



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



ARAPAHO RANCH
Lakeside, Sheridan County, Nebraska

The Arapaho Ranch consists of 10,202± contiguous acres of sandhills grass and sub-irrigated hay meadows.

LOCATION & ACCESS

The Arapaho Ranch is located approximately 10 miles northwest of Lakeside, Nebraska. To access the ranch, head north on State Highway 250 for approximately six miles; turn left onto 183rd Trail, traveling west for approximately three miles; take a sharp left, traveling south for approximately one mile. The improvements are on the west side. The Arapaho Ranch has approximately three miles of highway frontage. State-maintained and paved Highway 250 allows for easy access to and through parts of the ranch.

Several towns and cities in proximity to the property include:

• Lakeside, NE (pop. 196)	10 miles northeast
• Alliance, NE (pop. 8,959)	31 miles west
• Hyannis, NE (pop. 182)	44 miles east
• Rushville, NE (pop. 858)	45 miles north
• Chadron, NE (pop. 5,767)	77 miles northwest
• Scottsbluff, NE (pop. 14,875)	85 miles southwest
• Ogallala, Nebraska (pop. 4,503)	115 miles southeast
• Rapid City, SD (pop. 72,638)	180 miles northwest
• Broken Bow, NE (pop. 3,559)	178 miles east
• Cheyenne, Wyoming (pop. 63,957)	185 miles southwest
• Denver, CO (pop. 701,621)	285 miles southwest
• Lincoln, NE (pop. 272,996)	353 miles southeast

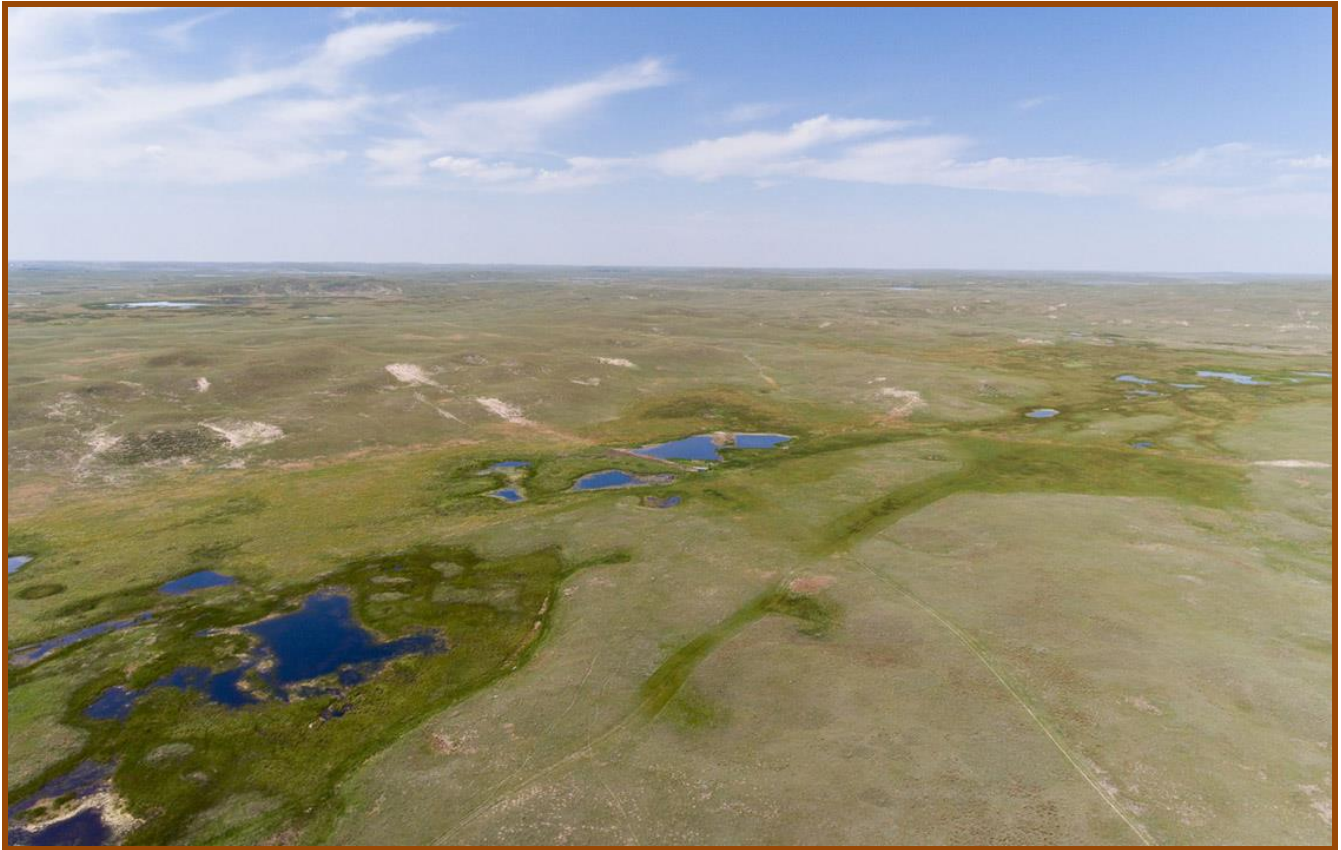


SIZE & DESCRIPTION

8,924.63± Deeded Acres
1,278.07± State of Nebraska Lease Acres
10,202.7± Total Acres

The Arapaho Ranch is the quintessential Nebraska Sandhills ranch consisting of native grasses and sub-irrigated meadows. The ranch is fenced with four and five strands of barbed wire and wooden posts that are in good condition. The ranch was purchased by the current owners in 1984 and since then, the current owners have put in approximately 30 miles of new fence. The ranch is cross-fenced into approximately 32 pastures with five pastures on the east side of the road.

The terrain of the Arapaho Ranch is mostly rolling sandhills, running down into the meadows and sub-irrigated ground. There are several smaller lakes and reservoirs along with the 156 acre Snow Lake on the property. The elevation on the ranch ranges from approximately 3,800 to 4,000 feet above sea level.



LEASE INFORMATION

The Nebraska Board of Educational Lands & Funds leases associated with the Arapaho Ranch consists of total 1,278.07± acres. Lease number 111625 expires in 2025, consists of 634.38 acres, and has an annual cash rent cost of \$8,728.22 for 2020. Lease number 112962 expires in 2027, consists of 643.69 acres and has an annual cash rent of \$9,812.60 for 2020. For more information on Nebraska Board of Educational Land & Funds leases contact (402)-471-2014 or visit <https://belf.nebraska.gov/index.html>.

WATER RESOURCES

- Three solar wells
- Tire & bottomless tanks
- 10-12 foot water table
- Snow Lake of approximately 156± acres
- Windmills
- Submergible wells



CARRYING CAPACITY / RANCH OPERATIONS

The Arapaho Ranch has historically run approximately 500 to 550 cow/calf pairs year-round, in addition to 100 head of yearlings for six months, from June through November. The grass is high quality with a variety of hard grass species, rich in protein content. It is common for weight gains of 1.8 to 2 pounds per day on yearling cattle. The current owners begin calving on March 1st, wean on October 1st, and ship in January with an average calf weight of approximately 650 pounds. Supplement feed is given to livestock during the winter months which includes hay that is harvested on the property along with three to four pounds of 20% protein cake after calving until green grass arrives. The ranch is cross-fenced for flexible management and efficient grazing rotation. Most fences are four strands or five strands of barbed wire with wood posts and are in good condition.

On average, the current owners put up approximately 1,500 acres of hay and typically start cutting in mid-June. The sub- irrigated hay produces up to two ton per acre. The rain fall averages 17 to 18 inches per year on the Arapaho Ranch.

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



REAL ESTATE TAXES

According to the Sheridan County Assessor's records, the real estate taxes for the Arapaho Ranch are approximately \$53,430 annually.

MINERAL RIGHTS

Any and all mineral rights presently owned by Seller, if any, on subject property will be transferred to Buyer at day of closing.

IMPROVEMENTS

Improvements on the Arapaho Ranch include the following:

- 2,610 sq. ft., five bedroom, three bathroom home with basement and attached garage
- 1,736 sq. ft. one-story home
- 924 sq. ft. singlewide mobile home
- 3,000 calving barn
- Steel corrals
- Multiple other outbuildings









UTILITIES

Electricity – PREMA

Gas/Propane – Local Providers

Communications – Allo Communications

Water – Private wells

Sewer – Private septic system

Television/Internet – Satellite

RECREATION & WILDLIFE

The Arapaho Ranch offers excellent hunting opportunities for mule deer, whitetail deer, antelope, turkeys and upland game birds.

Wildlife is abundant throughout the area. It is common to see wild turkeys, mule deer, white-tail deer, upland game birds, song birds, and coyotes. With the multiple lakes and rivers around the area, the fishermen are in luck with plenty of fishing opportunities.

COMMUNITY AMENITIES

Rushville, county seat of Sheridan County Nebraska, is located approximately 45 miles north of the Arapaho Ranch. Rushville is a historic town with a variety of restaurants, motels, and campgrounds. The 1914 Plains Theatre and 1904 Sheridan County Courthouse have been refurbished to showcase their history. The Nebraska Sandhills are the largest grass covered sand dune formation in the world. Visitors can canoe and fish the scenic Niobrara River. Ten miles north of Rushville is the sandstone cliffs and canyons known as Pine Ridge. Rushville, Nebraska is home to the Sheridan Livestock Sale Barn which has livestock auctions every Wednesday. Multiple lakes are located throughout the area for visitors to camp, fish, swim, and boat. For more information visit <https://rushvillene.com/explore-rushville/>.

Alliance, Nebraska is located approximately 31 miles west of the Arapaho Ranch. The school system is Alliance, Nebraska is the nearest K-12 school system to the ranch. Alliance is home to the Stonehenge replica, Carhenge, Central Park Fountain, museums, and playground. Box Butte Reservoir, a reservoir of the Niobrara River has a variety of fish and wildlife and is open year-round. For more information visit <http://visitalliance.com/about-alliance/>.

Hyannis, Nebraska is located approximately 44 miles to the east of the Arapaho Ranch. Hyannis, Nebraska also has a K-12 public school system. The historic Hyannis Hotel is a popular restaurant and hotel located downtown. For more information, visit <https://visitnebraska.com/hyannis>.



AIRPORT INFORMATION

Chadron, Nebraska, Scottsbluff, Nebraska, and Rapid City, South Dakota all have airports making both commercial and private air travel in the area very convenient. The following is information on each of these airports:

Chadron, Nebraska: The Chadron Airport is located four miles west of the city. Additional information and data:

- Hard Surface Runway is 100' X 6,001'
- Field Elevation 3,297
- ILS GPS VOR Approaches
- Fuel Available: AVGAS JET
- For more information, visit www.acukwik.com/airportinfo/KCDR

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 www.flyscottsbluff.com. Complete aeronautical information for the Western Nebraska Regional Airport can be found at www.airnav.com/airport/KBFF.

Rapid City, South Dakota: The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit www.rcgov.org/Airport/pages.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lakeside area is approximately 18.23 inches including 33.4 inches of snow fall. The average high temperature in January is 36 degrees, while the low is 12 degrees. The average high temperature in July is 86 degrees, while the low is 59 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.

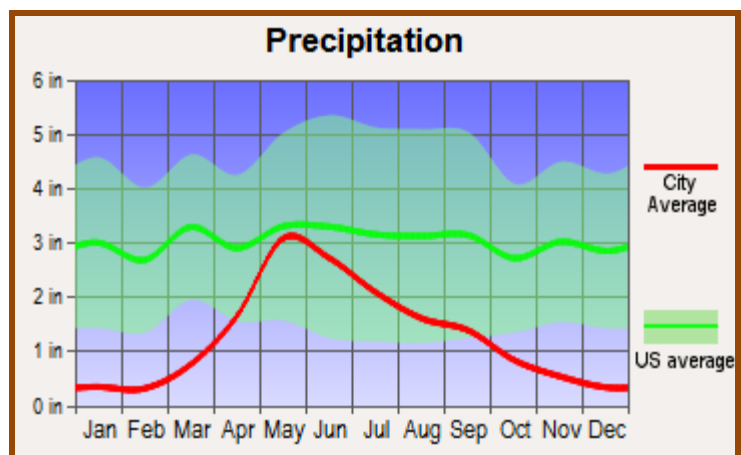
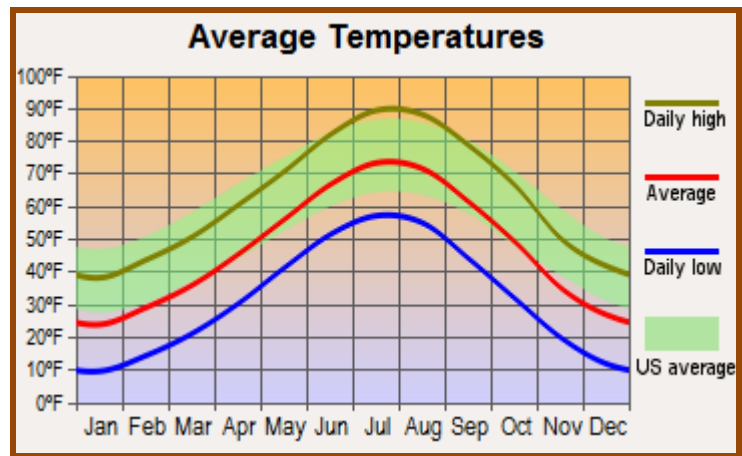
The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

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

\$7,750,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. 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 \$400,000 (Four Hundred Thousand 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.



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.**

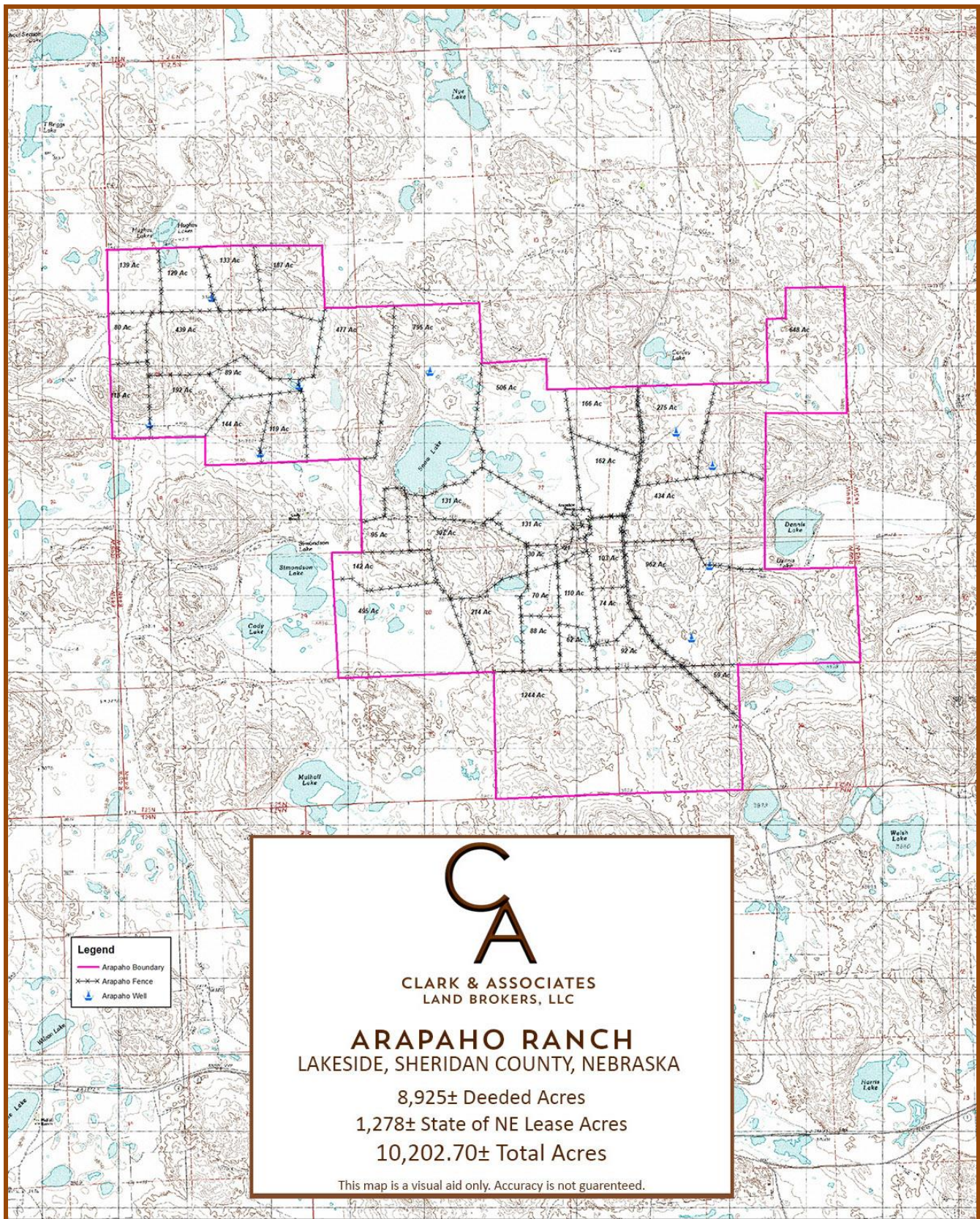
STATE LOCATION MAP



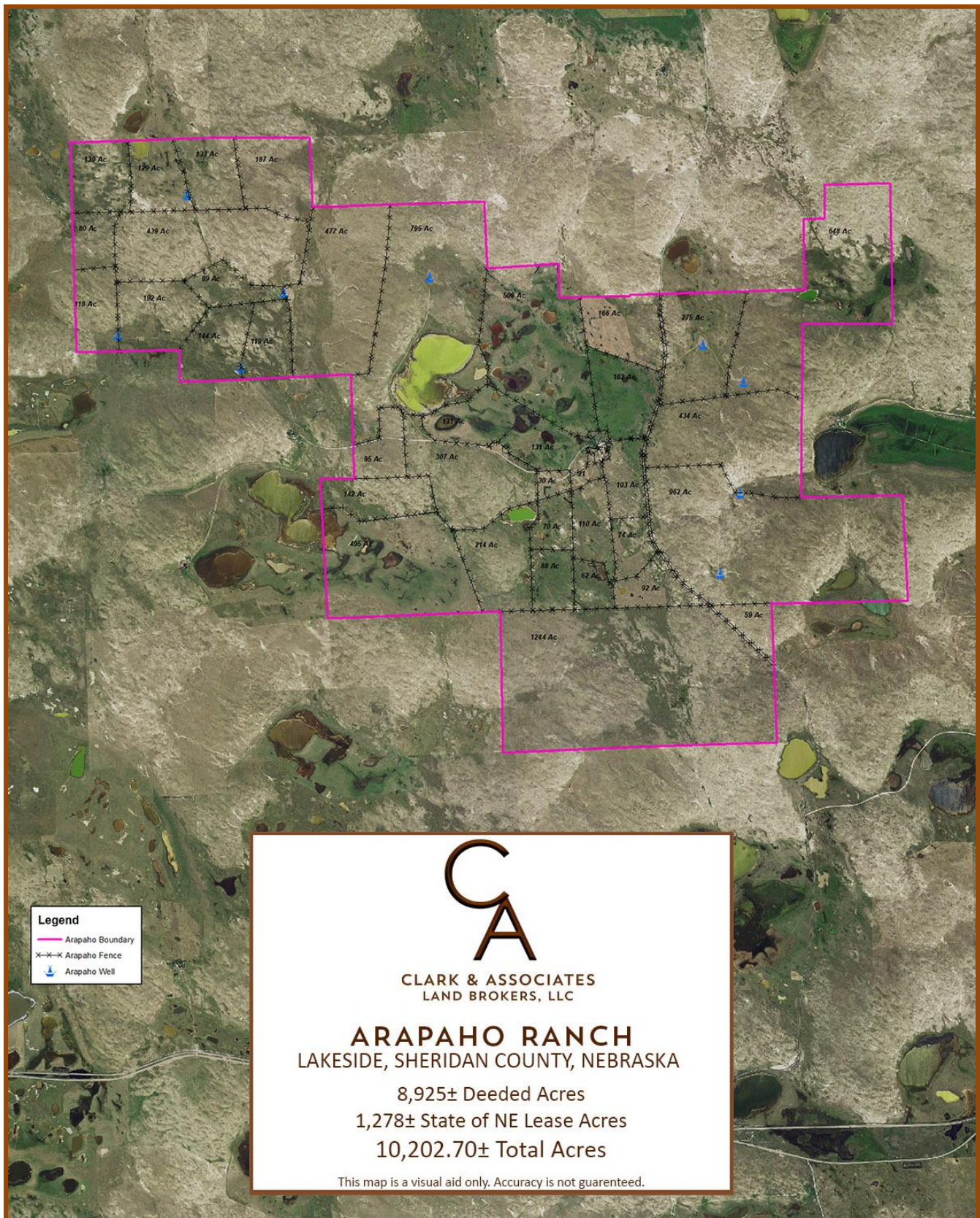
NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

ARAPAHO RANCH TOPO MAP



ARAPAHO RANCH ORTHO MAP



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



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Broker / Owner

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



Ryan Rochlitz
Associate Broker,
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Licensed in WY & NE

Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

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Licensed in WY & CO

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenrweekes@gmail.com
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