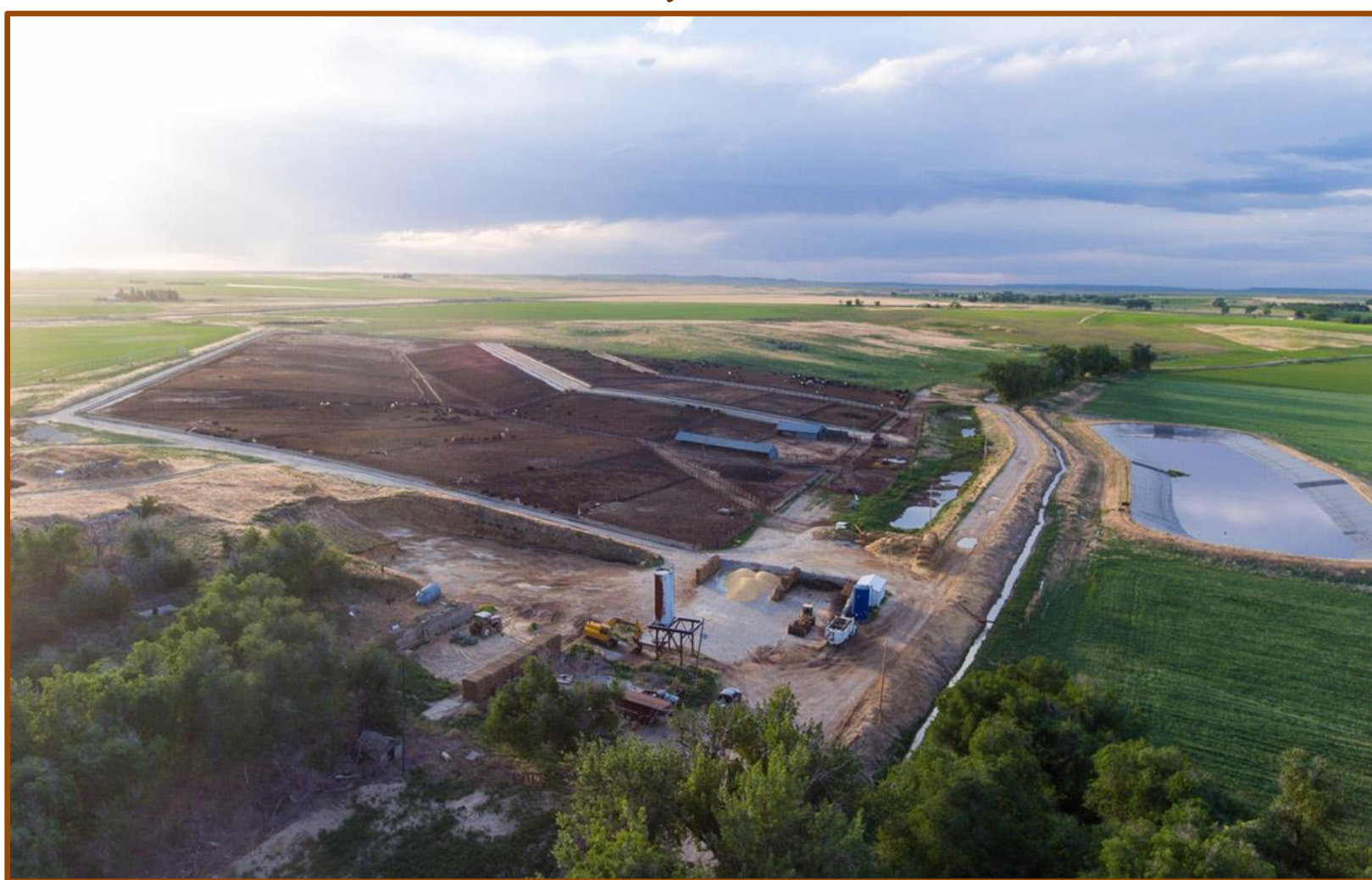




**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



Tighe Farm & Feedlot
Morrill, Sioux County, Nebraska

The Tighe Farm & Feedlot consists of 806± total acres of productive farm ground with dual-appropriated water and a 4,000 head feedlot.

LOCATION & ACCESS

The Tighe Farm & Feedlot is located approximately 15 miles from Torrington, Wyoming. From Torrington, head east on US Highway 26 for approximately 8.4 miles; turn left on S A Road traveling north for 0.9 miles and then take a slight left toward Henry Road; continue on Henry Road for seven miles; turn left on S G Road traveling west for approximately one-half mile until you reach the property entrance at 252 S-G Road Morrill, Nebraska. The farm is accessed off of a maintained gravel road with year-round access.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Torrington, Wyoming (population 6,501) | 15 miles southwest |
| • Scottsbluff, Nebraska (population 15,039) | 16 miles southeast |
| • Sidney, Nebraska (population 6,757) | 92 miles southeast |
| • Cheyenne, Wyoming (population 59,466) | 98 miles southwest |
| • Fort Collins, Colorado (population 143,986) | 143 miles southwest |
| • Laramie, Wyoming (population 30,816) | 147 miles southwest |
| • Casper, Wyoming (population 59,628) | 160 miles northwest |
| • Denver, CO Metro Area (population 701,621) | 197 miles southwest |



SIZE & DESCRIPTION

487.05± deeded acres

319.811± State of Nebraska Lease Acres

806.86± Total Acres

Located approximately eight miles north of Henry, Nebraska, the Tighe Farm & Feedlot is a productive property consisting of 487.05± deeded acres and 319.811± State of Nebraska lease acres with dual-appropriated water and a DEQ-permitted 4,000 head feedlot constructed of continuous fence with 4,000 feet of concrete bunk space. The feedlot features a hydraulic processing chute, load-out facilities, with water being provided via stock tanks with concrete aprons, float systems with overflow, and a lined lagoon.

There are six pivots, comprised of Reinke, Zimmatic and Lockwood low-pressure pivots, which have historically irrigated the sorghum sudan crops planted for the feedlot operation with yields of 15 ton/acre. Of the total 806± acres, there are 426± irrigated acres, mainly under pivot and minimal flood irrigation, with irrigation water provided from an irrigation well rated at 900 GPM and certified for 444.5± acres as well as 320± acres water right from Pathfinder Irrigation Water District.

The terrain of the farm consists of a flat land with a gentle slope. Mature cottonwood trees provide excellent habitat for the wildlife and protection for the livestock. The elevation on the property varies between 3,900 and 4,000 feet above sea level.



WATER RESOURCES

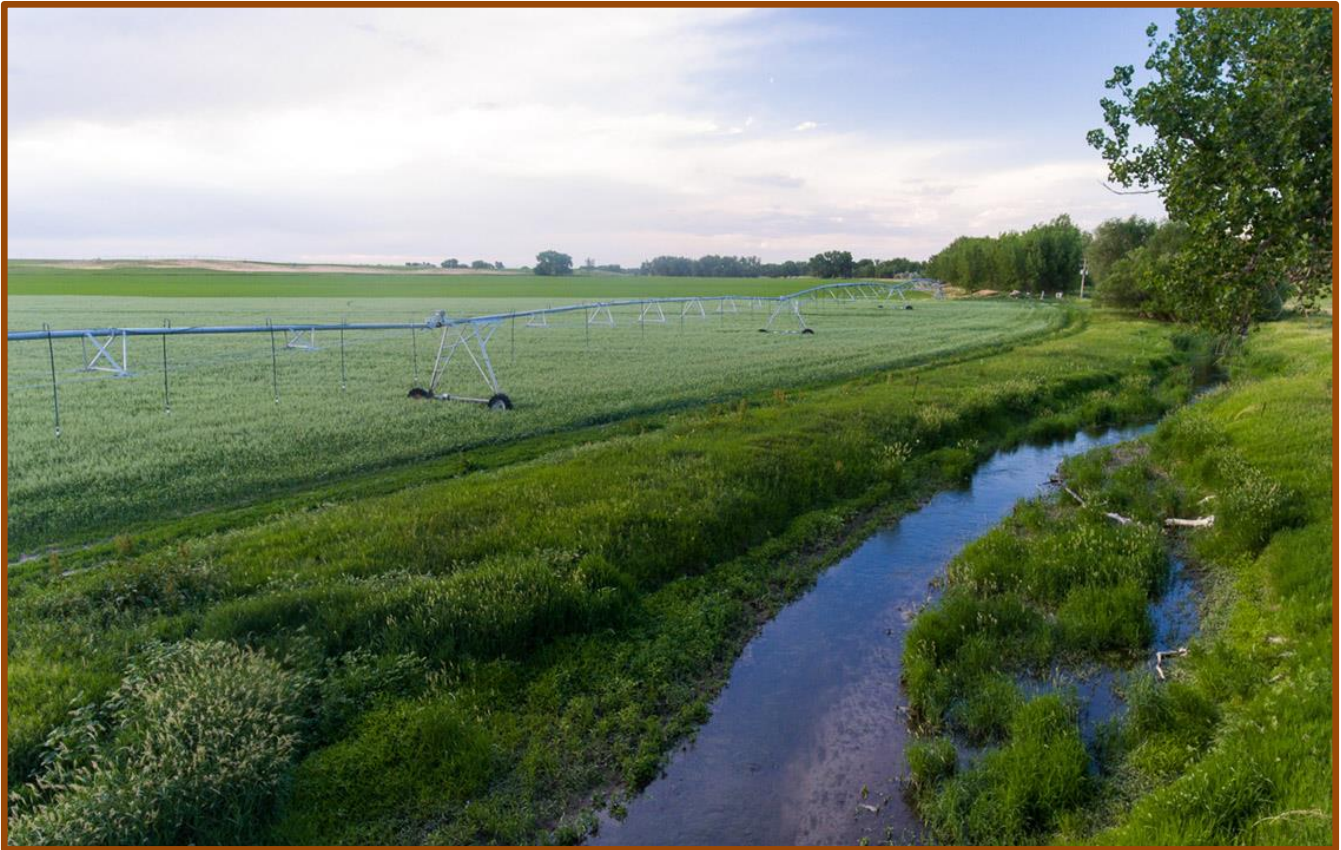
The following information on the wells is courtesy of the Nebraska Department of Natural Resources. Along with the wells listed below, there are approximately 456± acres of Pathfinder Irrigation water rights:

STOCK & DOMESTIC – Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	WELL DEPTH	STATIC WATER DEPTH
G-151249A	Section 36	DOM	ID:195478	11/4/2008	24 ft.	17 ft.
G-151249B	Section 36	DOM	ID:195479	11/4/2008	20 ft.	13 ft.
G-151249C	Section 36	DOM	ID: 195480	11/4/2008	24 ft.	17 ft.

IRRIGATION – Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
G-121060	Section 36	IRR	ID:157664	6/17/2004	900GPM	100 ft.	9 ft.



CARRYING CAPACITY /OPERATIONS

Feedlot facilities on the Tighe Farm & Feedlot includes 26 pens, 4,000 linear feet of bunk space, shelter belt wind breaks, and continuous pipe fencing. The feedlot is DEQ-permitted at 4,000 head and has the facilities to accommodate full capacity. There is a loading chute along with processing equipment that includes a hydraulic chute. All pens are thoughtfully designed to ensure efficiency for cattle flow throughout the yard. In addition, the pens are equipped with automatic water tanks with an overflow system and concrete aprons to allow cattle optimal access to each water source. There is a lease in place on the property until 2022.

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



SOILS

Soils on the farm consist of primarily Las Animas fine sandy, Scoville loamy fine sand, Alice fine sandy loam and Blueridge-Bayard complex.

REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the Tighe Farm and Feedlot are approximately \$8,383 annually.

MINERAL RIGHTS

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

UTILITIES

Electricity – Roosevelt Power District: (308) 635-2424

Gas/Propane – Panhandle Coop: (308) 630-5220

Communications – cell coverage available

Water – private well

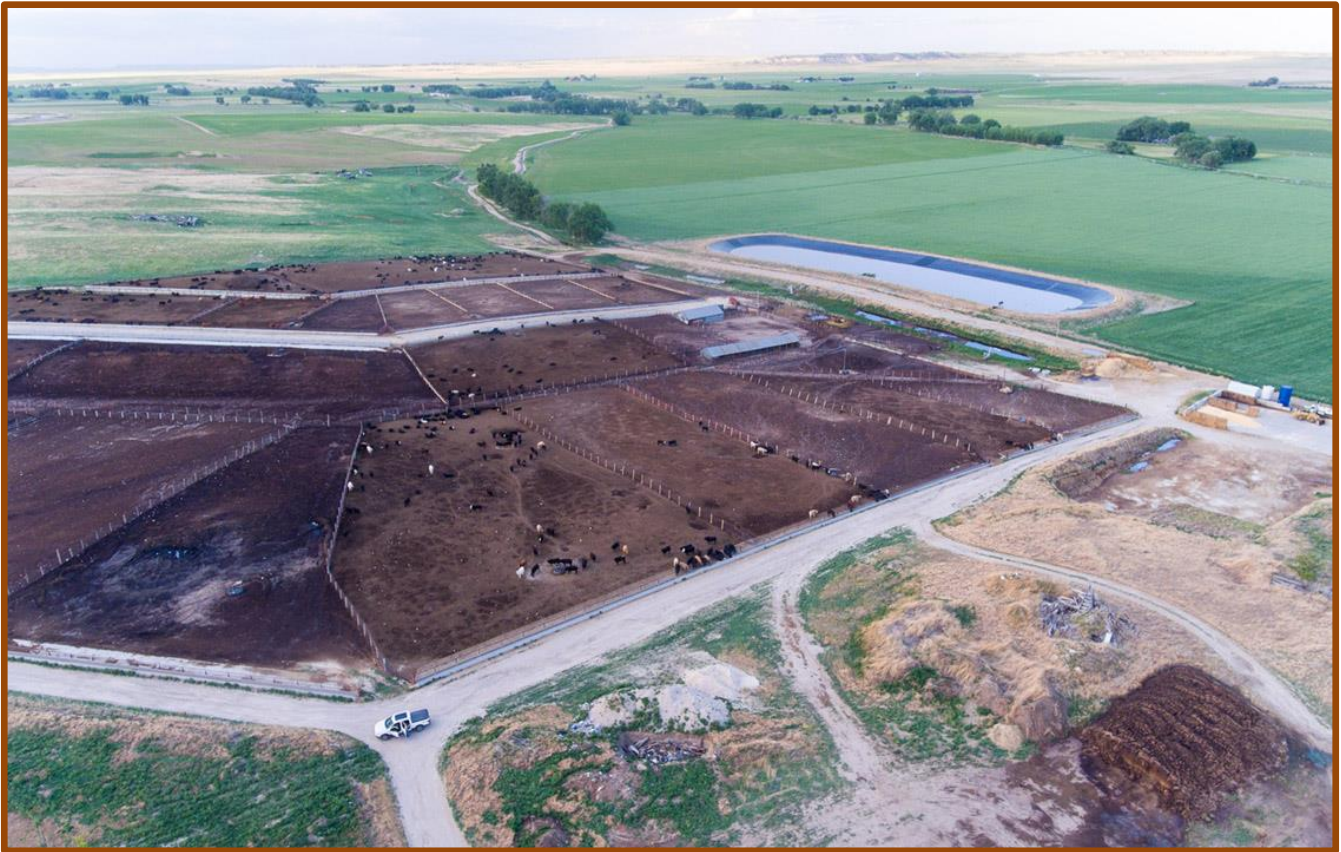
Sewer – septic system

Television – satellite

IMPROVEMENTS

Improvements include a 1½ story, remodeled 1,844 sq. ft. farm house with wood siding and composition-shingle roof. The home has three bedrooms, one bath, forced-air furnace and attached garage. There are also numerous other outbuildings in addition to the feedlot.





RECREATION & WILDLIFE

The Tighe Farm & Feedlot offers areas of wildlife habitat with excellent tree cover and water nearby. The wildlife includes whitetail deer, mule deer, turkey, and upland game birds.

COMMUNITY AMENITIES

Although the Tighe Farm & Feedlot is located near a small rural town, it is close to larger towns that offer many amenities.

Mitchell offers quiet country living with privacy and maintained roads. Within minutes from Mitchell, there are a variety of education options from K-12 as well as accredited community colleges in Scottsbluff, Nebraska and Torrington, Wyoming. Mitchell hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. It is also home to a nine-hole golf course. Several major motels are only ten miles away in Scottsbluff, Nebraska which is located on the New Heartland Expressway connecting Rapid City, South Dakota with Denver, Colorado.

Scottsbluff, Nebraska offers medical facilities at the Regional West Medical Center, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping, a golf course, and the Western Nebraska Regional Airport, a commercial airport. For additional information regarding Scottsbluff as well as the surrounding area, visit www.visitscottsbluff.com



AIRPORT INFORMATION

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.

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 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 170 national and international destinations. For more information, visit the official web site for Denver International Airport at www.flydenver.com. Phifer Airfield is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Morrill 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.

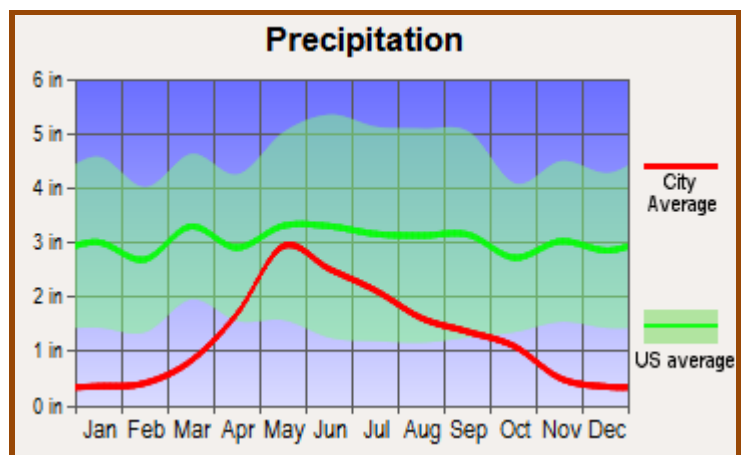
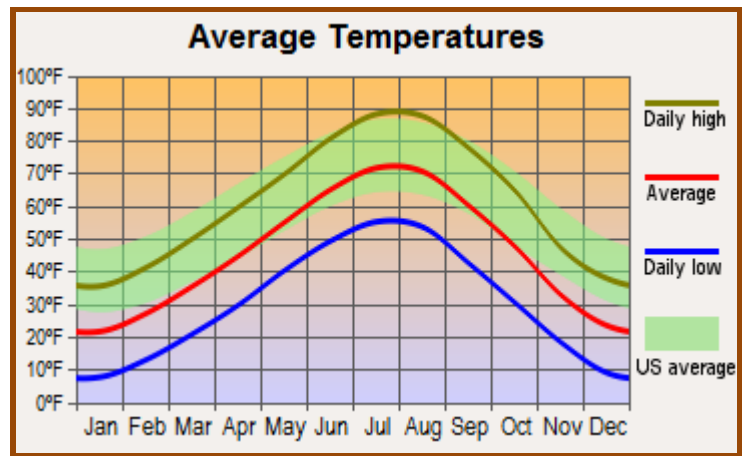
The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

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

\$1,800,000

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 \$54,000 (Fifty-Four 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.**

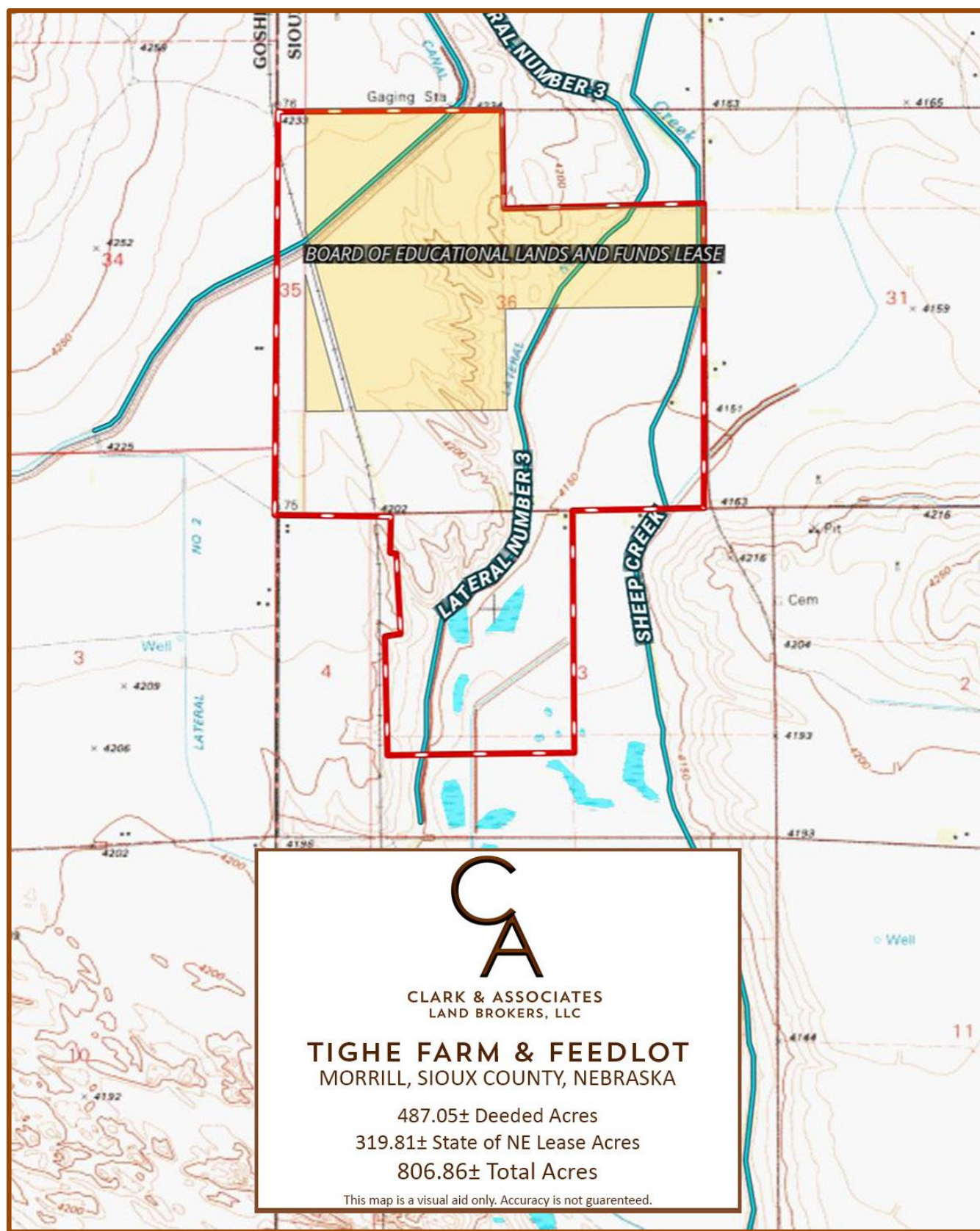
STATE LOCATION MAP



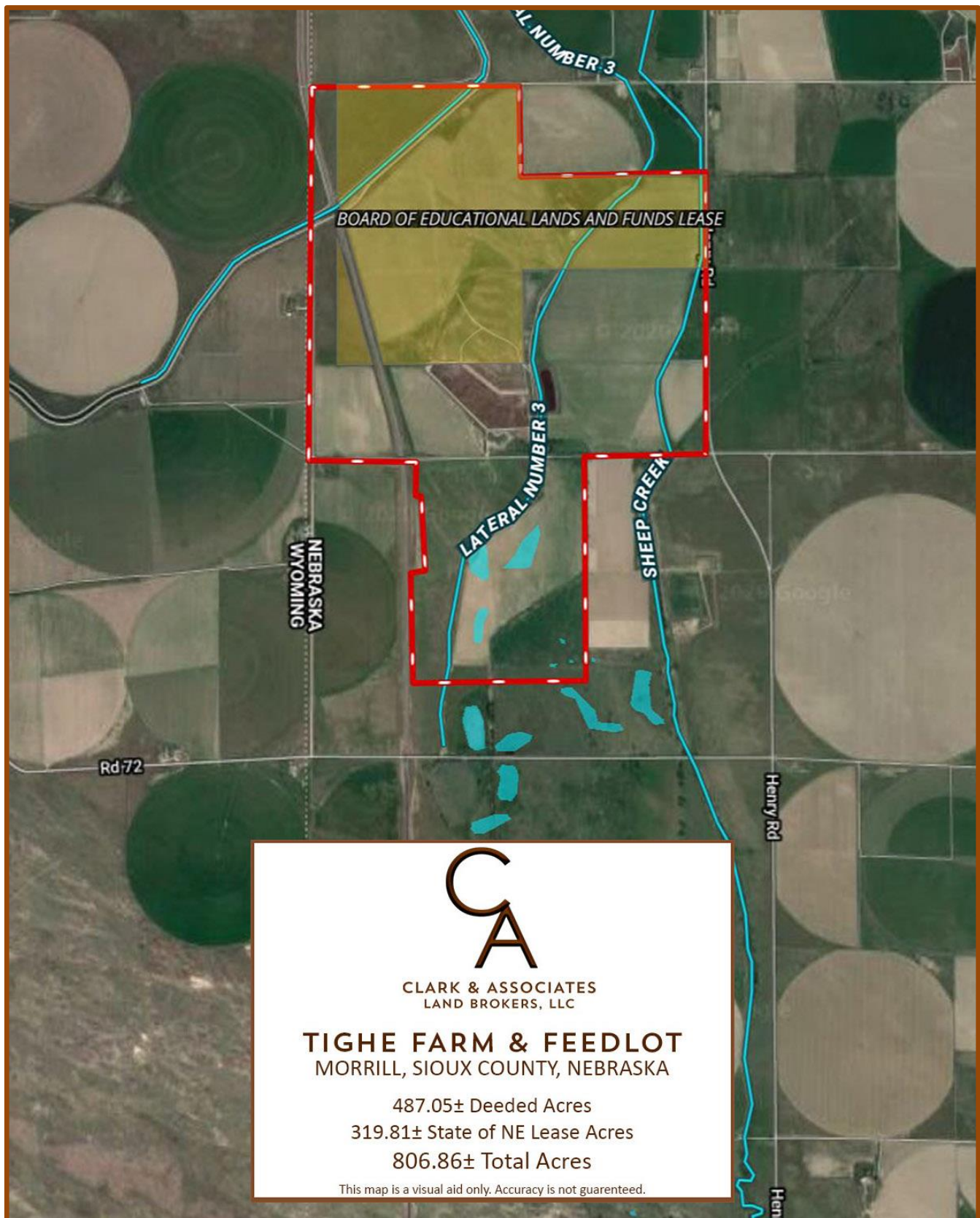
NOTES

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

TIGHE FARM & FEELOT TOPO MAP



TIGHE FARM & FEELOT ORTHO MAP



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



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Associate Broker,
REALTOR®

Cell: 307-575-5236

logan@clarklandbrokers.com

Licensed in CO, NE,
SD & WY



Cory Clark
Broker / Owner

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

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

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Buffalo, WY 82834

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Billings/Miles City, MT Offices

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Billings, MT 59105

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Belle Fourche, SD Office

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Belle Fourche, SD 57717

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Torrington, WY 82240

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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