



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



COMBS RANCHETTE
Gordon, Sheridan County, Nebraska

The Combs Ranchette consists of 160± deeded acres and offers a combination of dry land farm ground with native grass pastures and a main residence with livestock improvements.

LOCATION & ACCESS

The Combs Ranchette is located approximately eight miles northwest of Gordon, Nebraska. There is year-round access from Country Road 670th leading to the private driveway. To access the ranch from Gordon, head south on South Main Street toward East Linn Street/E Orin Street for 0.2 miles; turn right at the third cross street onto Hwy 20 West/Bridges to Buttes Byway, traveling west for three miles; turn right onto 230th Lane, traveling north for 1.2 miles; turn left onto 660th Road for two miles; turn right onto 250th Trail and travel for 1 mile; turn left onto 670th Road for 1.2 miles until you reach the private drive.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Gordon, Nebraska (population 1,545) | 8 miles southeast |
| • Rushville, Nebraska (population 873) | 15 miles southwest |
| • Chadron, Nebraska (population 5,851) | 46 miles west |
| • Crawford, Nebraska (population 2,783) | 70 miles southwest |
| • Valentine, Nebraska (population 2,783) | 91 miles east |
| • Scottsbluff, Nebraska (population 15,039) | 127 miles southwest |



SIZE & DESCRIPTION

160± deeded acres

The Combs Ranchette is a contiguous 160± acre ranchette located approximately 6½ miles northwest of Gordon, Nebraska off a well maintained county road and private drive. The topography of the Combs Ranchette features heavily-sodded grass pasture and 65± acres of dryland crops of which 40± acres are seeded yearly to a hay/grain crop of millet, oats, etc., and 25± acres seeded to alfalfa that is in its third year of production and is in excellent condition. The tillable ground is farmed by a neighbor under a share crop agreement. The remaining acres are native grass pasture utilized for cattle and horses.

There are approximately 10± acres of CRP that are planted to trees which will offer shelter from prevailing winds and weather while remaining terrain is semi-level with a small draw running through the pasture. Wildlife that frequent the property include mule deer and white-tail deer as well as fox, coyotes, and raccoons. The elevation on the property varies between 3,500 and 3,600 feet above sea level.



WATER RESOURCES

The following information on the wells is courtesy of the State of Nebraska Natural Resource Office:

STOCK & DOMESTIC- Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
214522	Section 33	DOM	COMBS	11/10/2011	4 GPM	120 ft.	34 ft.

SOILS

The soils found on the Combs Ranchette consist primarily of sandy loams. The soil types are as follows:

- McCook loam, rarely flooded
- Alliance loam, 1 to 3 percent slopes
- Keya loam, 0 to 2 percent slopes
- Oglala-Canyon complex, 3 to 6 percent slopes
- Duroc loam, 0 to 1 percent slopes

Soil information is courtesy of the United State Department of Agriculture Natural Resources Conservation Services Office. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>



REAL ESTATE TAXES

According to the Sheridan County Assessor's records, the real estate taxes for the Combs Ranchette are approximately \$1684.12 annually.

MINERAL RIGHTS

Any and all mineral rights currently owned by Seller, if any, will transfer to Buyer at day of closing.

UTILITIES

Electricity – Nebraska Public Power District or Northwest Rural Public Power District

Gas/Propane – local providers in area

Communications – Cell Coverage

Water – Private Well

Sewer – Septic

Television – Satellite

IMPROVEMENTS

Improvements on the Combs Ranchette include the following:

- Two story, three bedroom, one bath ranch house built in 1930
 - Remodeled to the era in which it was built with fine wood workmanship being apparent throughout with galley kitchen and formal dining room
 - Master bedroom is on upper level
 - Also offers mudroom, office, and bonus room
 - Basement utilized for storage/utilities
 - Forced-air furnace
- Cow barn with hip roof and hay loft
- Horse barn constructed from rough-cut lumber and offers six stalls
- Corrals are in good working condition
- Bunkhouse currently used as a children's playhouse







CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Gordon area is approximately 19.30 inches including 39.7 inches of snow fall. The average high temperature in January is 35 degrees, while the low is 13 degrees. The average high temperature in July is 88 degrees, while the low is 58 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.

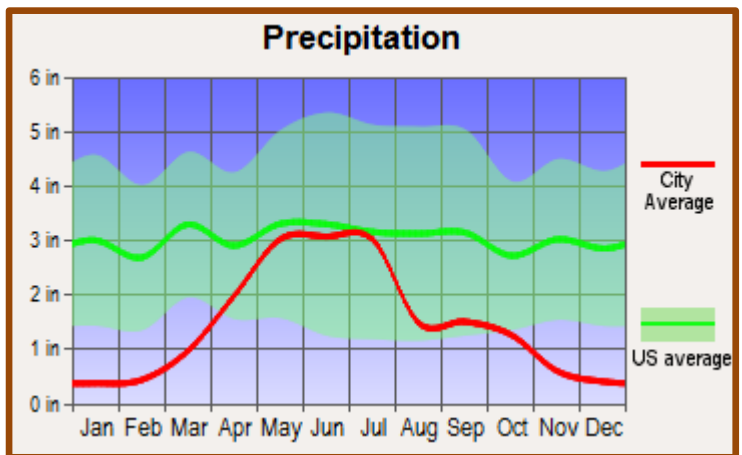
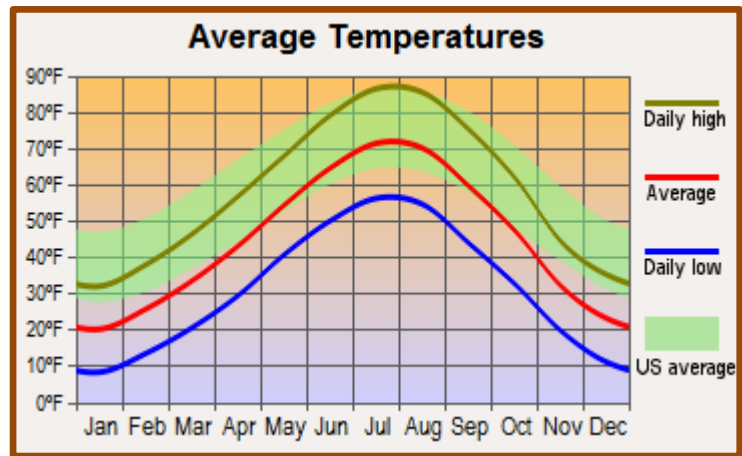
The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

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.



AIRPORT INFORMATION

Commercial airline service is available at Scottsbluff, Nebraska; Rapid City, South Dakota, and Denver, Colorado. The following is information on each of these airports:

Scottsbluff, Nebraska: United 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>.

Rapid City, South Dakota: Rapid City Regional Airport (RAP) is the only full service commercial airport for the Black Hills, serving several major cities throughout the United States. They offer 13 non-stop destinations to include Los Angeles, CA and San Francisco, CA. For more information, visit the official website for Rapid City Regional Airport at <https://www.rapairport.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 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com/>.



COMMUNITY AMENITIES

Gordon, Nebraska Gordon is located in the eastern part of Sheridan County, 14 miles from South Dakota and 106 miles from Wyoming. The village of Gordon was incorporated in 1885, the same year that the Cowboy Rail Line was extended through the area. In 1920, Gordon became a city with a population of 1,200. In 1950, the electorate approved the City Manager and Council form of government. Today Gordon has an estimated population of 1,665. If you want to visit or live in a small, friendly, and progressive community with a great school system, excellent hunting and fishing opportunities, a beautiful nine hole golf course, and wonderful city parks. Log on to <https://www.gordon-ne.us/>

Chadron, Nebraska

Chadron is a friendly community and home to Chadron State College with a population of approximately 5,851. What began in 1885 as a few wooden shacks and dirt roads has evolved into a 21st century economic leader in the Nebraska Panhandle. Chadron is home to one of the three state colleges as well as beautiful city parks, a recently designated Commercial Historic District, four public schools (one primary, one intermediate, one middle school and one high school), modern medical facilities, great housing opportunities, and low taxes. Chadron also has an FAA-approved Title 139, public airport that is conveniently located 100 miles south of Interstate 90, and approximately the same distance north of Interstate 80 on U.S. Highway 385. Recreational opportunities are varied and unique, and the climate is generally moderate. Log on to <https://www.chadron-nebraska.com/247/About-Chadron>

Scottsbluff, Nebraska

Scottsbluff, Nebraska, population 14,732 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.

OFFERING PRICE

Price Reduced to \$335,000

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 \$11,250 (Eleven Thousand Two Hundred Fifty 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.

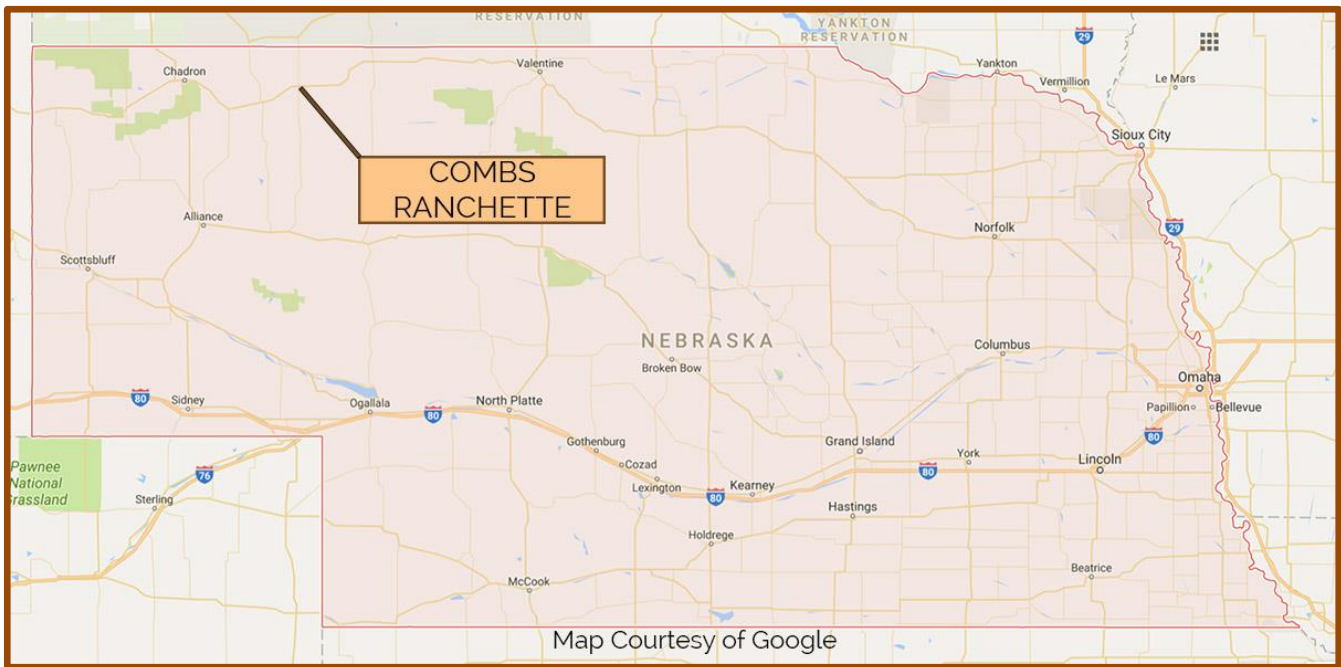


FENCES AND BOUNDARY LINES

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

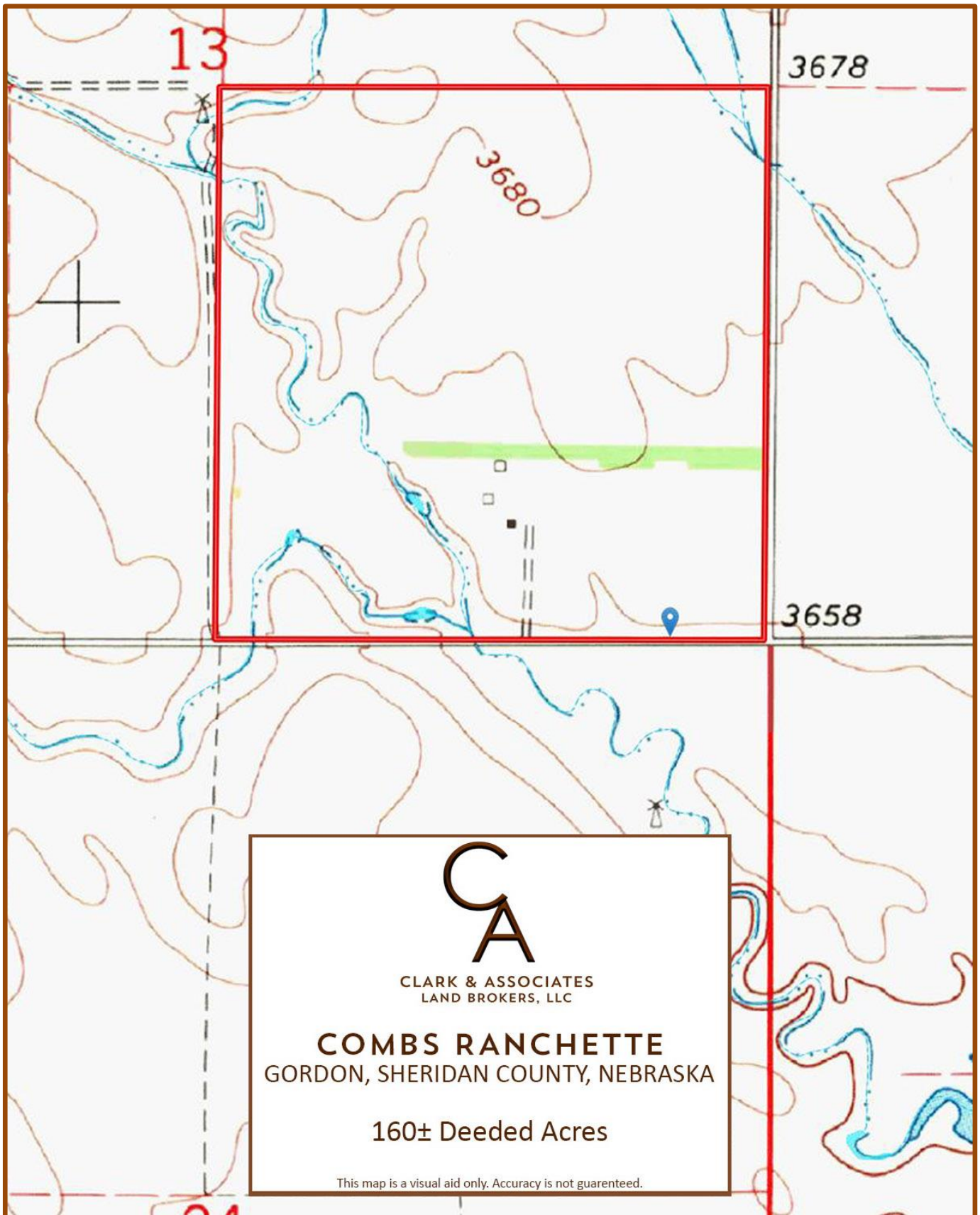


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

TOPO MAP



ORTHO MAP



CLARK & ASSOCIATES
LAND BROKERS, LLC

COMBS RANCHETTE GORDON, SHERIDAN COUNTY, NEBRASKA

160± Deeded Acres

This map is a visual aid only. Accuracy is not guaranteed.

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