



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



GALYEN ORGANIC FARM
Hay Springs, Sheridan County, Nebraska

The Galyen Organic Farm is a certified organic farm consisting of 536.637± acres of dryland farm ground and 84.64± acres of dryland pasture.

LOCATION & ACCESS

The Mueksch Farm is located approximately 8 miles south of Hay Springs, Nebraska. There is year-round access from paved Nebraska Highway 87 and 500th Road leading to the property. To access the Mueksch Farm from Hay Springs, travel south on Hwy 87 for 7.4 miles; turn left (east) onto 530th Road, traveling east for one mile to the northwest corner of the property. Another access route to the property would be to travel south, leaving Hay Springs to Road 510th Road; turn left (east) on 510th Road for one mile; travel until you reach 430th Lane; turn right (south) on 430th Lane and travel for one mile to 500th Road; at 500th Road turn right (west) travel one quarter of a mile to the northeast corner of the farm.

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

- | | |
|--|----------------------|
| • Rushville, Nebraska (population 890) | 12.4 miles northeast |
| • Chadron, Nebraska (population 5851) | 19.9 miles northwest |
| • Gordon, Nebraska (population 1612) | 27.5 miles northeast |
| • Alliance, Nebraska (population 8,491) | 45.5 miles south |
| • Scottsbluff, Nebraska (population 15,039) | 99.1 miles southeast |
| • Rapid City, South Dakota (population 67,956) | 122 miles northwest |
| • Cheyenne, Wyoming (population 59,466) | 206 miles southwest |

Commercial airline service is available at Chadron, Nebraska; Scottsbluff, Nebraska; Rapid City, South Dakota; and Cheyenne, Wyoming.



DESCRIPTION

623.37± Acres

The Galyen Organic Farm is an operating, certified organic farm. There are 536.63± acres of dryland farm ground and 84.64± acres of dryland pasture. The pasture on this property is fenced with four strands of barbed wire and the fence is in good condition. The farm ground has been left opened and is unfenced.

In recent years, the farm has been planted in organic wheat and the pastureland has been used for cattle grazing. Hunting would be a great addition to the property, with whitetail deer, mule deer and upland game birds frequently on the property.

The rolling hills common to this part of Nebraska provide excellent farming opportunities as well as out-standing animal habitat. There are numerous access points to Galyen Organic Farm including a maintained county road one quarter of a mile to the east of the property. An old homestead site has electric power and water.



WATER RESOURCES

A water well is positioned in the southwest corner of the property. All water rights will transfer with the property at closing.

IMPROVEMENTS

There are no improvements on the property.

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

REAL ESTATE TAXES

According to the Sheridan County Assessor's office, the 2019 real estate taxes for this property as of 2019 are \$5015.56.

MINERAL RIGHTS

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



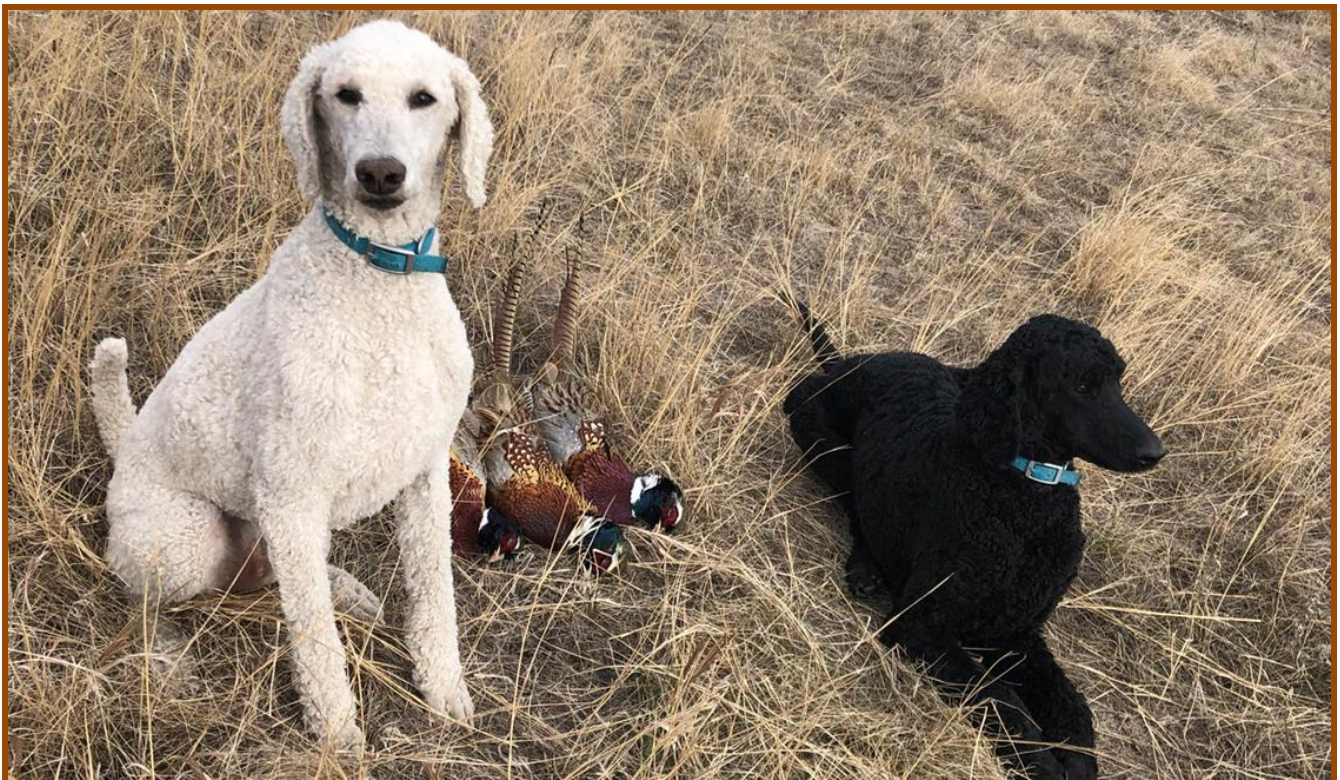
COMMUNITY AMENITIES

Located along US Hwy 20, Hay Springs, NE has the quintessential small town atmosphere. It is close to many farms and ranches, plains, reservoirs, and historical and recreational sites. Hay Springs has an excellent K-12 school system.

Rushville, county seat of Sheridan County Nebraska, is located approximately 12 miles Galyen Organic Farm. 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. Visitors can canoe and fish the scenic Niobrara River or explore the Nebraska Sandhills, the largest grass covered sand dune formation in the world. 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/>.

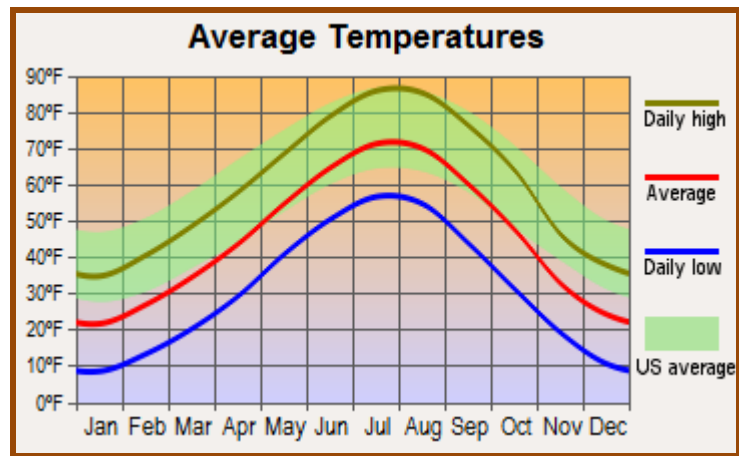
Chadron, NE located approximately 20 miles from the Galyen Organic Farm and Alliance, Nebraska located approximately 45 miles from the Galyen Hills Subdivision both offer many shopping, dining and recreation opportunities as well as numerous banks, churches, medical facilities and schools. Alliance is also 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/>.

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CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hay Springs area is approximately 18.57 inches including 35.9 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 12 degrees. The average high temperature in July is 87 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.

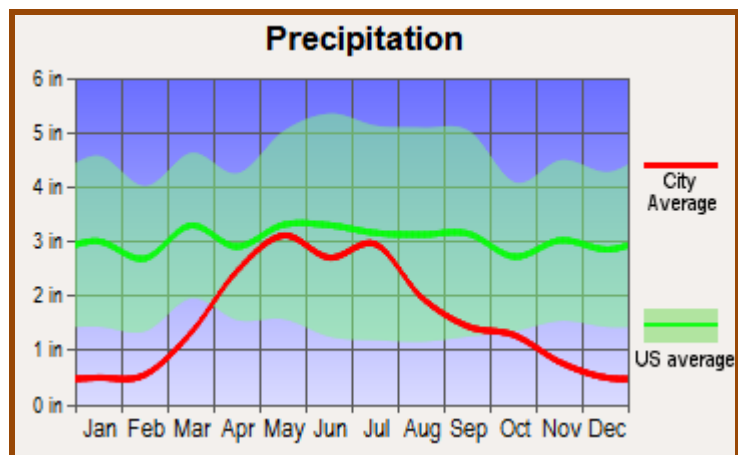


STATE OF NEBRASKA

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

\$680,000

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 \$34,000 (Thirty-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.

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.

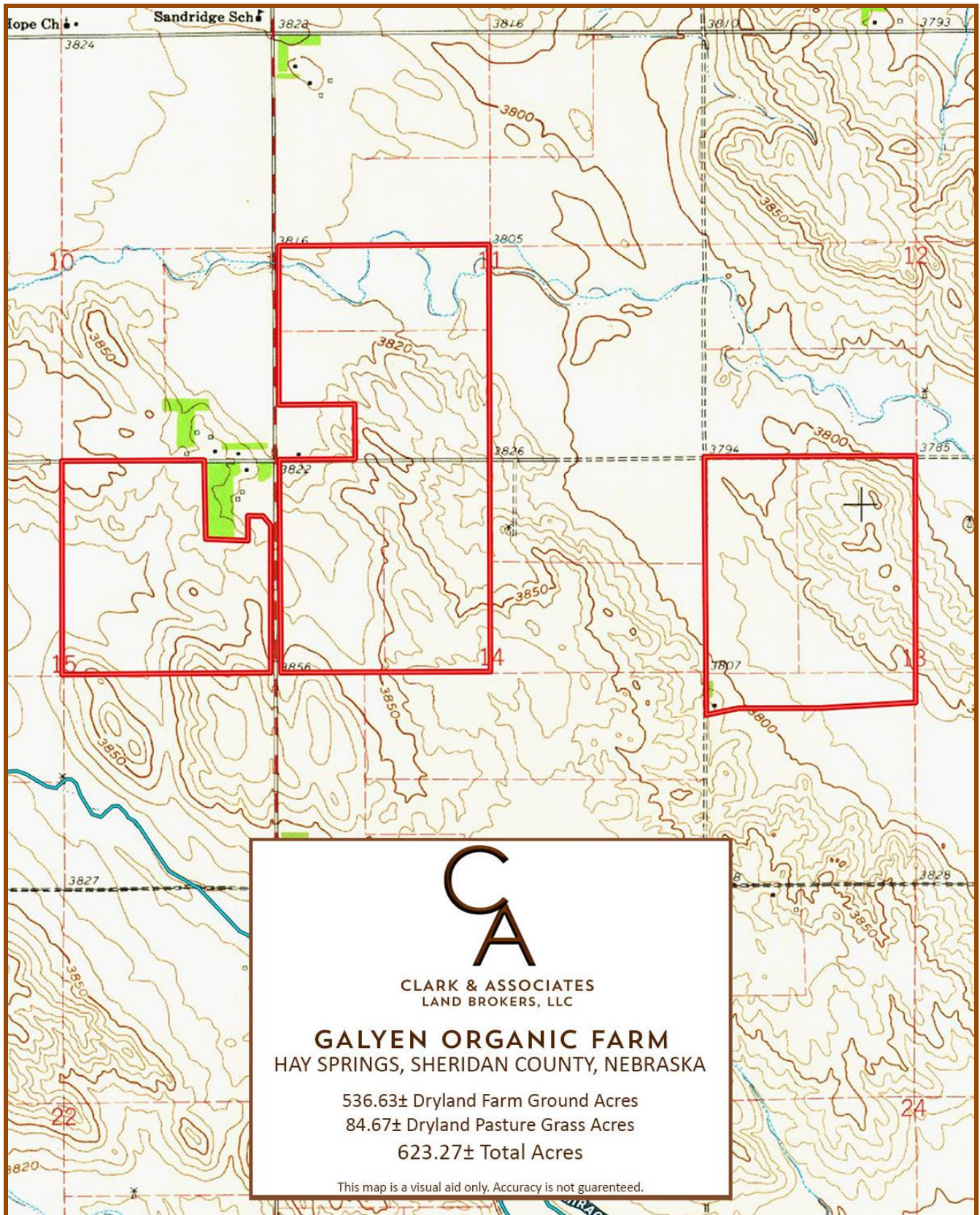
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

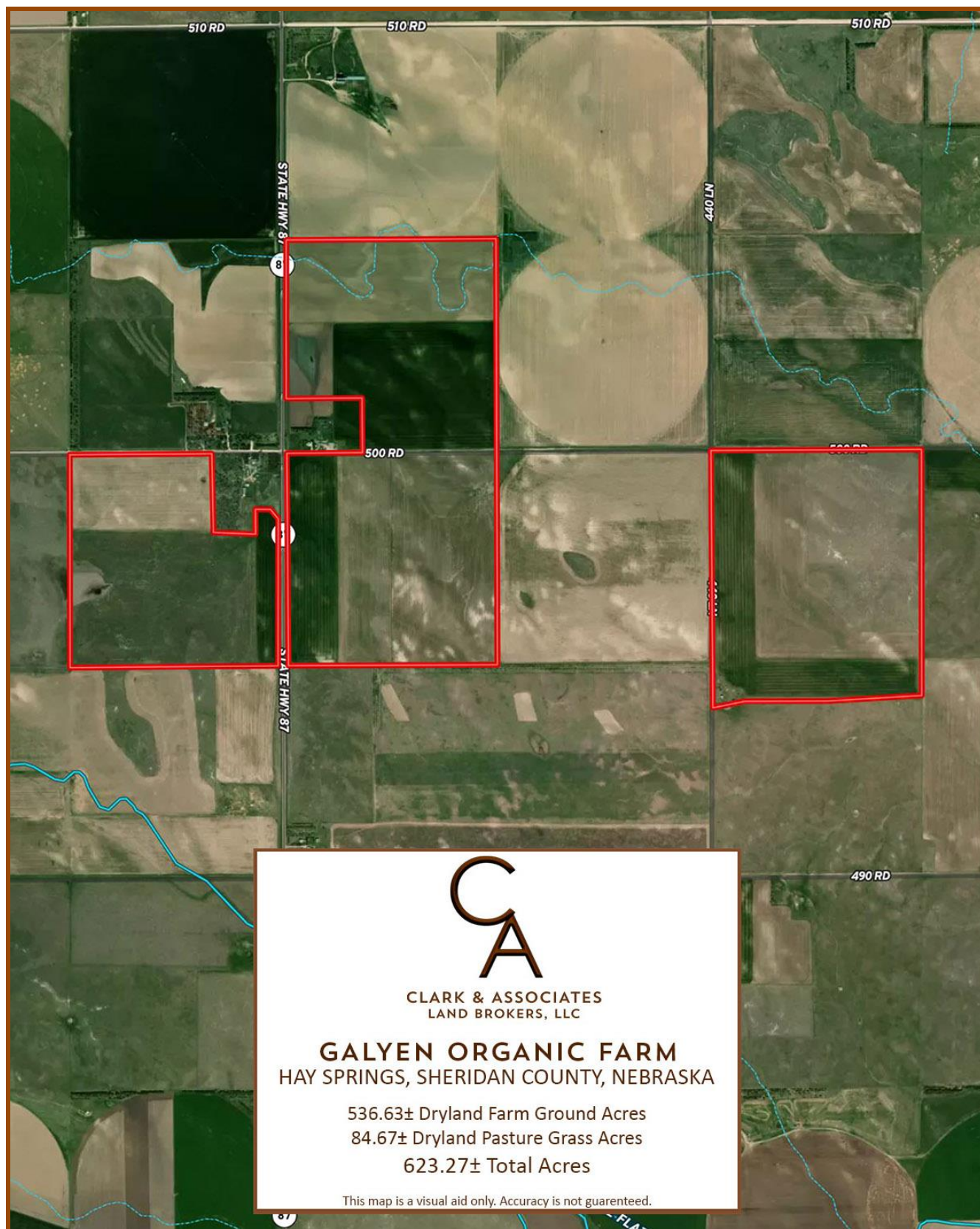


NOTES

GALYEN ORGANIC FARM TOPO MAP



GALYEN ORGANIC FARM ORTHO MAP



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



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Licensed in WY & NE

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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

**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