



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



RIMROCK RANCH
Crawford, Sioux County, Nebraska

The RimRock Ranch consists of 800± deeded acres located adjacent to the historic Fort Robinson State Park.

LOCATION & ACCESS

The RimRock Ranch is located approximately 10 miles northwest of Crawford, Nebraska. To access the property from Crawford, Nebraska, travel north on US Highway 20 for ¼ mile; turn left onto US Highway 71, traveling north for approximately 2.5 miles; turn left onto Moody Road traveling west for approximately four miles; turn right onto RimRock Road traveling north for approximately one mile until the road turns left, continue on west for another two miles to the RIMROCK sign at the ranch entrance. The county roads and ranch lane to the house are all graveled, allowing for easy-year round access to the ranch.

Several towns and cities in proximity to the property include:

- | | |
|--|---------------------|
| • Crawford, Nebraska (population 947) | 10 miles northwest |
| • Harrison, Nebraska (population 227) | 37 miles west |
| • Lusk, Wyoming (population 1,541) | 67 miles west |
| • Chadron, Nebraska (population 5,488) | 33 miles east |
| • Torrington, Wyoming (population 6,701) | 94 miles southwest |
| • Scottsbluff, Nebraska (population 14,733) | 84 miles south |
| • Cheyenne, Wyoming (population 63,957) | 183 miles southwest |
| • Rapid City, South Dakota (population 75,443) | 129 miles north |
| • Deadwood, South Dakota (population 1,306) | 171 miles north |
| • Denver, Colorado (population 701,621) | 283 miles southwest |



SIZE & DESCRIPTION

800± deeded acres

RimRock Ranch is located in the heart of western Nebraska's scenic Pine Ridge country. The terrain consists of rolling grassland pastures which rise to an approximate 500 foot ridgeline along the southern border. The ranch lies adjacent to Nebraska's historic Fort Robinson State Park and shares approximately two miles of common fence line along the southern border.

The ranch gets its name from the 300+ foot "rim rock" cliff face located in the middle of the ranch. From the top of the "rim rock" ridge, one has a panoramic view across the Nebraska grasslands, buttes and badlands stretching out to the southern Black Hills of South Dakota.

The RimRock Ranch has multiple springs on two adjacent streams which feed a cool, clear water pond providing water for livestock and wildlife. The pond is well stocked with bass and pan fish. Below the pond dam is a large rustic water wheel once used by the previous owner to pump water to the ranch headquarters to provide additional water for livestock and gardens.



WATER RESOURCES

Numerous springs flow from the base of the rim rock, forming a year-round stream which runs through the central area of the ranch providing fresh water to livestock and wildlife.

Two electric wells with a series of tanks or heated waterers on waterlines provide water to the pastures that do not have springs or ponds, allowing for ample livestock and wildlife water. The well at the ranch headquarters has plenty of good water for both household and livestock use.

In the event of a sale, all water rights permitted and adjudicated to the subject property shall be transferred to the buyer.

For information regarding permitted and adjudicated water rights available on the ranch, contact the Department of Natural Resources at 402-471-2363, or visit the department's website at <http://dnr.ne.gov/website/MainPage.aspx>.



CARRYING CAPACITY / RANCH OPERATIONS

The RimRock Ranch has operated for 23 years as a working bison ranch. Historically, the current owners typically ran 35 to 40 cow/calf bison pairs with an additional 12 to 20 mixed-age animals, with supplemental hay fed to stock in the winter. The current owners recently retired and have leased the property to a neighbor for grazing cattle during the summer months.

The ranch is fenced with a combination of high-tensile electric and barbed wire with high-tensile electric interior cross fencing. There is a heavy-duty wooden corral system which works well with bison or other livestock.

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



REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the RimRock Ranch are approximately \$3,370 annually.

MINERAL RIGHTS

Any and all mineral rights, owned by seller, if any, will be transferred to buyer at day of closing.

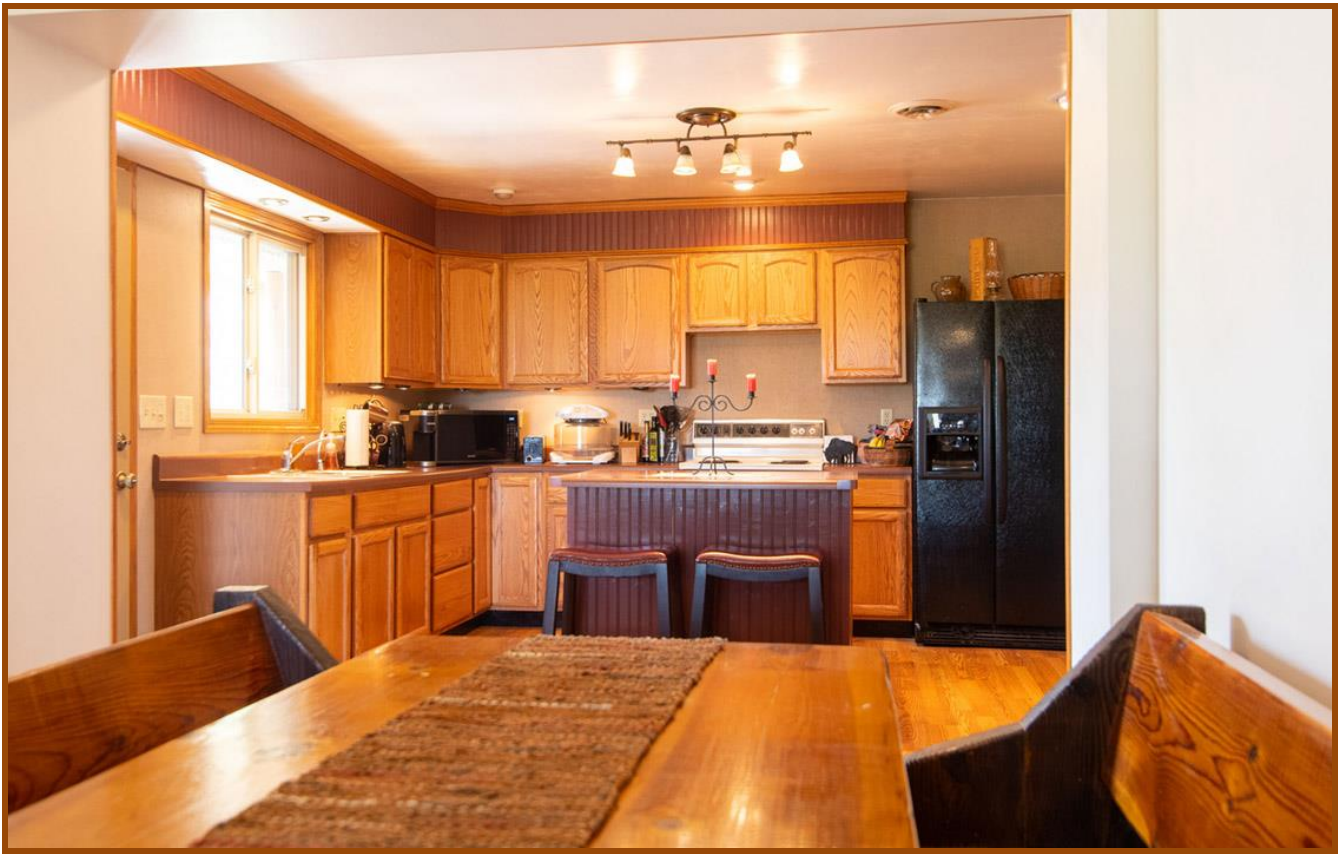
IMPROVEMENTS

The RimRock Ranch features a 2,200 sq. ft. home with three bedrooms and 1¾ baths which is located just off the county road along the northern boundary. This rustic 1960s ranch-style home is one level and has recently been updated and remodeled. The home has an open concept kitchen, dining room, and living room areas which allow for easy entertaining. The main living area of the home was built with logs harvested from the property. The great room features a large, floor-to-ceiling fireplace made of petrified wood gathered from around the area. The home also features a living room with an additional wood stove, office area, laundry, mudroom and back room. A propane furnace can be used for heat in addition to the two fireplaces. An outside patio area with a covered porch for grilling and an outdoor kitchen can be accessed from the home's kitchen. This home is located in a perfect setting for entertaining whether it be a family home or guest lodge.

Additional improvements on the property include a 35' X 45' metal Morton two-car garage/shop with a concrete floor and wooden work bench; a 75' X 18' Morton horse barn with two single stalls and a double-wide stall with runs, one open bay for hay storage and a fully-enclosed tack room with a concrete floor. In addition, there is a 180' X 80' heavy-duty wooden corral with alleyways and the largest of six pens measuring 120' X 60'.











UTILITIES

Electricity – Niobrara Electric Association

Propane – Westco of Chadron/Alliance, Nebraska

Communications – CenturyLink

Cell Coverage—Marginal dependent upon carrier and elevation

Water – Wells

Sewer – Septic

Television – Direct TV

Internet – Hughes Net

WILDLIFE

The RimRock Ranch and Fort Robinson State Park have a multitude of wildlife including, mule deer, white tail deer, wild turkeys, coyotes, bobcats, porcupine, bighorn sheep, elk, and occasional antelope.

HUNTING AND RECREATIONAL ACTIVITIES

Hunting opportunities are excellent, both on the ranch and on Fort Robinson State Park. Public access to the northern areas of Fort Robinson is limited since there is little direct access from the county roads and no motorized vehicles are allowed on that side of the park. The common boundary with Fort Robinson gives the ranch direct but private access across its southern boundary for hiking, hunting and trail riding.

The ranch is well set up for horses and equestrian activities. There are numerous scenic riding trails on the ranch and there is also convenient access to almost 30,000 additional acres on Fort Robinson and the Federal Wood Reserve across the ranch's southern border. The ranch has an excellent series of smaller interior pastures around the headquarters for grazing horses. The horse barn has stalls with sturdy pipe fenced runs, hay storage and an enclosed tack room.

The private fresh water pond has good fishing for both kids and the experienced bass fisherman. It also has a dock for paddle boating and canoeing.





COMMUNITY AMENITIES

Sioux County is home to several notable attractions including; the Agate Fossil beds National Monument, the Cheyenne Outbreak Historical Monument, and the War Bonnet Battlefield. In addition, Sioux and Dawes counties are home to Fort Robinson, Western Nebraska's premier state park. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the surrender and eventual death of the famous Sioux war chief, Crazy Horse. Over the years, the fort served as the Red Cloud Indian Agency, as a cavalry remount station, K-9 training center, POW camp, and a beef research station. Currently, the park and its many well preserved attractions serve as the region's largest tourist attraction.

The city of Crawford, population 947, is located in Dawes County, and was established in 1886 as a result of the Fremont-Elkhorn Railroad's westward push. Like many western railroad towns, Crawford had a rough and rowdy beginning. Modern day Crawford, also known as "The Garden beyond the Sandhill's", is now a peaceful town with a western flare. Crawford is also known as the big game capital of Nebraska, and has become a destination for not only hunters but nature lovers and historians alike. In addition to the numerous hiking, biking, and horseback trails, the Pine Ridge of Nebraska offers several lakes, streams, and rivers which provide a multitude of boating, fishing, and camping opportunities. For the historian, this fossil-rich area is known for its two world-class bone beds. For more information visit <http://crawfordnebraska.net/>.

Harrison, Nebraska, located approximately 37 miles west of the ranch, has a population of 227, and is the county seat of Sioux County. Harrison offers residents all the amenities of a traditional, rural Nebraska town. It has an excellent K-12 school system with a low student/teacher ratio, bank, retail stores, several churches, restaurants, government offices, town library, and the county fairgrounds. For more information about the area, visit: <https://co.sioux.ne.us/>.

Chadron, Nebraska, population 5,851, is the county seat of Dawes County and home to Chadron State College. This historic city features several amenities including schools, shopping, medical facilities, banks, restaurants, golf course, several museums, libraries, Mari Sandoz High Planes Heritage Center, and much more.

Located in and around Chadron are several historical sites:

- Chadron State Park, Nebraska's oldest state park
- Toadstool Park, known for unusual geological formations
- The Hudson-Meng Bison Kill, modern archeological excavation in progress
- Agate Fossil Beds National Park, a 3,000 acre monument located on the Niobrara River

Chadron hosts annual events such as Fur Trader Days and the Dawes County Fair. For more information visit <https://www.chadron-nebraska.com/>.



AIRPORT INFORMATION

Chadron and Scottsbluff, Nebraska and Rapid City, South Dakota all have airports which make both commercial and private air travel in the area very convenient.

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

- Hard Surface Runway is 100' X 5,998'
- Field Elevation 3,297 ft.
- ILS GPS VOR Approaches
- Fuel Available: 100LL JET-A
- For more information <https://www.airnav.com/airport/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, visit www.flyscottsbluff.com.

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 more information, 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 Crawford area is approximately 20.17 inches including 60.6 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 16 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.

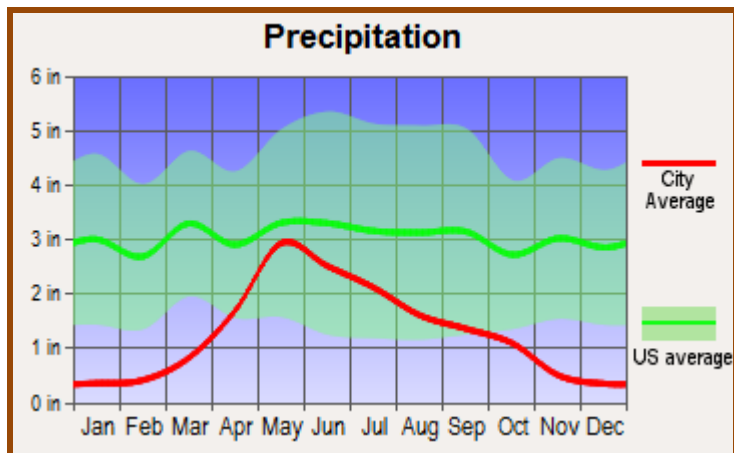
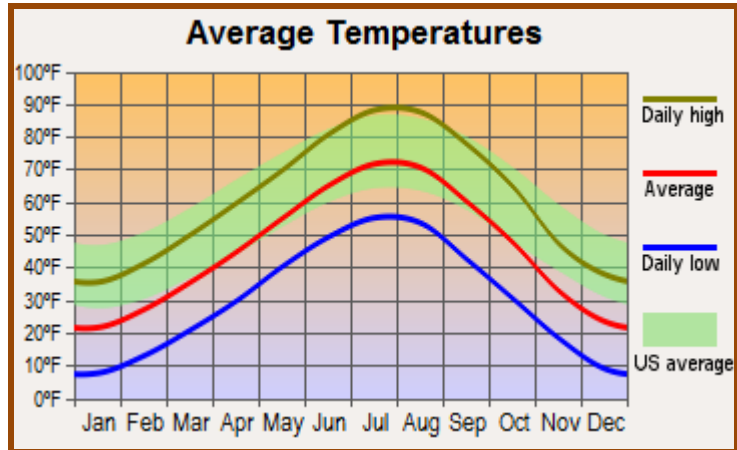
The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

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.



OFFERING PRICE

\$1,200,000

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 \$60,000 (Sixty 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.**

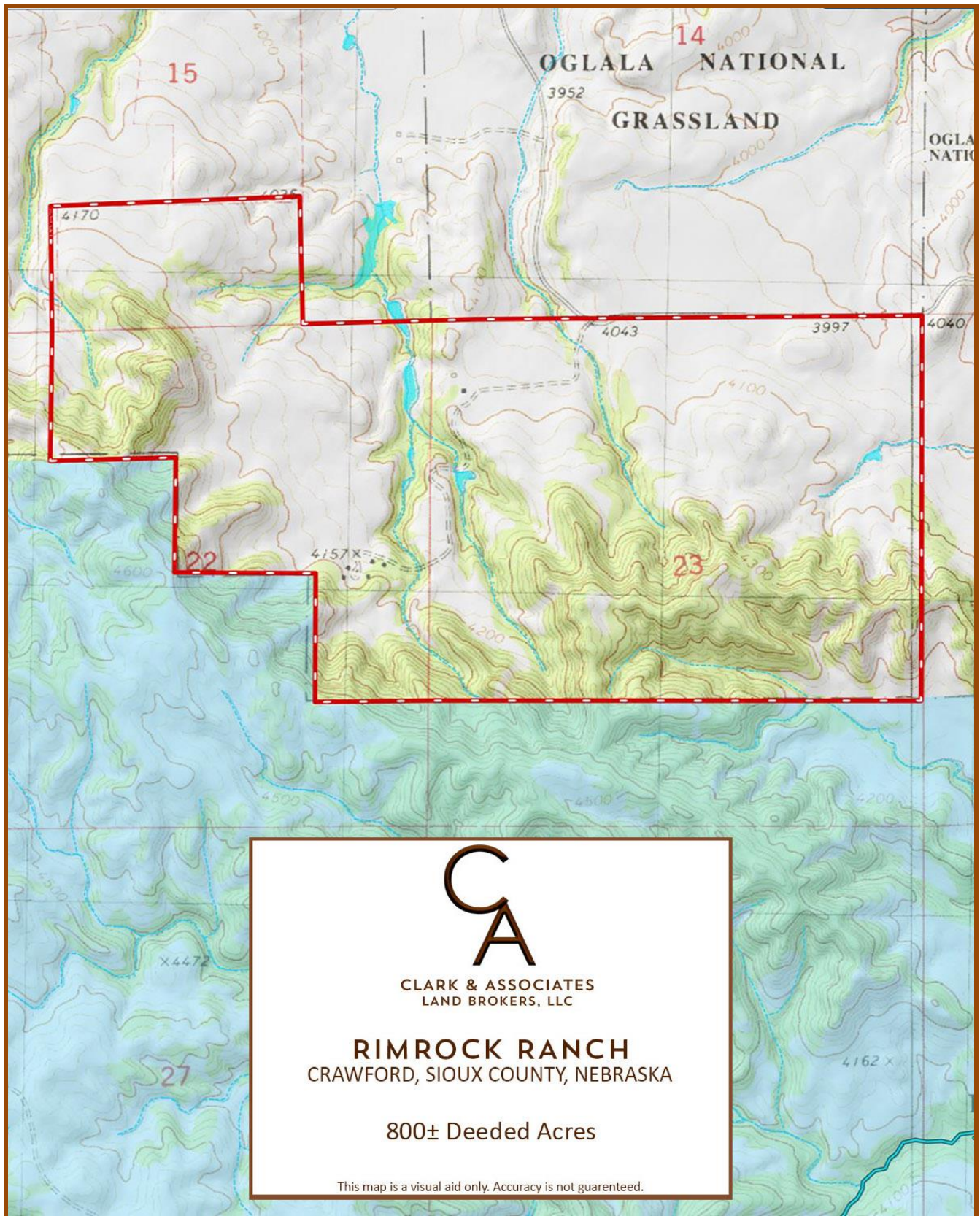
STATE LOCATION MAP



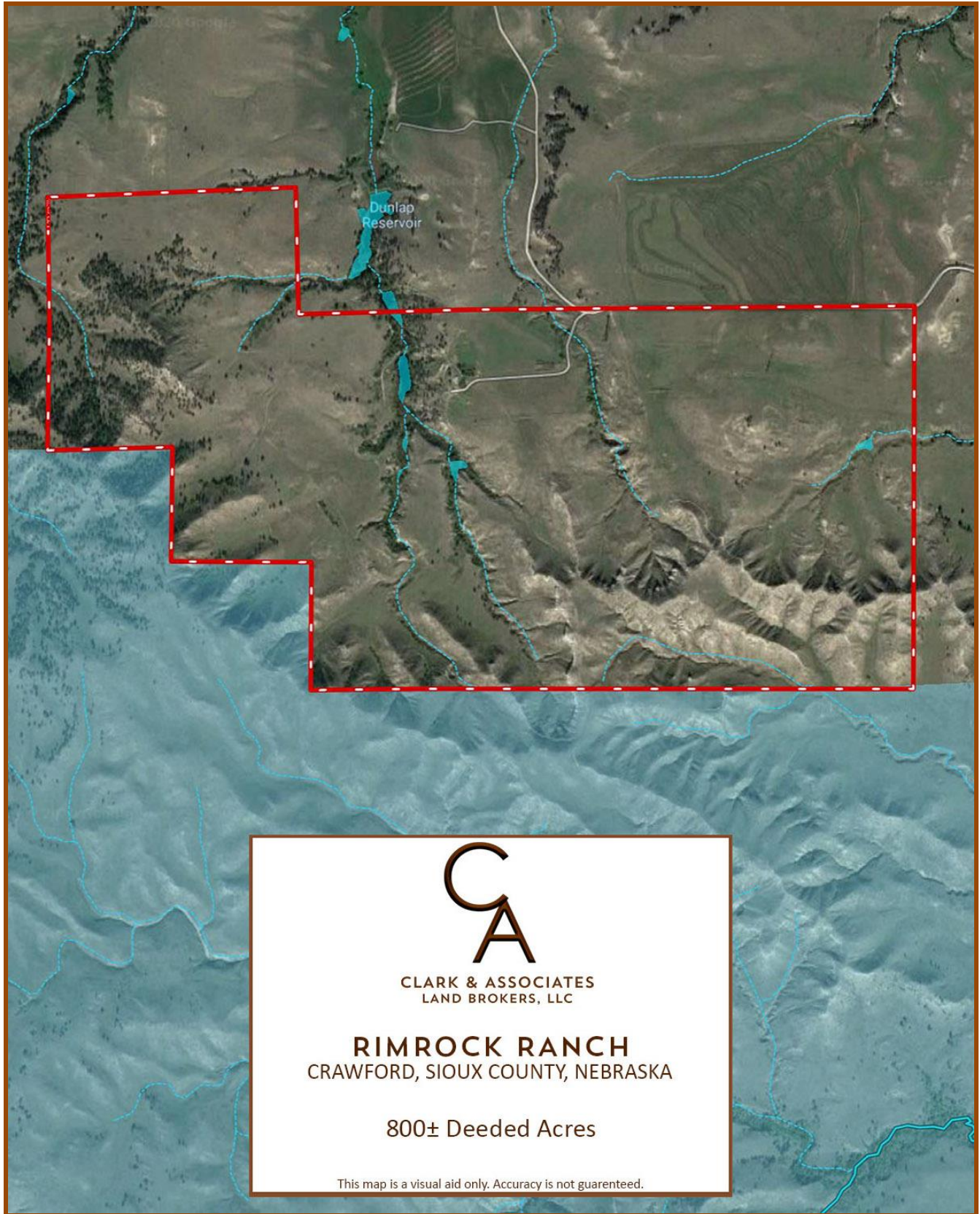
NOTES

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.

RIMROCK RANCH TOPO MAP



RIMROCK RANCH ORTHO MAP



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



Cory Clark
Broker / Owner

Office: (307) 334-2025
Mobile: (307) 351-9556

clark@clarklandbrokers.com

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



Dean Nelson
Associate Broker,
REALTOR®

Cell: (307) 340-1114

dean@clarklandbrokers.com

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

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 ~ 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