



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



KOOPER GRASS RANCH

Alliance, Box Butte and Morrill Counties, Nebraska

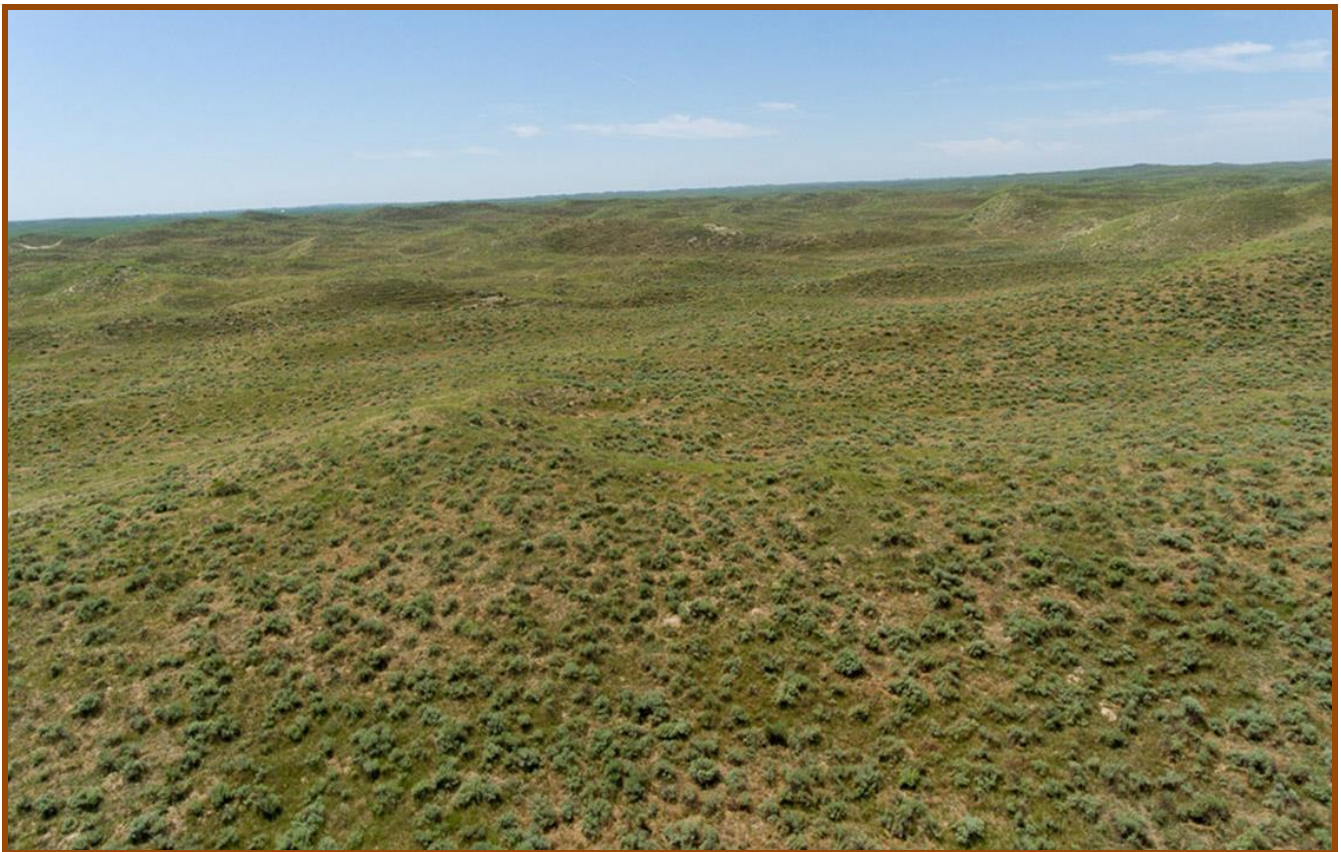
The Kooper Grass Ranch is a contiguous 2,041 acre ranch of heavily-sodded grass pastures in the heart of the Nebraska Sandhills.

LOCATION & ACCESS

The Kooper Grass Ranch is located approximately 10 miles southwest of Alliance, Nebraska. From Alliance travel south on US Hwy 385 for six miles to Wayne Road; turn right, traveling west on Wayne Road for approximately three miles until reaching a section line between two irrigation pivots; turn left, traveling south on a two-track road for approximately a half mile to the property gate. The property is in the northwest corner.

Town and cities in close proximity to the Kooper Grass Ranch are:

Alliance, Nebraska	(pop. 8,498)	12 miles northeast
Hemingford, Nebraska	(pop. 800)	24 miles northeast
Bridgeport, Nebraska	(pop. 1,476)	26 miles south
Bayard, Nebraska	(pop. 1,103)	27 miles southwest
Scottsbluff, Nebraska	(pop. 15,023)	48 miles southwest
Chadron, Nebraska	(pop. 5,787)	61 miles north



CARRYING CAPACITY / RANCH OPERATIONS

The owner-rated carrying capacity of the Kooper Grass Ranch is 220 head of cow/calf pairs for five months, typically June through October.

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

SIZE & DESCRIPTION

The Kooper Grass Ranch consists of 2,041 deeded acres of contiguous grassland. Located in the heart of Nebraska Sandhill country, this ranch features heavily-sodded grass pastures. Fenced with four-strand barbed wire, the property is divided into two pastures; the east pasture and the west pasture. The fences have been maintained and the grass has been well managed. A total of five wells on the property provide reliable water for livestock. In the west pasture there is one windmill and one solar well. In the east pasture there are three windmills, giving the Kooper Grass Ranch a total of five water sources, each with a livestock watering tank.

Easy access is available along the east end of the Kooper Grass Ranch for transporting livestock. There are currently no livestock working facilities on the ranch but along the east side, there are several excellent locations to construct them.



LEASE INFORMATION

There is no lease land associated with the Kooper Grass Ranch.

SOILS

The soils found on the Kooper Grass Pasture are made up of sandy loam and Valentine Fine Sand.

REAL ESTATE TAXES

The real estate taxes on the Kooper Grass Ranch are approximately \$11,517.20.

MINERAL RIGHTS

Fifty percent (50%) of any and all mineral rights associated with the subject property owned by the seller, if any, will be transferred to Buyer at day of closing with seller retaining the remaining fifty percent (50%).

IMPROVEMENTS

There are no improvements on this property. Power is located within a quarter mile of the property.

WATER RIGHTS

There are no irrigation water rights on the property. The water for the property is provided by a total of five wells; four windmills and one solar well. In the west pasture is one windmill and one solar well with a livestock watering tank at each. In the east pasture there are three windmills with a livestock watering tank at each.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Alliance area is approximately 18.20 inches including 33.3 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 12 degrees. The average high temperature in July is 89 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. Nebraska is a state that prides itself on "The Good Life" living environment.

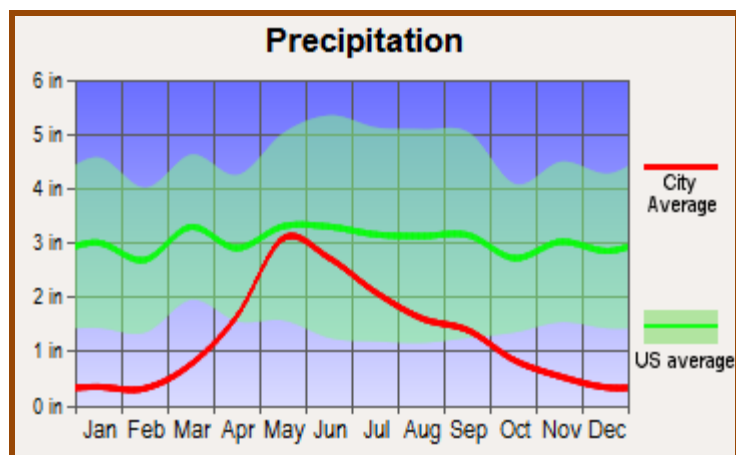
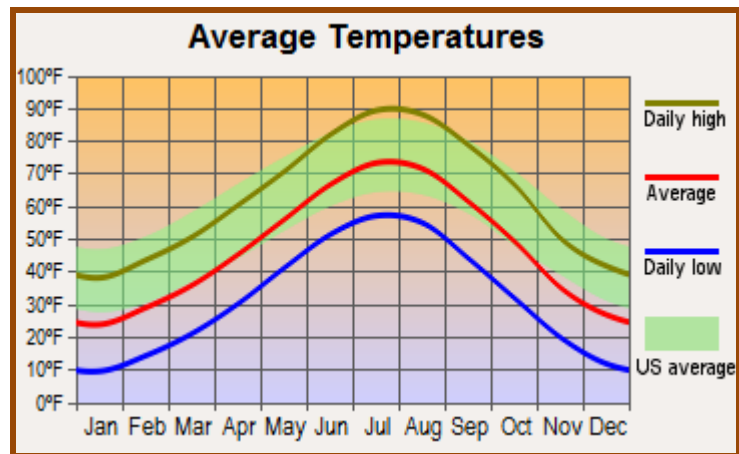
The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California

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.

The largest ancestry group claimed by Nebraskans is German American. The state also has the largest per capita population of Czech Americans among U.S. states.

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.



COMMUNITY AMENITIES

The Kooper Grass Ranch is located in the north central panhandle of Nebraska between great ranch country and large farming operations. It lies in the midst of the central flyway known for its great waterfowl hunting. The local community is agriculture-based. The area is steeped in history. Fort Robinson, a major western fort in the early days of the American West is located less than 75 miles from the property. Traveling approximately 110 miles from the property to Hot Springs, South Dakota, known as the Southern Gateway to the Black Hills, one can visit all the famous attractions found throughout the Black Hills of South Dakota.

Alliance, Nebraska is the county seat for Box Butte County and is located 12 miles northeast of the Kooper Grass Ranch. It is 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, which is located north of the city. The Alliance Municipal Airport provides daily commuter air service currently operated by Great Lakes Airlines to the Denver International Airport.

Hemingford, Nebraska is approximately 24 miles northeast of the Kooper Grass Ranch. It is an agricultural community with a good school system which recently won its first state football championship. The local school district for the area is located in Hemingford, and is also the site of the Box Butte County Fair.

Scottsbluff, Nebraska located 48 miles to the southwest is a larger local trade area with a large hospital and Air Link Life Flight transportation. Nebraska Western Community College is also located in Scottsbluff. Great Lakes Airlines provides daily flights to the Denver International Airport. Valley Airways, a fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair and flight training.

Chadron, Nebraska, located 61 miles to the north, is home to Chadron State College, a four-year college with a great reputation. The Chadron Municipal Airport also has daily flights to the Denver International Airport.

Denver, Colorado is located 250 miles to the southwest and is home to Denver International Airport which 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 the Denver International Airport: <http://www.flydenver.com>.

RECREATION & WILDLIFE

The Kooper Grass Ranch is home to native populations of antelope, white tail deer and mule deer in addition to population of native birds such as doves. Box Butte Reservoir a 1,600 water surface acre reservoir on the Niobrara River, is located 10 miles north of Hemingford, Nebraska or northwest of the the Kooper Grass Ranch. It offers excellent fishing, boating, swimming, windsurfing and sailing, and is part of a state recreation area with picnic areas, hiking and primitive camping. It provides a large body of water for the local goose population.

To the north, close to Chadron, Nebraska, lies the Nebraska National Forest with all its beauty and hunting possibilities.



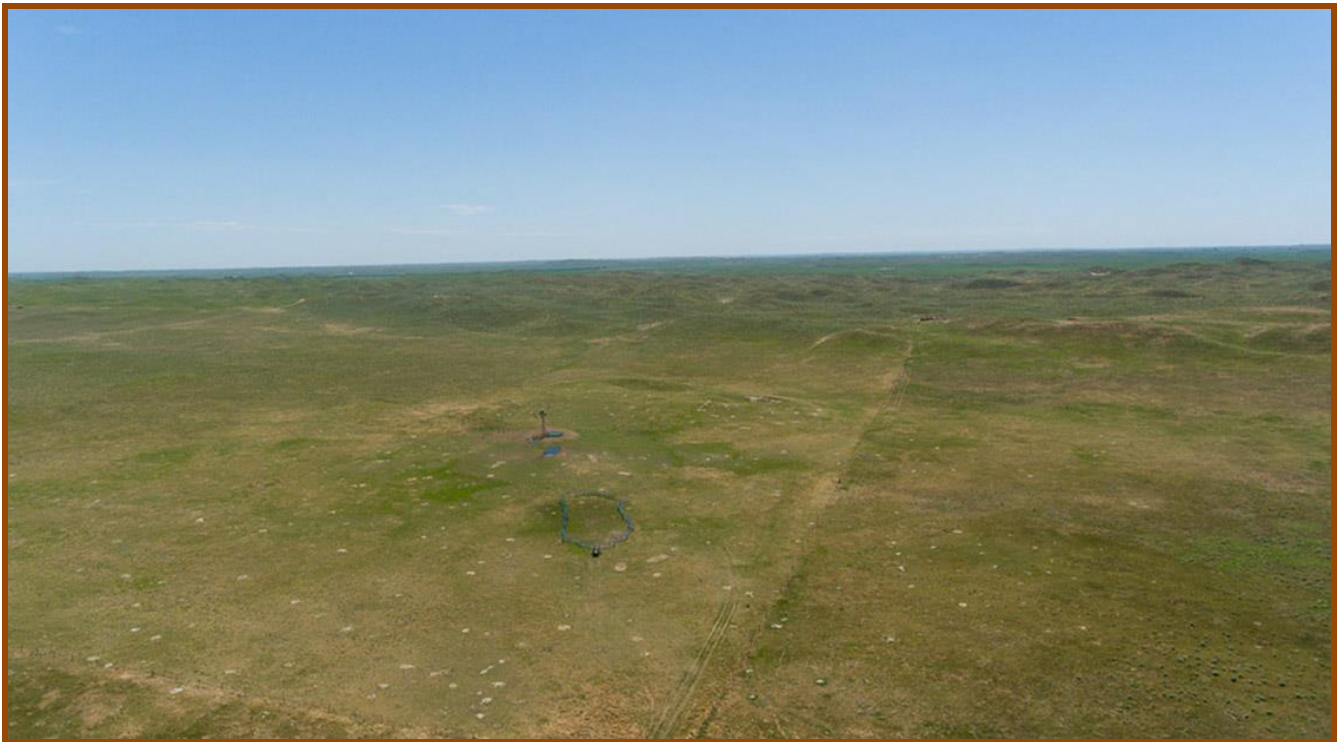
OFFERING PRICE

Price Reduced to \$900,000

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 \$50,000 (Fifty 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.**

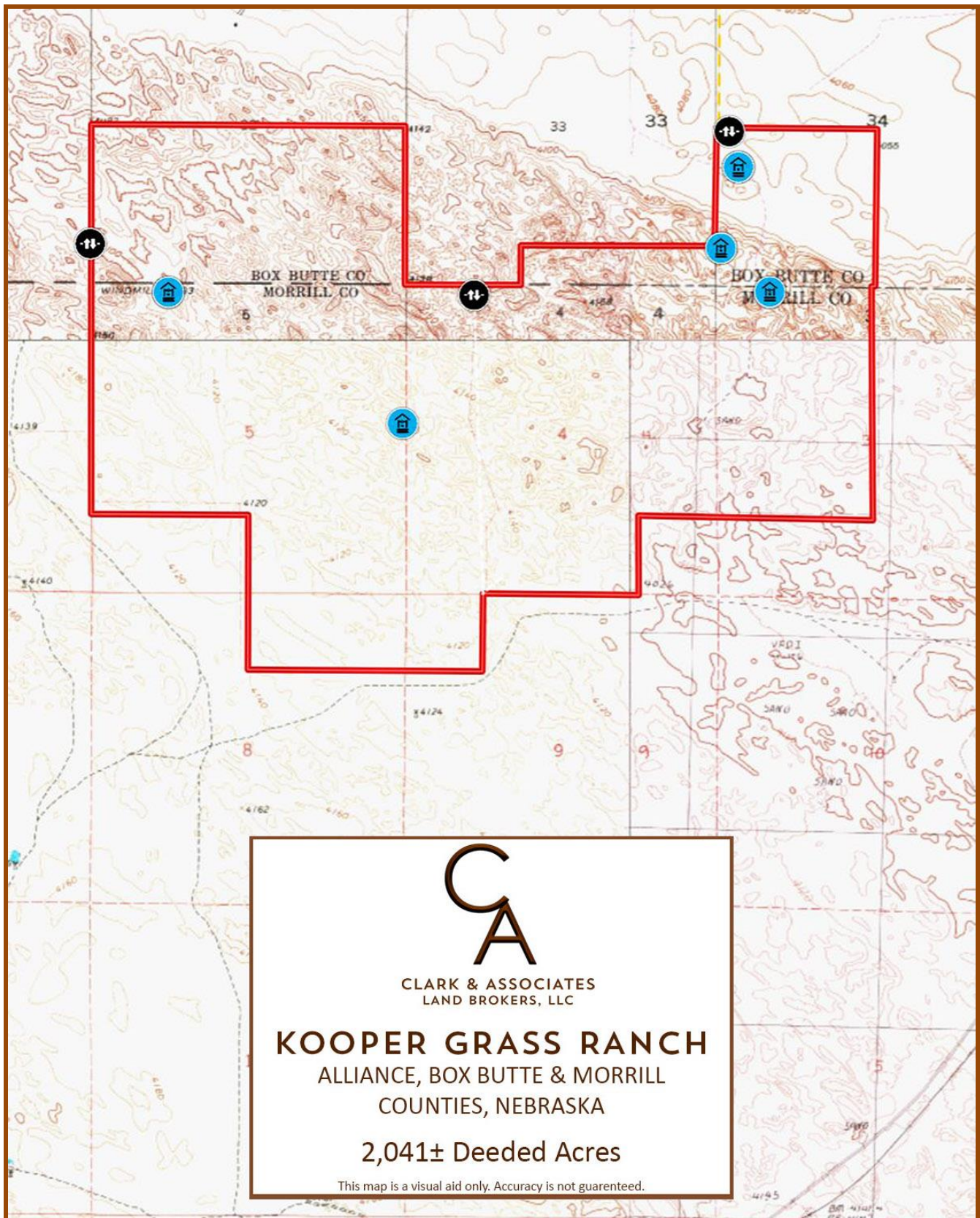
STATE LOCATION MAP



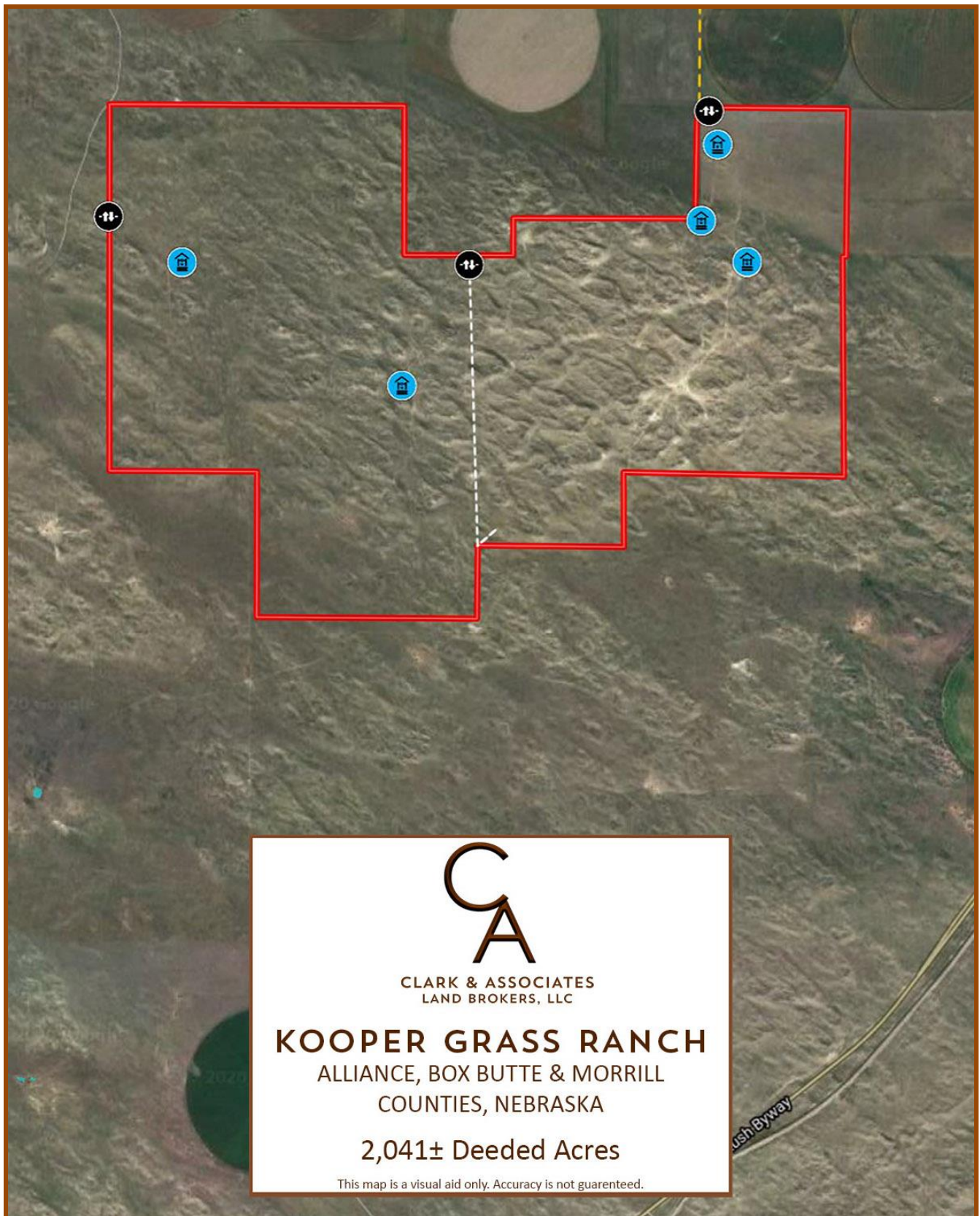
NOTES

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.

KOOPER GRASS RANCH TOPO MAP



KOOPER GRASS RANCH ORTHO MAP



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



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Licensed in WY & NE



Cory Clark
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Greybull, WY Office

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Greybull, WY 82426

Ken Weekes – Sales Associate

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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