



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



BLACK BLUFFS EQUESTRIAN CENTER

Mitchell, Sioux County, Nebraska

The Black Bluffs Equestrian Center consists of 110 deeded acres and is a world class horse facility with an indoor arena, stalls, and home located in western Nebraska.

LOCATION & ACCESS

The Black Bluffs Equestrian Center is located approximately ten miles north of Mitchell, Nebraska. To access the property, head north on NE-29 N/19th Avenue for seven miles; turn right onto S D Road, traveling east for 2.4 miles. The destination is on your right at 1605 S-D Road.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Mitchell, Nebraska (population 1,660) | 10 miles south |
| • Scottsbluff, Nebraska (population 14,874) | 16 miles south |
| • Torrington, Wyoming (population 6,691) | 31 miles west |
| • Alliance, Nebraska (population 8,164) | 74 miles west |
| • Cheyenne, Wyoming (population 63,624) | 106 miles southwest |
| • North Platte, Nebraska (population 23,888) | 194 miles southeast |
| • Fort Collins, Colorado (population 165,080) | 150 miles southwest |
| • Denver, Colorado (population 701,621) | 206 miles southwest |



SIZE & DESCRIPTION

The Black Bluffs Equestrian Center is 110± deeded acres with a spring creek, pond, and open meadows. The property's elevation is approximately 4,100 feet above sea level.

There are 30± acres newly planted to alfalfa in 2018 and irrigated with water from the Pathfinder Irrigation District.

This unique property is a turn-key horse lovers dream. It is cross fenced into three pastures for rotational grazing. One pasture has five-wire barbed wire and the other two have four-wire smooth wire. It also has two turn-out paddocks off of the main barn and runs.

The possibilities for this property are endless: a nice facility for a veterinarian, a horse trainer, riding lessons, or breeding operations.



REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the Black Bluffs Equestrian Center are approximately \$11,336 annually.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch, if any, will transfer to the Buyer at closing.

IMPROVEMENTS

The 3,024 sq. ft., 1-1/2 story home was constructed in 1996. The exterior is stucco with metal eaves, soffits and Anderson windows. It is 3,024 sq. ft. with three bedrooms, 2½ bathrooms, and an office. The home has an open floor plan to the kitchen, dining room and great room and the floors on the main level are a combination of tile and hardwood. The great room has 23-foot vaulted ceilings with custom western chandeliers, hardwood floors and a loft accessed by a custom, solid cherry spiral staircase. There is a large gas fireplace with heatilator. The room has a full surround sound system with wall mounted speakers.



The main level den, which features a wet bar, powder room and viewing area through the large window over the bar into the indoor arena. The kitchen features stainless steel appliances: sub-zero refrigerator, Thermador gas range with four burners and a warming drawer along with a dishwasher. The cabinets are cherry wood and the counters are of tile. There is a laundry/mud room with a laundry sink, freezer and microwave.

The master bedroom and bath are on the main floor. The master bedroom has French doors that open onto the redwood deck and hot tub. The master bath has a jacuzzi tub, double sinks, and a walk-in closet.

The second-floor features two bedrooms and a full bath with double sinks. There is an office on the second floor with a cherry desk built into a full wall/corner and a large walk-in closet. The upstairs also has its own furnace and air conditioner.





The mechanics/utility room features two propane HVACs and water softener. There is a 1,000-gallon underground propane tank. Other features include automatic security gate, sprinkler system, mature trees, and white PVC fence around the yard.

The indoor arena is 196'x81' and is attached to the rear of the home. The arena is fully insulated and heated with two radiant propane heaters and has two big power fans as well as a loud speaker system. It is lighted with halogen and natural lighting. The stall barn is attached to the indoor arena with large, sliding double doors and a walk-through door. There are four 12' x 12' Morton built box stalls with 50 foot outside runs equipped with automatic water drinkers and tip-out feeders. There are three additional stalls, two of which are foaling stalls equipped with cameras. The stall barn is also insulated and has one exhaust fan. There is a wash rack with hot water. Heated tack room. The Breeding room is 880 sq. ft. on concrete with mats and drains. There are horse stocks and a vet room that has a ½ bathroom with its own septic.

Other improvements on the Black Bluffs Equestrian Center include the following:

- 36'x36' pole barn/garage, built in 2007. Concrete floor, insulated, electric, sliding door, six stall doors with leanto over them.
- 30'x24' Morton pole barn/equipment storage. Concrete floor, sliding door, walk-through door.
- 80'x10' loafing shed with 8 runs, all with automatic waterers
- 200'x300' outdoor roping arena constructed of railroad ties and panels



UTILITIES

Electricity – Summer months \$150, winter months average \$400
Propane – Average \$70/month, Panhandle Coop, (308) 632-5301
Communications – Cell coverage is available
Water – Private well
Irrigation – Annual assessment \$900
Sewer – Two private septic systems
Internet – Vistabeam, Scottsbluff, NE, (308) 635-9434
Television – Satellite TV

WATER RESOURCES

- One domestic well – approximately 88 feet deep
- Spotted Tail Creek is a year-round spring creek that feed a pond
- Pathfinder Irrigation
- Two windmills
- Spring pond
- Five hydrants
- Well with a submersible pump for a pasture



OPERATIONS

The Black Bluffs Equestrian Center has historically run 10 head of horses year-round on the pasture. The grass is high quality with a variety of hard grass species, rich in protein content. There are 30± acres planted to alfalfa. The property is cross-fenced for flexible management and efficient grazing rotation. One pasture is five-wire barbed wire and two pastures are four-wire smooth wire with steel posts and are in good condition.

The irrigated hay meadow and winter pasture has produced 1.5 tons of high-quality alfalfa per acre annually with one cutting and regrowth for fall grazing. Three livestock markets in proximity to this ranch are Scottsbluff, Crawford, and Torrington.

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

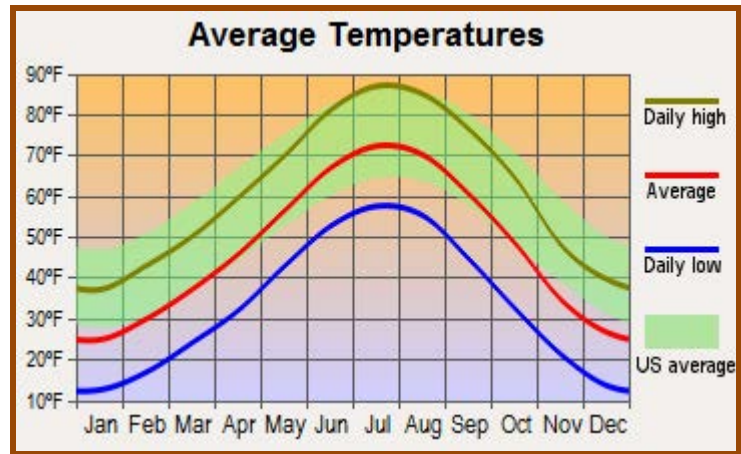


SOILS

- Otero loamy very fine sand, 0 to 3 percent slopes - 22.3%
- Valent fine sand, 3 to 9 percent slopes - 4.1%
- Wildhorse loamy fine sand, 0 to 3 percent slopes - 60.6%
- Scoville fine sand, 0 to 1 percent slopes - 13%

CLIMATE

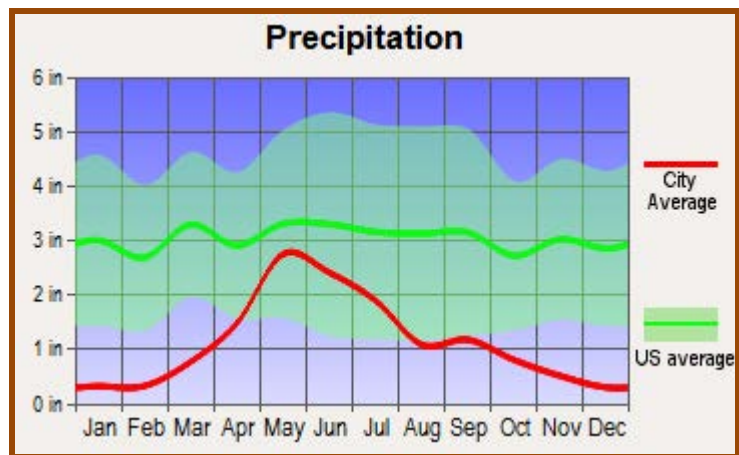
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Mitchell area is approximately 15.30 inches including 39.8 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 15 degrees. The average high temperature in July is 90 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.

COMMUNITY AMENITIES

Mitchell, Nebraska is a city in Scotts Bluff County, it was established in 1900 and named after the historical Fort Mitchell nearby. Mitchell has two schools, Mitchell Elementary and Mitchell High School. The Scotts Bluff County Fair is held in Mitchell each year. There is a nine-hole golf course and public swimming pool. For additional information regarding Mitchell, as well as the surrounding area, visit www.mitchellcity.net.

Scottsbluff, Nebraska is approximately 20 minutes south of Black Bluffs Equestrian Center and offers medical facilities at Regional West Medical Center, a good school system, Western Nebraska Community College, theaters, restaurants, several banks, retail stores, shopping, a golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff, as well as the surrounding area, visit www.visitscottsbluff.com.

Torrington, Wyoming is the county seat of Goshen County and is primarily an agricultural community. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, two sale barns, and farm and implement dealerships. Torrington Livestock Market is Wyoming's largest livestock market. They offer cattle for sale daily by several marketing options: live cattle auctions, video cattle auctions, and private treaty. The auction calendar can be accessed at www.torringtonlivestock.com.

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 Western Nebraska Regional Airport. Valley Airways, a 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://flyscottsbluff.com/>. Complete aeronautical information for Western Nebraska Regional Airport can be found at: <http://airnav.com/airport/kbff>.

Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.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 website for Denver International Airport at www.flydenver.com.

RECREATION & WILDLIFE

Outdoor activities such as hiking, rock climbing, biking, camping, fishing, cross-country skiing and snowmobiling are all possible on the property or nearby. Close proximity to the property is Scotts Bluff National Monument, Lake Minatare, Riverside Discovery Center, and numerous trails. Wildlife that frequent the property include deer, antelope, turkey and numerous waterfowl.



OFFERING PRICE

Priced Reduced to \$1,500,000

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 \$95,000 (Ninety-five 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.

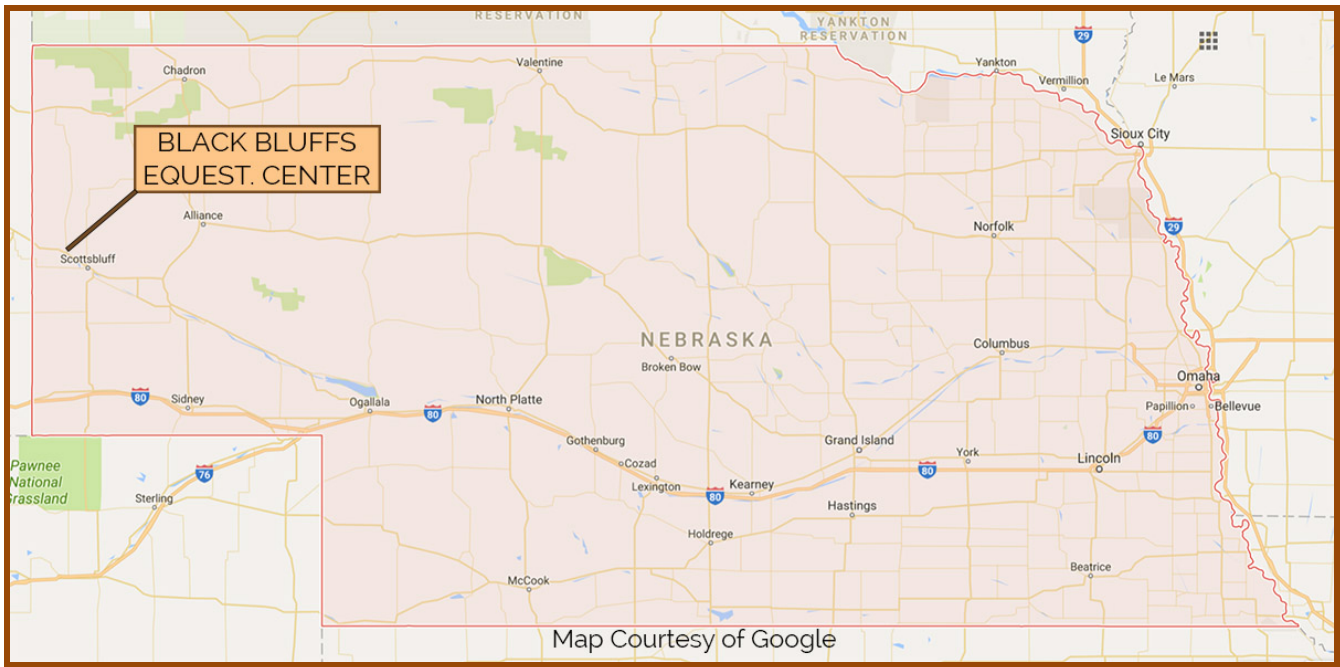


FENCES AND BOUNDARY LINES

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.

STATE LOCATION MAP

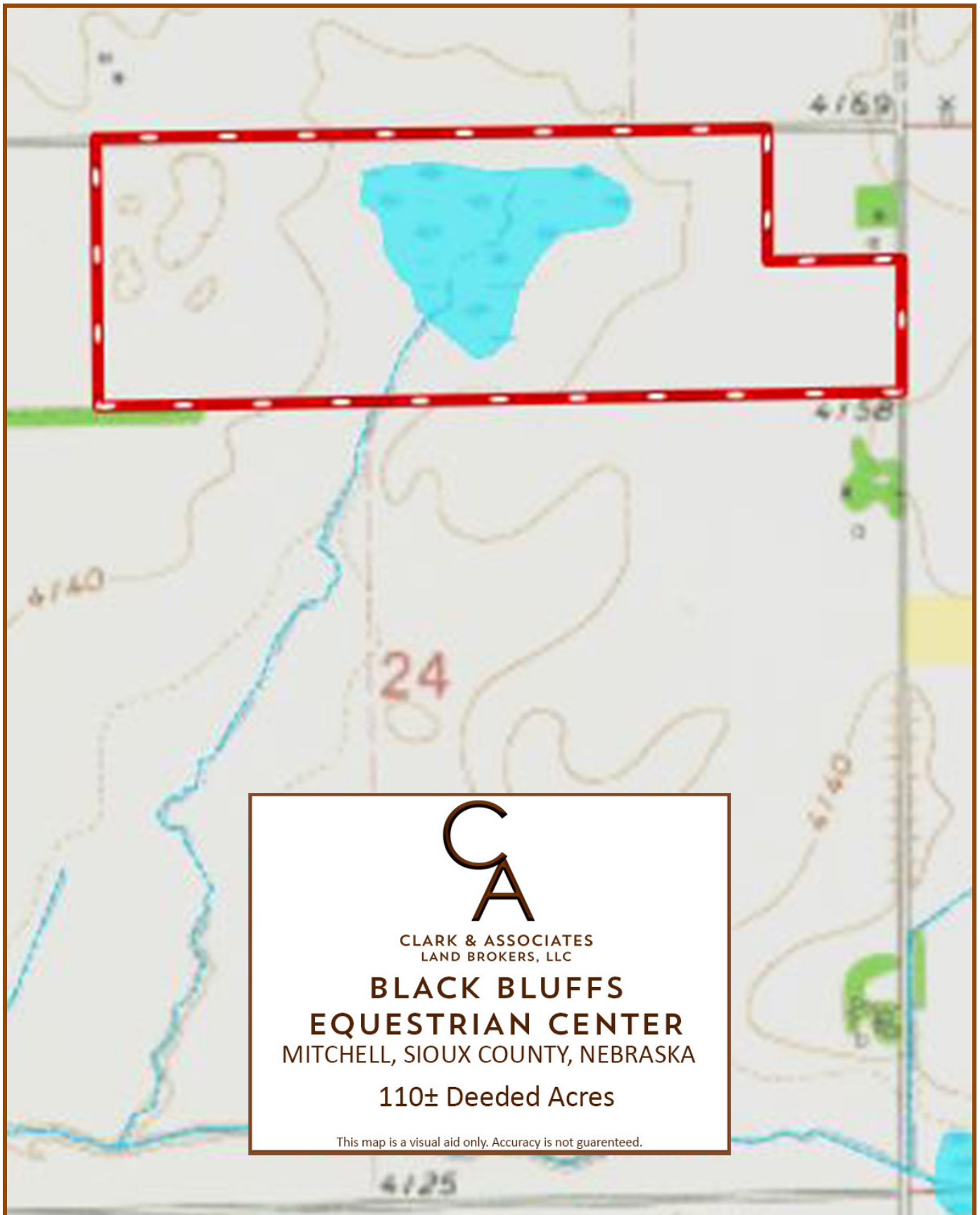


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

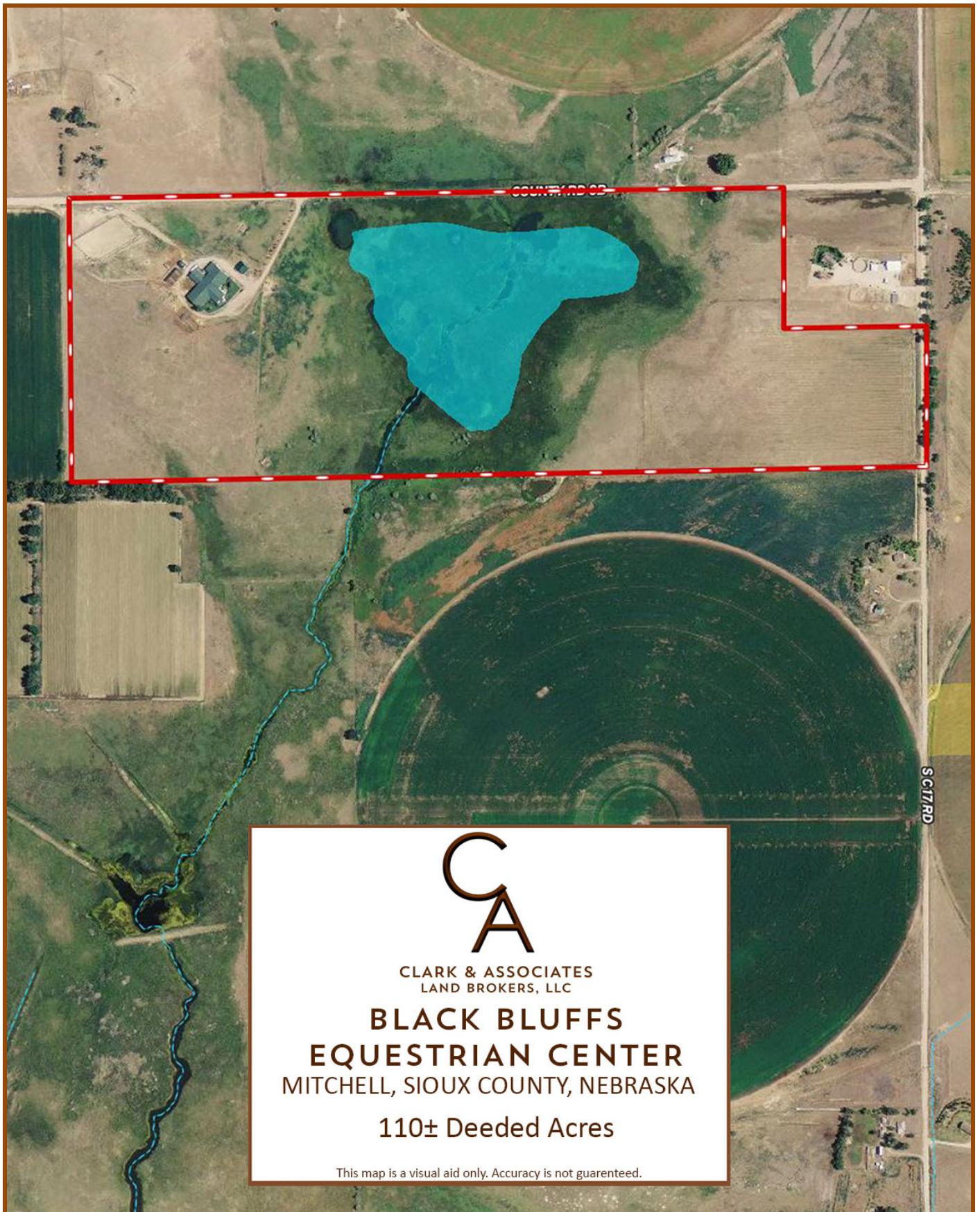
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

BLACK BLUFFS EQUESTRIAN CENTER TOPO MAP



BLACK BLUFFS EQUESTRIAN CENTER ORTHO MAP



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



Scott Leach
Associate Broker, REALTOR®

Mobile: (307) 331-9095

scott@clarklandbrokers.com

Licensed in WY, CO, NE, & SD

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

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Belle Fourche, SD Office

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

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE, SD & WY

Douglas, WY Office

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

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, CO, SD & NE

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Greybull, WY Office

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

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenweekes@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