Nebraska lease acres. The ranch has an excellent combination of pasture and irrigated ground, making it very diversified for running several different types of cattle operations. Along with the 14 fenced pastures there are 554.6± certified irrigated acres. Currently there are 448± acres under pivot, with an additional 107± certified acres and a 1,500 GPM permitted well that could be used. The 4,200± head permitted feedlot has 15 feeding pens, feed mill, grain storage, automatic waters, and a certified scale. The feedlot also has a Silencer hydraulic chute, new adjustable processing alley, new loadout alley, and loadout chute. There are three homes on the ranch along with a 60'x72' metal building with a concrete floor as well as a 170'x370' roping arena with return alley, stripping chute, and catch pens.

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

**Mark McNamee** – Associate Broker, REALTOR®

Mobile: (307) 760-9510

E-mail: [mcnamee@clarklandbrokers.com](mailto:mcnamee@clarklandbrokers.com)

Licensed in MT, SD, NE & WY

**Ryan Rochlitz** – Associate Broker

Cell: 307-286-3307

E-mail: [ryan@clarklandbrokers.com](mailto:ryan@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*
- 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

#### \_\_\_\_\_**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** (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*

\_\_\_\_\_**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*