



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



LARSON IRRIGATED FARM

Morrill, Sioux County, Nebraska

The Larson Irrigated Farm is a 270± deed acre farm with a 7-tower Reinke pivot.

LOCATION & ACCESS

The Larson Irrigated Farm is located approximately eight miles northwest of Morrill, Nebraska. There is year-round access via a gravel county road to a private lane to the property. To access the Larson Irrigated Farm from Morrill, travel east on State Hwy 26 for .03 miles; turn left onto Liberty Oil Road for .78 miles; keep left following Liberty Oil Road for 4.5 miles; keep left onto S C Road for .95 miles; then turn right onto S 7 Road for 1.07 miles; turn left onto S D Road traveling for 1 mile; turn right onto the private lane continuing for 1.01 miles to the Larson Irrigated Farm.

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

- | | |
|---|---------------------|
| • Torrington, Wyoming (population 6501) | 20 miles southwest |
| • Scottsbluff, Nebraska (population 15,039) | 40 miles southeast |
| • Sidney, Nebraska (population 6757) | 120 miles southeast |
| • Cheyenne, Wyoming (population 59,466) | 105 miles southwest |
| • Fort Collins, Colorado (population 143,986) | 150 miles southwest |
| • Laramie, Wyoming (population 30,816) | 149 miles northwest |
| • Casper, Wyoming (population 59,466) | 155 miles northwest |
| • Denver, Colorado (population 701,621) | 205 miles southwest |

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



SIZE & DESCRIPTION

270± acres

The Larson Irrigated Farm is an operating farm that has historically raise sugar beets, corn, beans, and alfalfa. A Reinke 7-tower pivot irrigates 154± acres with water from the Interstate Irrigation Canal which also provides water to the gated irrigation system that flood irrigates 41± acres. Additionally, a private irrigation well that is adjudicated at 650 GPM for 210± acres provides water to the farm. An additional 65± acres of dryland pasture has been used in recent years for the grazing of cattle.

The rolling hills common to this part of Nebraska provide excellent farming opportunities as well as outstanding animal habitat and hunting would be a great addition to the property, with whitetail deer, mule deer and upland game birds frequently using the property.



WATER RESOURCES

The farmstead has an electric well that produces 20 GPM for the house and the corral. The irrigation well for the irrigated ground is rated at 650 GPM. All water rights will transfer with the property at closing.



IMPROVEMENTS

Improvements include 1984 modular farmhouse and an additional home that is in need of repairs.

UTILITIES

Electricity – Roosevelt Power District
Gas/Propane – Panhandle Coop
Communications – Cell Phone and Satellite Internet
Water – Personal Well
Sewer – Personal Septic
Television – Satellite, Internet

REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the Larson Irrigated Farm are approximately \$8009 annually.

MINERAL RIGHTS

Fifty percent (50%) of any and all mineral rights currently owned by seller, if any, will transfer to Buyer at day of closing. Seller will retain the remaining 50% of the mineral rights.

COMMUNITY AMENITIES

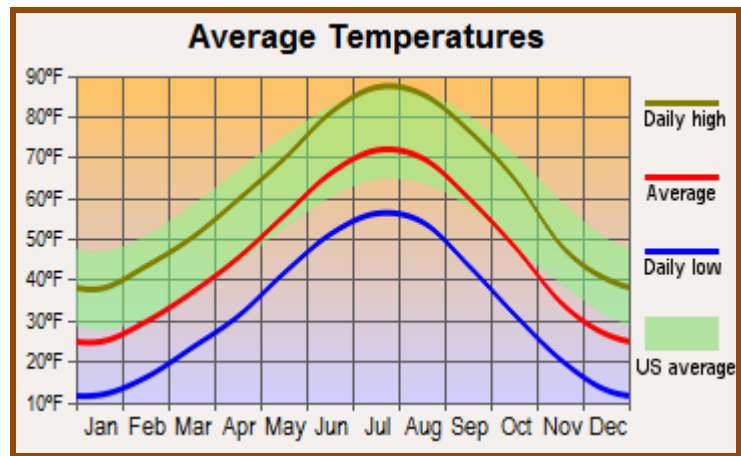
Although the Larson Irrigated Farm is located near a small, rural town, it is close to larger towns that offer many amenities.

Mitchell, Nebraska offers quiet country living with privacy and maintained roads. Within minutes of 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. For additional information regarding Scottsbluff as well as the surrounding area, visit www.visitscottsbluff.com.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Morrill area is approximately 15.5 inches including 37.4 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 15 degrees. The average high temperature in July is 89 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.

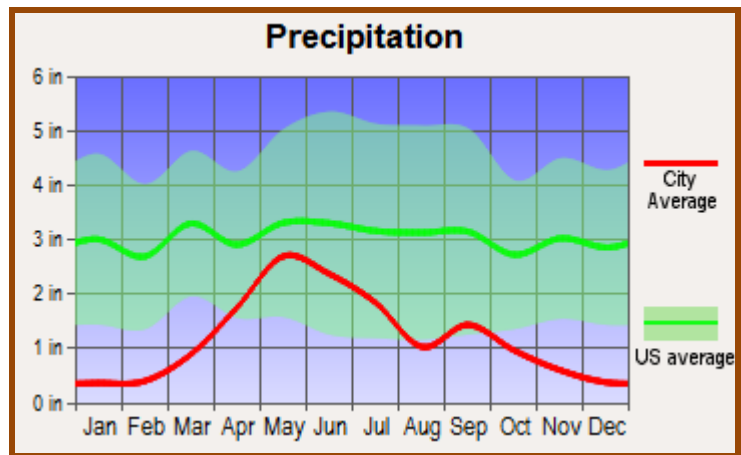


STATE OF NEBRASKA

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

\$750,000

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).



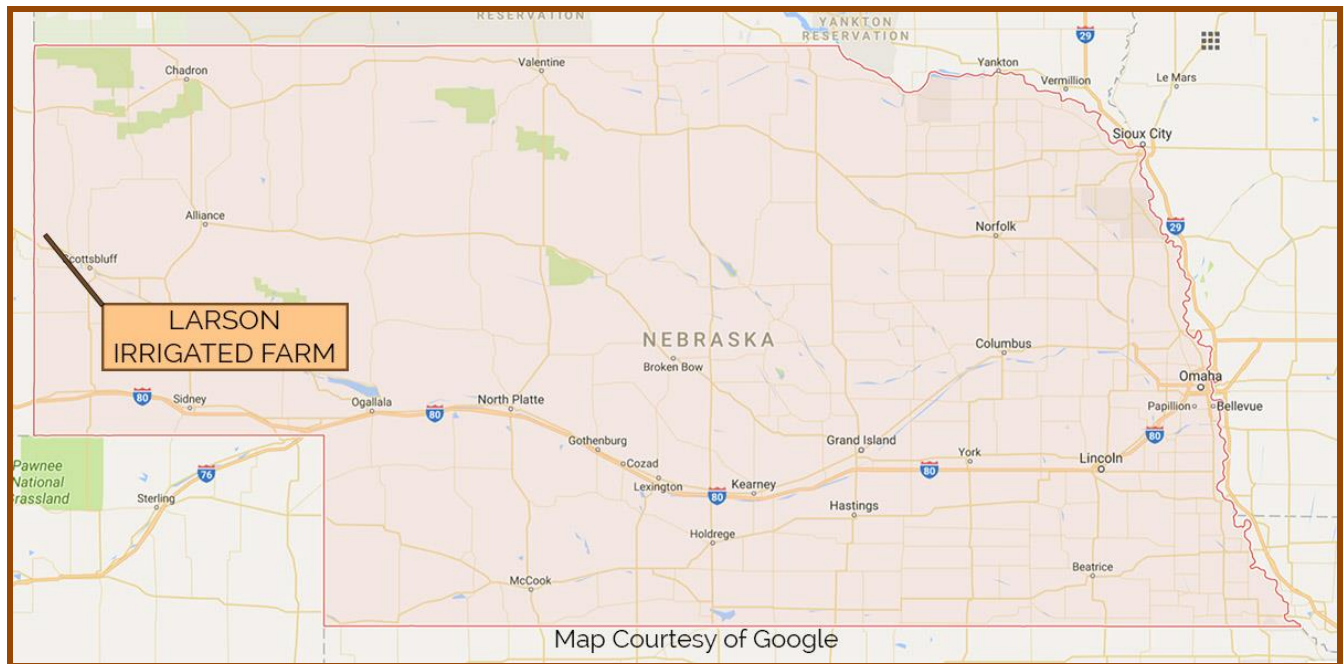
CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$37,500 (Thirty-Seven Thousand Five Hundred 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.**

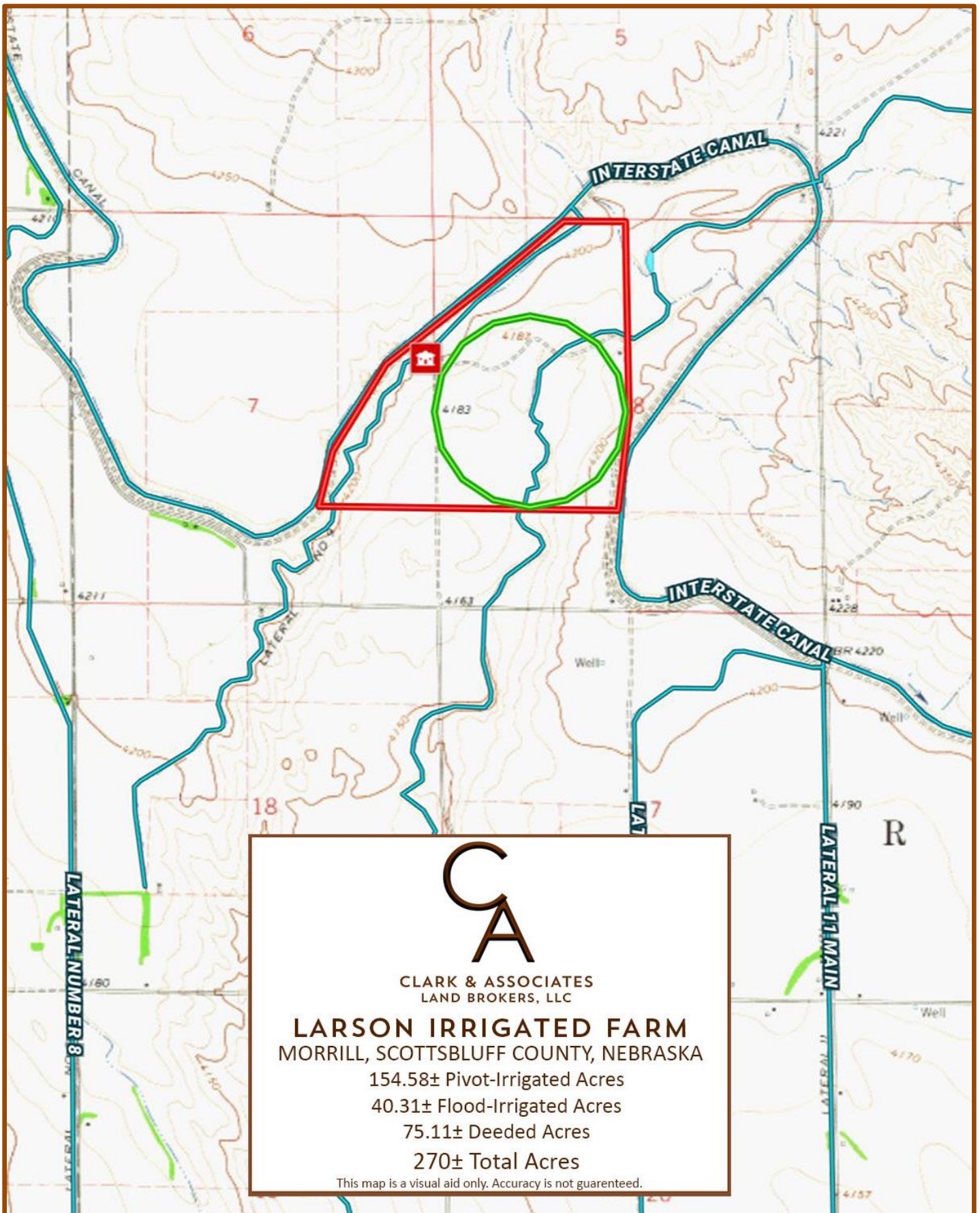
STATE LOCATION MAP



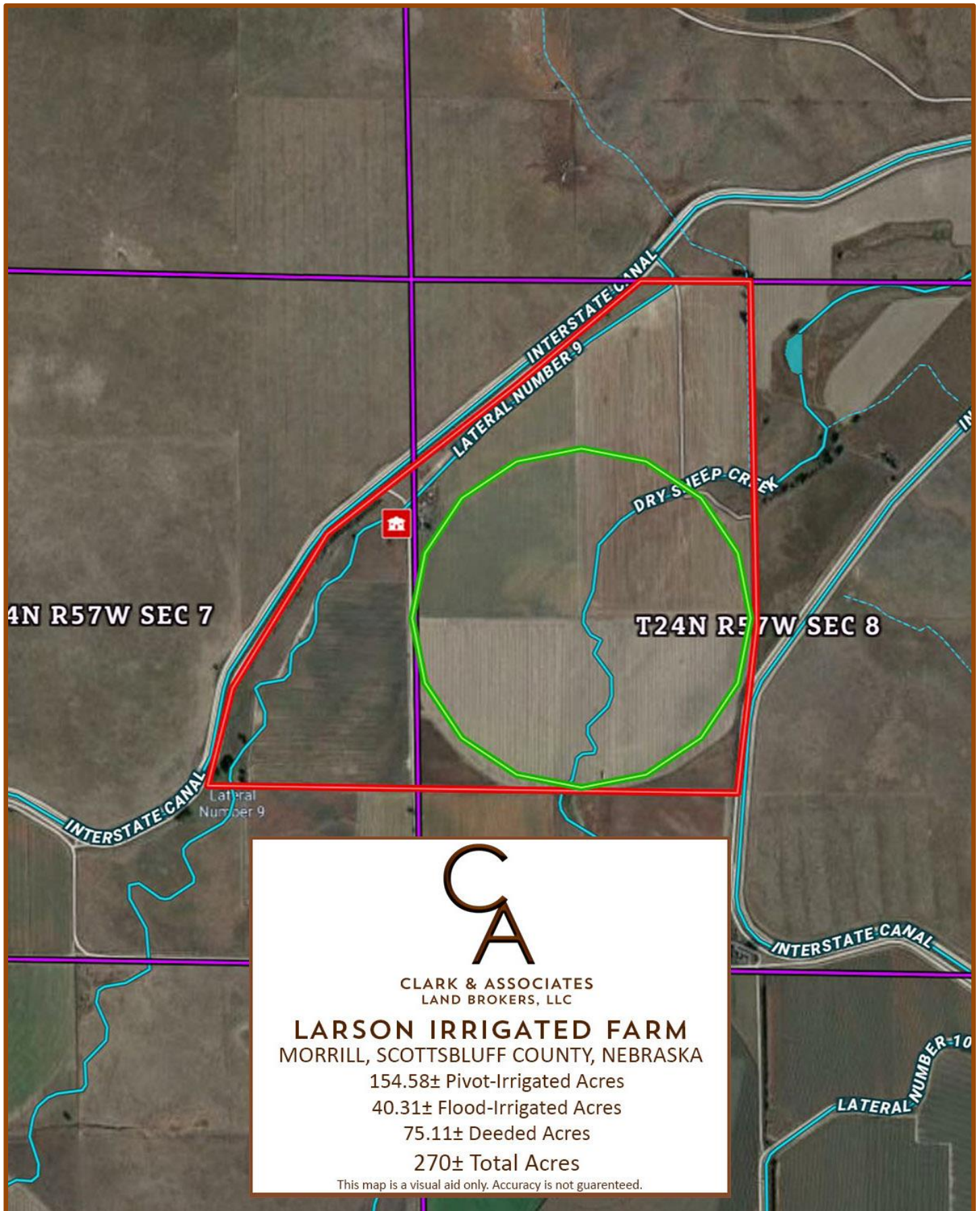
NOTES

[illegible]

LARSON IRRIGATED FARM TOPO MAP



LARSON IRRIGATED FARM ORTHO MAP



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



Dean Nelson
Associate Broker,
REALTOR®

Cell: (307) 340-1114

dean@clarklandbrokers.com

Licensed in WY & NE



Cory Clark
Broker / Owner

Office: (307) 334-2025

Mobile: (307) 351-9556

clark@clarklandbrokers.com

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

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE, SD & WY

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, CO, SD & NE

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

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