



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



WOODS COUNTRY FARM

Rushville, Sheridan County, Nebraska

The Woods Country Farm consists of 800± contiguous deeded acres, a home site and a commercial greenhouse.

LOCATION & ACCESS

The Woods Country Farm is located approximately 2.75 miles north of Rushville, Nebraska. There is year-round access from County Road 330th Lane leading to the private driveway. To access The Woods Country Farm from Rushville, travel north on 330th Lane or North Main Street for approximately 2.75 miles to the private drive way on the west side of the road.

Several towns and cities in proximity to the Rushville, Nebraska include:

- | | |
|--|---------------------|
| • Gordon, Nebraska (population 1612) | 15.1 miles east |
| • Chadron, Nebraska (population 5851) | 31.5 miles west |
| • Alliance, Nebraska (population 8,491) | 57.5 miles south |
| • Scottsbluff, Nebraska (population 15,039) | 111 miles southwest |
| • Rapid City, South Dakota (population 67,956) | 117 miles northwest |
| • Cheyenne, Wyoming (population 59,466) | 207 miles southwest |



DESCRIPTION

800± Deeded Acres

The Woods Country Farm is an exceptional dryland farm with a commercial greenhouse. Located approximately 2.75 miles from Rushville, Nebraska and 31.5 miles from Chadron, Nebraska, this property consists of 800± contiguous acres and is comprised of 55± acres of pasture, 10± acres home site, and the balance of 735± acres of farm ground. The farm is currently on a tenant lease with 60± acres planted in winter wheat and the remaining farm acres have been summer fallowed and await spring planting.

The home site on the Woods Country Farm is in the southeastern quarter. There are two homes, three shops/machinery storage buildings with concrete floors, seven grain bins, a single car garage, an open faced machinery storage shed, and a commercial greenhouse with office and showroom.



WATER RESOURCES

- Two wells at the home site
- Windmill

REAL ESTATE TAXES

According to the Sheridan County Assessor's records, the real estate taxes for 2019 are approximately \$8,669.

MINERAL RIGHTS

Any and all mineral rights associated with the farm and owned by the sellers will be transferred at closing.

IMPROVEMENTS

Improvements on the Woods Country Farm include the following:

- 2,310 sq. ft. home built in 1977, under renovation
- 1,352 sq. ft. home built in 1911
- 1,488 sq. ft. office/showroom
- 496 sq. ft. enclosed greenhouse
- 3,072 sq. ft. greenhouse, hoop/arch-rib
- 192 sq. ft. storage shed
- 1,920 sq. ft. farm implement building with concrete floor
- 2,400 sq. ft. Quonset building with concrete floor
- 3,800 sq. ft. farm implement building with concrete floor
- 2,250 sq. ft. open face implement shed
- Six grain bins ranging in size from 3,000 cubic foot to 3,750 cubic foot
- Single car garage







UTILITIES

Electricity – Northwest Rural Public Power
Gas/Propane – Blue Rhino Propane, Beguin Propane
Communications – Cell Phone and Satellite Internet
Water – Personal Well
Sewer – Personal Septic
Television – Satellite, Internet

COMMUNITY AMENITIES

The Woods Country Farm is located in the north central panhandle of Nebraska between great ranch country and large farming operations. The local community is agriculture-based. Rushville, county seat of Sheridan County Nebraska, is a historic town with a variety of restaurants, motels, and campgrounds. The Rushville-Gordon school district provides K-12 education to the community.

The area is steeped in history. Fort Robinson, a major western fort in the early days of the American West is located less than 60 miles from the property. The 1914 Plains Theatre and 1904 Sheridan County Courthouse have been refurbished to showcase their history. Legendary figures such as Chief Crazy Horse, Buffalo Bill Cody, 'Old Jules', Bartlett Richards, and Mari Sandoz left their mark on history in Sheridan County. Additionally, 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. 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 58 miles south of the Woods Country Farm. It is considered the local trade center of the area with retail stores, banks, restaurants, and medical facilities which include a hospital. It is also the location of a Burlington Railroad hub which is one of area's major employers. Alliance is the home to Carhenge, a replica of Stonehenge constructed with automobiles. The Alliance Municipal Airport provides daily commuter air service currently operated by Great Lakes Airlines to the Denver International Airport.

Scottsbluff, Nebraska, population 14,814, is 111 miles southeast of the property, and offers medical facilities at the Regional West Medical Center, 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

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

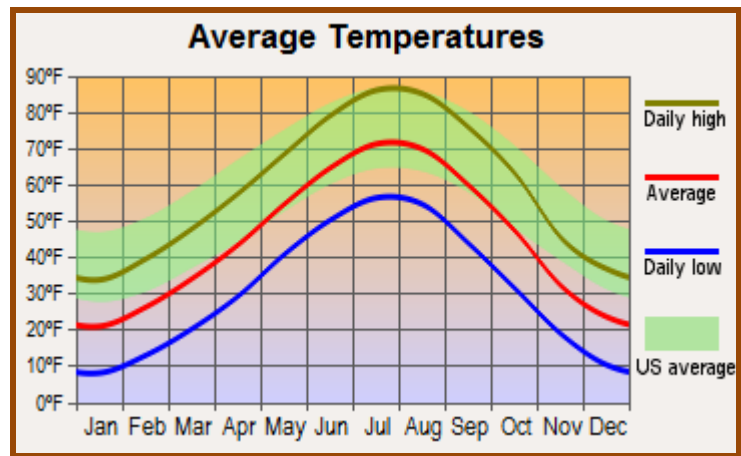
Scottsbluff, Nebraska: Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair, and flight training. For 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 Rushville, NE area is approximately 17.9 inches including 39.4 inches of snow fall. The average high temperature in January is 37 degrees, while the low is 11 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.

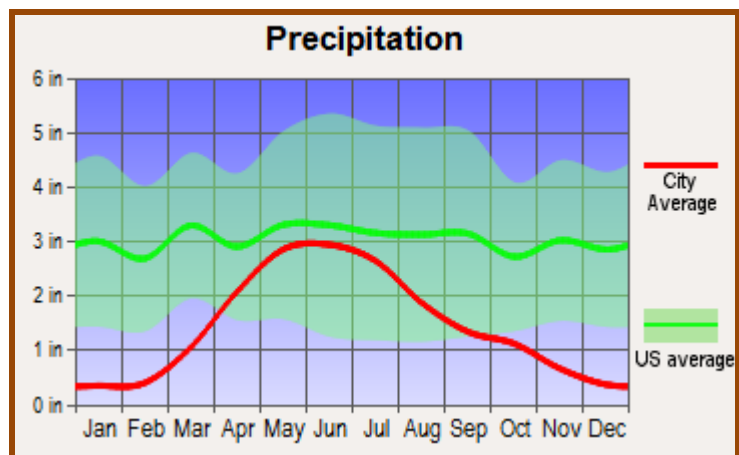


STATE OF NEBRASKA

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

\$995,000

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 \$31,250 (Thirty-one 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.



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.**

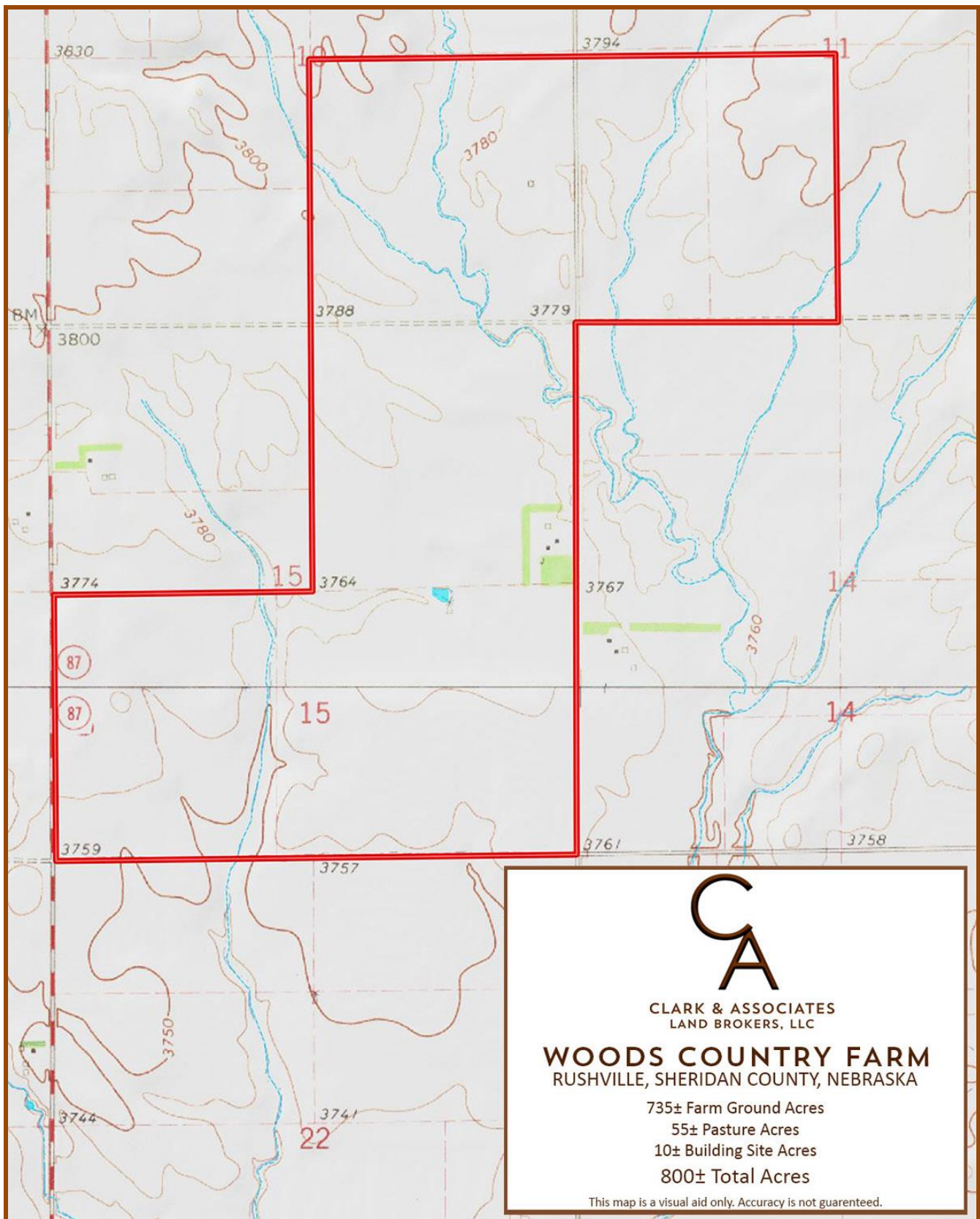
STATE LOCATION MAP



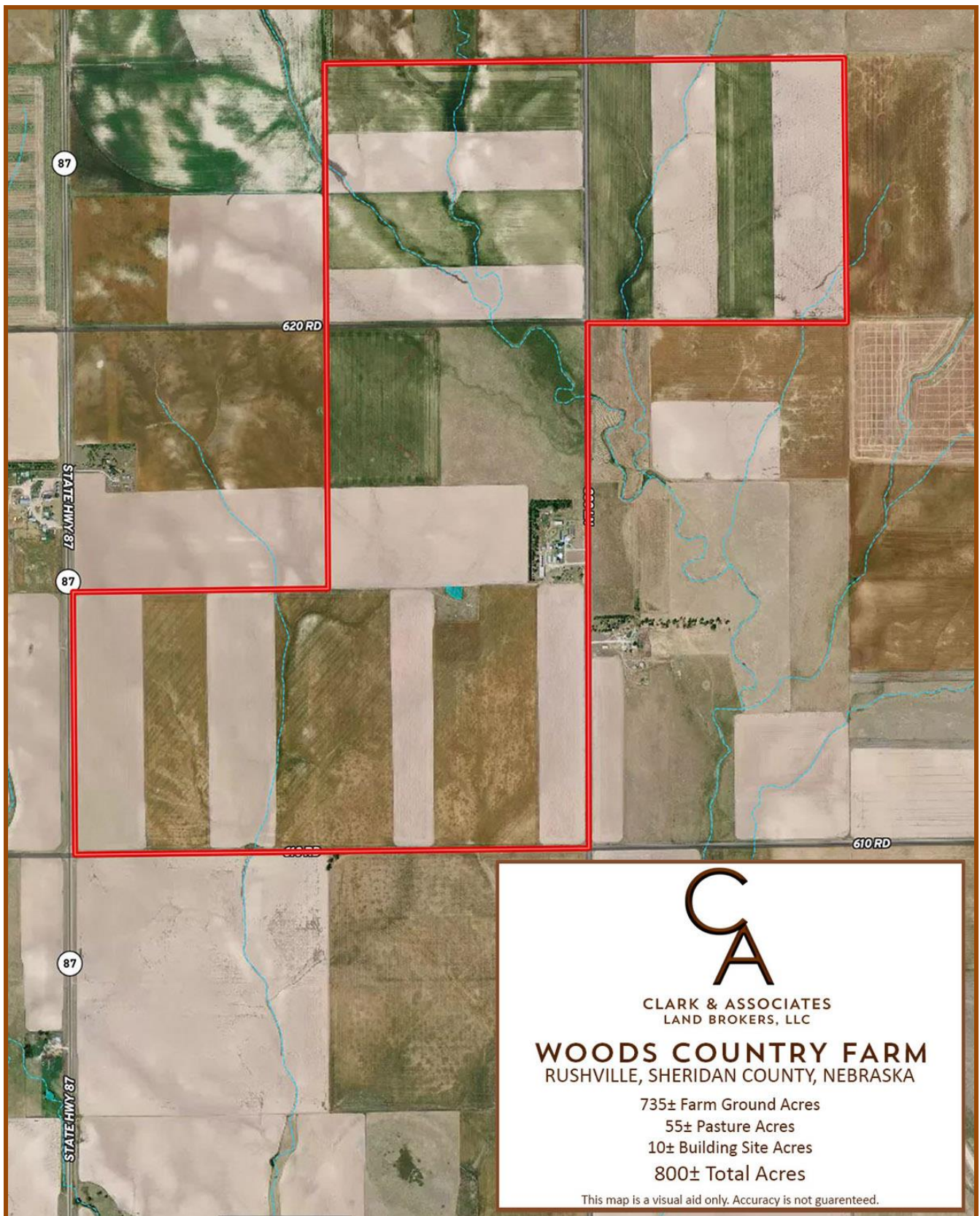
NOTES

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WOODS COUNTRY FARM TOPO MAP



WOODS COUNTRY FARM ORTHO MAP



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



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Associate Broker,
REALTOR®

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Licensed in WY & NE



Cory Clark
Broker / Owner

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Mobile: (307) 351-9556

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

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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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