



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***BIG SKY FARM***

***Lyman, Scotts Bluff County, Nebraska***

*1,553.87± highly productive, contiguous farm with multiple pivots, improvement and feedlot.*

## LOCATION & ACCESS

The Big Sky Farm is a large, exceptionally productive, contiguous farm located just north of the city limits of Lyman, Nebraska. Paved and gravel county roads bisect the property allowing equipment easy access to the fields. Towns and cities in a three-state area which are in close proximity to the farm are:

Lyman, Nebraska (population 341)	1 mile south
Morrill, Nebraska (population 921)	11 miles northeast
Mitchell, Nebraska (population 1,702)	19 miles east
Torrington, Wyoming (population 6,501)	14 miles northwest
Scottsbluff, Nebraska (population 15,039)	23 miles east
Cheyenne, Wyoming (population 59,466)	85 miles southwest
Denver, Colorado (population 701,621)	184 miles southwest
Omaha, Nebraska (population 408,958)	471 miles east





### SIZE & DESCRIPTION

800± acres under pivot irrigation

440± acres under gravity irrigation

313.87± grass (balance in ROWs, laterals and improvements)

**1,553.87± Total Deeded Acres**

The Big Sky Farm is located in a farming area known as the “Valley” which follows the North Platte River from Fort Laramie, Wyoming into the western Nebraska Panhandle region. At an elevation of approximately 3,800 feet above sea level, in an area known for mild year-round weather and a generous growing season, this farm stands out as an extremely productive farm rich in soil and water.

The soils of the farm’s level fields and gently sloping hills are a fertile mixture of Mitchell Silt Loam, Bayard Loam, Buffington Silty Clay Loam, Valentine/Dwyer Loamy Fine Sands, and Las Loam. There is approximately one mile of Horse Creek flowing along the southern boundary sheltered by mature cottonwood and ash trees. The current owner has installed over 15 miles of fence.



## FARM OPERATIONS

At this time, the majority of the Big Sky Farm's fields are planted to alfalfa, alfalfa/grass mix, and silage. The current owner's primary objective is to produce horse-quality hay for sale to horse enthusiasts in Colorado, Texas, Oklahoma as well as horse owners in Wyoming and Nebraska. With its abundance of irrigation water, the farm can produce three cuttings of high-quality hay even in a dry year. Historically, the yields are six to seven tons of hay per irrigated acre. Although currently producing hay, Big Sky Farm has demonstrated its ability to produce all valley crops such as corn, dry edible beans, and sugar beets. Other crops have also produced excellent yields with oats at four tons per acre, corn at 200 bushels per acre, and sudex chopped at 25 tons per acre. The tillable acres represented have been provided by the USDA office located in Torrington, Wyoming.

There are a total of six low-pressure pivots on the Big Sky Farm with three full, low-pressure center pivots and three wiper pivots. All of the pivots can use surface water or well water with the well water delivered to the pivots via underground pipeline.



## SOILS

The State of Nebraska Department of Revenue lists that the soils in the irrigated portion of the farm are approximately 46% Mitchell Silt Loam, 38% Bayard Loam and Buffington Silty Clay Loam, 10% Valentine/Dwyer Loamy Fine Sands, and 3% Las Loam.



## UTILITIES

- Electricity – Nebraska Public Power District
- Communications – Consolidated Telco
- Natural Gas – Black Hills Energy
- Mobile Phone Coverage – multiple carriers
- Water – Private Well
- TV – satellite
- Sewer – Private Septic

## IMPROVEMENTS

The Big Sky Farm has three sets of improvements located around the perimeter of the property. One set of improvements are located on the south, near Lyman, and includes a remodeled, 1,388 sq. ft., three-bedroom, one bath home and a separate garage. The home has natural gas heat, a nearby submersible well, and new septic system. Outbuildings include an open-end feeding shed, a 12,000 bushel grain bin, and a 80' x 125' all steel, red iron hay storage barn with 20' side walls.

The two-bedroom, one bath house located on the west side of the property includes a number of outbuildings and corrals.

The 2,080 sq. ft. home located on the north side of the property has three bedrooms, two bathrooms, new flooring, and radiant heat. There is a well for the house and another well with a set of corrals nearby.

In addition, the farm has a 999 head feedlot that has been recently permitted by the Nebraska DEQ to expand the feedlot up to 5,000 head of cattle. There are 1,000± feet of concrete feeding bunks and five automatic water tanks along with livestock working facilities that include several working pens, alley ways, tub, and a Silencer hydraulic chute. The feedlot is constructed of railroad ties and continuous steel panels and includes two loafing sheds and a wind break. The feedlot is located in the southeast corner of the property with good road access. A newer 60' x 120' pole barn with 16' side walls is located near the feedlot and has a 14' overhead door and 10' sliding doors on three corners.



*North Residence*



*Hay Barn*





*Feedlot*



*Pole Barn*



## WATER RESOURCES

Horse Creek flows along the southern boundary of the property for approximately one mile, sheltered by mature cottonwood and ash trees. It feeds what is known as the State Line Canal. The canal is maintained by the owners of Big Sky Farm. There are several underground lines with risers for irrigation and low-pressure pivots with drop nozzles, which are in good operating condition. Recently, the owners placed new wells and pumps in all of the irrigation systems.

### September 10, 1897 appropriation:

The North Half of the Southwest Quarter of 26-23-58      80 acres

The South Half of the Southwest Quarter of 26-23-58      55 acres

The East Half of the Southeast Quarter of 27-23-58      80 acres

Total of 215 acres are under this water right

### April 21, 1910 appropriation:

The Southwest Quarter of the Southeast Quarter of 26-23-58      40 acres

The Southeast Quarter of the Southeast Quarter of 23-23-58      40 acres

The Southwest Quarter of the Northeast Quarter of 26-23-58      40 acres

The Southeast Quarter of the Northeast Quarter of 26-23-58      40 acres

Total of 160 acres are under this water right

This farm has 5 CFS (cubic feet per second) of FREE water under these rights as long as there is not a “call” on the Horse Creek. Copies of the original decrees are available to prospective buyers upon request.





There is also an appropriation of 856 acre of water under the Gering–Fort Laramie Irrigation District as follows.

**Section 26-23-58:**

SW¼ NE¼	26 acres
SE¼ NE¼	3 acres
SW¼ NW¼	26 acres
SE¼ NW¼	<u>30 acres</u>
<b>Farm Total</b>	<b>85 acres</b>

**Section 26-23-58:**

NE¼ SE¼	4 acres
NW¼ SE¼	<u>15 acres</u>
<b>Farm Total</b>	<b>19 acres</b>

**Section 27-23-58:**

NW¼ SE¼	40 acres
SW¼ SE¼	<u>40 acres</u>
<b>Farm Total</b>	<b>80 acres</b>

**Section 27-23-58:**

SW¼ SW¼	39 acres
SE¼ SW¼	<u>35 acres</u>
<b>Farm Total</b>	<b>74 acres</b>

**Section 34-23-58:**

Pt. NE¼ NE¼	2 acres
Pt. NW¼ NE¼	19 acres
Pt. NE¼ NW¼	33 acres
NW¼ NW¼	<u>40 acres</u>
<b>Farm Total</b>	<b>94 acres</b>

**Section 21-23-58**

Lot 2	28 acres
S½ NE¼	2 acres
Lot 3	37 acres
N½ SE¼	<u>14 acres</u>

**Section 21-23-58**

S½ SE¼	<u>59 acres</u>
<b>Farm Total</b>	<b><u>59 acres</u></b>

**Section 22-23-58**

SW Corner, NW¼ SE¼	6 acres
<b>Farm Total</b>	<b>6 acres</b>

**Section 22-23-58**

SW¼ SW¼	<u>39 acres</u>
<b>Farm Total</b>	<b>39 acres</b>

**Section 22-23-58**

SW¼ SW¼	<u>40 acres</u>
<b>Farm Total</b>	<b>40 acres</b>

**Section 27-23-58**

NE¼ NW¼	<u>2 acres</u>
<b>Total Farm</b>	<b>2 acres</b>

**Section 27-23-58**

NW¼ NW¼	<u>33 acres</u>
<b>Total Farm</b>	<b>33 acres</b>

**Section 27-23-58**

NW¼ SW¼	38 acres
NW¼ SW¼	40 acres
SW¼ NW¼	35 acres
SE¼ NW¼	22 acres
SE¼ NW¼	<u>10 acres</u>
<b>Farm Total</b>	<b>145 acres</b>

**Section 34-23-58**

Pt. NE¼ NE¼	2 acres
Pt. NW¼ NE¼	19 acres
NW¼ NW¼	40 acres
Pt. NE¼ NW¼	<u>33 acres</u>
<b>Farm Total</b>	<b>94 acres</b>

The 2021 Gering–Fort Laramie Irrigation District Irrigation tax is \$27,606. There are also water rights to 24 acres under the Mitchell Ditch at an annual cost of \$504.

In addition to the water rights set out above, there are four supplemental irrigation wells on the farm. They are as follows:

- #G-068160 located in the NW1/4SE1/4, Section 26 – drilled 5-12-82 with static water at 18 feet, rated at 700 GPM.
- #G-021747 located in the SW1/4SE1/4, Section 27 – drilled 9-15-61 with static water at 15 feet, rated at 1200 GPM.
- #G-073661 located in the SW1/4SW1/4, Section 27 – drilled 4-29-91 with static water at 15 feet, rated at 1100 GPM.
- #G-068159 – located in the NESE, Section 26- drilled 5-21-82 with static water at 15 feet, rated 1,000 GPM.
- #G-084125- located in the NWNE, Section 21- drilled 4-23-94 with static water at 21 feet, rated 900 GPM.

A complete description of the surface and ground water rights will be readily available to prospective buyers upon request. In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyers.





### REAL ESTATE TAXES

According to the Scotts Bluff County Assessor, the 2020 real estate taxes on the Big Sky Farm are approximately \$51,499 per year.

### MINERAL RIGHTS

Any and all mineral rights associated with the property owned by Seller, if any, will be retained by Seller.

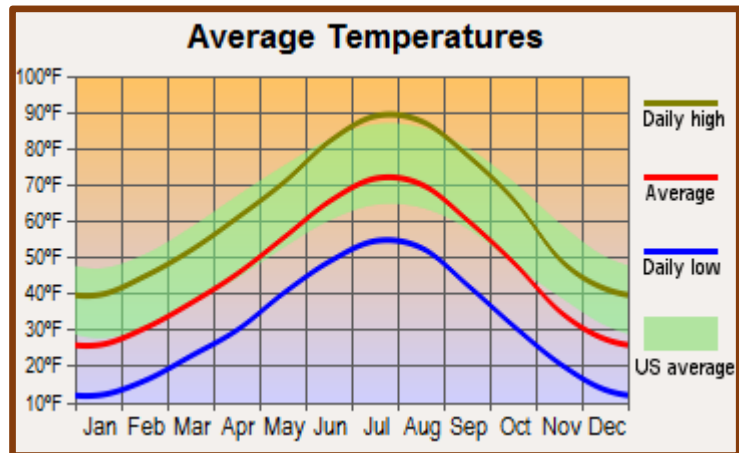
### RECREATION & WILDLIFE

An abundance of wildlife frequents the property including mule deer, whitetail deer, antelope, turkeys, pheasant, geese and sharp-tail grouse.



## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lyman area is approximately 14.2 inches including 31.9 inches of snow fall. The average high temperature in January is 42 degrees, while the low is 15 degrees. The average high temperature in July is 91 degrees, while the low is 58 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).

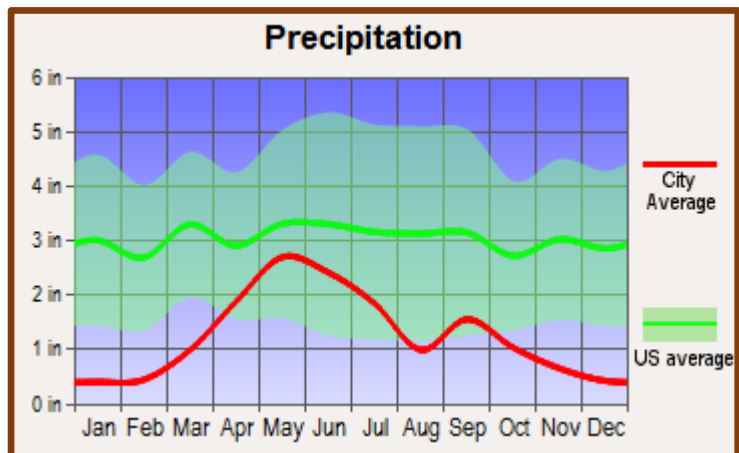


## STATE OF NEBRASKA

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.







## COMMUNITY AMENITIES

Lyman, Nebraska is situated on the western edge of Scotts Bluff County, Nebraska, just east of the Wyoming state line on State Highway 92. Although Lyman is one of the smaller towns within the county, it is close enough to larger towns and cities for a family to enjoy country living just minutes from schools, shopping, and other city conveniences. School age children, kindergarten through eighth grade, who reside at the Big Sky Farm, would attend public school in Morrill, Nebraska. Bus service is provided. For higher education, Torrington, Wyoming and Scottsbluff, Nebraska both have accredited community colleges.

Nearby Mitchell, Nebraska hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. It is also home to a 9-hole golf course.

Torrington, Wyoming is the county seat of Goshen County and was founded and named by W.G. Curtis after his hometown of Torrington, Connecticut. It was originally a water and coal station for the Chicago, Burlington & Quincy Railroad before being officially incorporated in 1908. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, two sale barns, and farm and implement dealerships.

Torrington Livestock Market is Wyoming's largest livestock market. They offer cattle for sale daily by several marketing options: live cattle auctions, video cattle auctions, and private treaty. The auction calendar can be accessed at [www.torringtonlivestock.com](http://www.torringtonlivestock.com).

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](http://www.visitscottsbluff.com).





## AIRPORT INFORMATION

Commercial airline service is available at Cheyenne, Wyoming; Scottsbluff, Nebraska; and Denver, Colorado. The following is information on each of these airports:

**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 <http://www.flyscottsbluff.com>. Complete aeronautical information for the Western Nebraska Regional Airport can be found at: <http://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 <http://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: <http://www.flydenver.com>.



## OFFERING PRICE

**\$6,000,000**

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

All offers shall be:

- a. in writing;
  - b. accompanied by an earnest money deposit check in the minimum amount of \$300,000 (Three Hundred 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.



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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.**

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## STATE LOCATION MAP

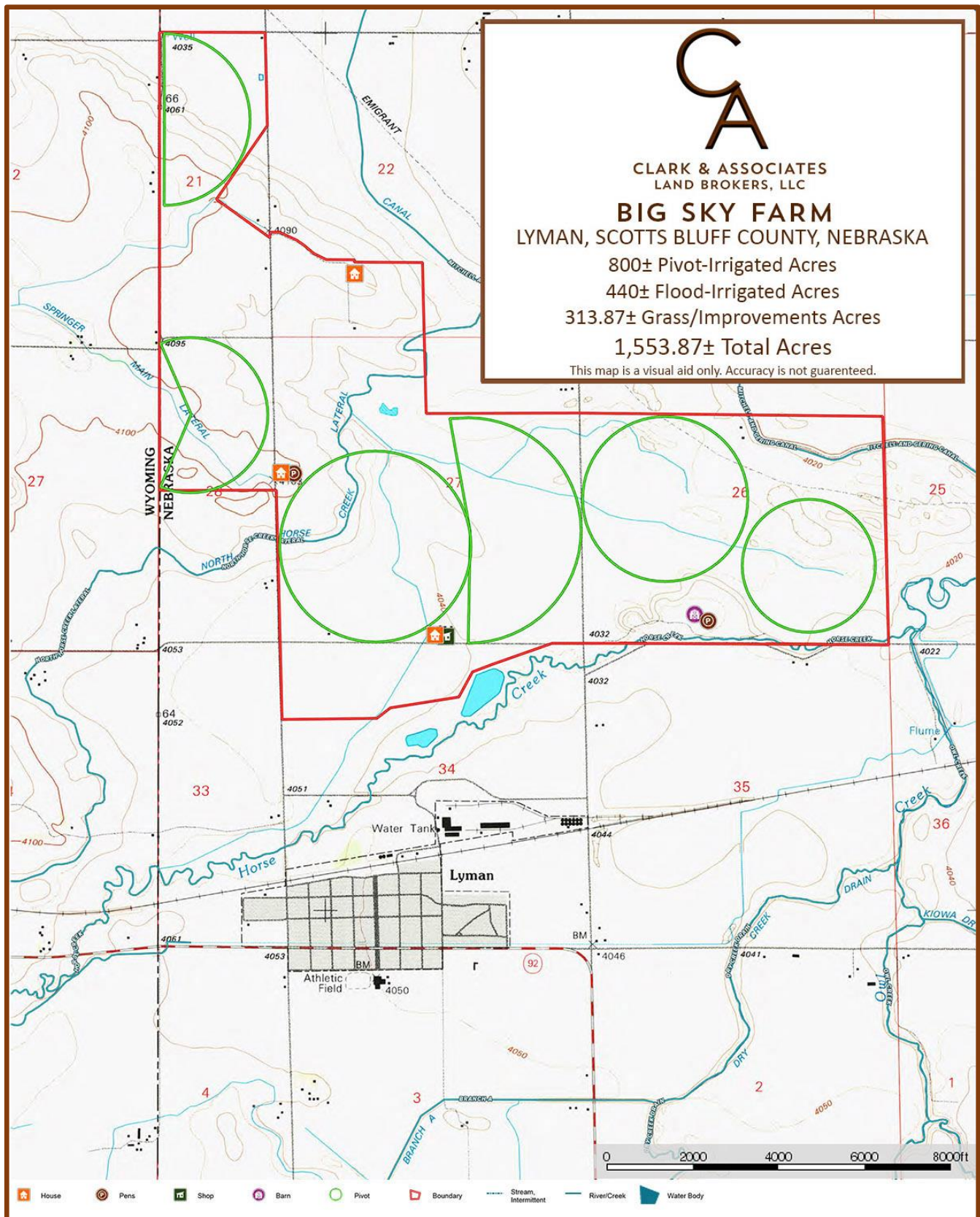


## NOTES

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.



## BIG SKY FARM TOPO MAP





## BIG SKY FARM ORTHO MAP





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



**Cory Clark**  
Broker, REALTOR®

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Licensed in WY, MT, SD,  
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Licensed in WY, MT, SD, NE

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## Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

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### **Jon Keil – Associate Broker**

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### **Greybull, WY Office**

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### **Ken Weekes – Sales Associate**

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**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*