



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***T & W HORSE ACREAGE***  
***Morrill, Scottsbluff County, Nebraska***

*The T & W Horse Acreage consists of 39± deeded acres, including a split level home with an attached garage, shop with an apartment, two additional farm buildings, corrals, loafing shed and an arena.*

## LOCATION & ACCESS

The T & W Horse Acreage is located approximately 1.5 miles northeast of Morrill, Nebraska. To access the acreage from Morrill, travel east on State Highway 26 to the village edge; turn north on Liberty Oil Road where the private driveway is located on the left, just before the Tri-State Canal Road.

Several towns and cities in proximity to the property include:

- |   |                     |
|---|---------------------|
| • Torrington, Wyoming (population 6501)         | 17 miles northwest  |
| • Scottsbluff, Nebraska (population 15,039)     | 17 miles southeast  |
| • Sidney, Nebraska (population 6757)            | 92 miles southeast  |
| • Cheyenne, Wyoming (population 59,466)         | 97 miles southwest  |
| • Fort Collins, Colorado (population 143,986)   | 140 miles southwest |
| • Laramie, Wyoming (population 30,816)          | 145 miles southwest |
| • Casper, Wyoming (population 59,466)           | 161 miles northwest |
| • Denver, Colorado (population 704,621)         | 196 miles southwest |
| • Rapid City, South Dakota (population 144,060) | 201 miles northeast |





## SIZE & DESCRIPTION

### **39± deeded acres**

The T & W Horse Acreage consists of a beautiful home, a large shop with built-in apartment, a loafing shed built off of the shop, an arena, horse barns with enclosed tack room located on 39± acres for your horses to roam. The home is 2,344 sq. ft. with three bedrooms, three and a half bathrooms, and an attached two-car, finished garage. There are concrete patios on front side and the rear side of the home which also has new Pella windows and doors with a fresh Malarkey shingles. The shop is 40'x90' with 16' sidewalls and two 14' doors, concrete floor with a drain system and fully insulated with 7/16" OSB on the walls. Included in the shop is a 1,000 sq. ft. apartment with a fully functional kitchen, dining area, storage area, living area and bedroom. Also attached to the shop is a 32'x90' loafing barn. There are numerous other outbuildings with enclosed areas, corrals with water tanks, and the arena is adjacent to the corrals. The pasture area is sub-irrigated and fenced with five strands of barb wire and continuous panels.



## REAL ESTATE TAXES

According to the Scottsbluff County Assessor's records, the real estate taxes for the T & W Horse Acreage are approximately \$5,030 annually.

## WATER RIGHTS

Any and all mineral rights associated with the property will transfer at closing.

## WATER RESOURCES

- One domestic well
- Sub-irrigated pasture area

## UTILITIES

Electricity – Roosevelt Power District (308-635-2424)

Gas/Propane – Panhandle Coop (308-630-5220)

Communications – Cell Phone and Satellite Internet

Water – Personal Well

Sewer – Personal Septic

Television – Satellite, Internet

## IMPROVEMENTS

Improvements on the T & W Horse Acreage include the following:

- 2,344 sq. ft. three bedroom, three and a half bathroom with attached two-car garage
- 1,000 sq. ft. one bedroom apartment (contained in large shop)
- 40'X 90' shop with 16' sidewalls, two 14' doors, fully insulated with drainage system
- 32'X90' loafing barn attached to large shop
- Two barns: both are 27'X24'; one with concrete floor and one with dirt floor
- 18'X 10' loading shed
- Corrals with water tanks
- Arena adjacent corrals











## COMMUNITY AMENITIES

The Village of Morrill is located in the west Panhandle of Nebraska. Morrill is a small community that was incorporated in 1907. It offers traditional small-town friendliness and amenities and is just one of the ten cities and villages that are in Scottsbluff County. The county seat of Scotts Bluff County is Gering, Nebraska (20 miles to the southeast) and the largest city in the county is Scottsbluff (17 miles southeast). For additional information regarding the village of Morrill please visit: [www.villageofmorrill.com](http://www.villageofmorrill.com)

Morrill boasts an excellent small-town K-12 school system with approximately 450 students. For information about the K-12 schools visit: <https://www.mpslions.org>. For post high school education, the city of Scottsbluff is home to Western Nebraska Community College. Please visit their website at [www.wncc.edu](http://www.wncc.edu).

The county offers many opportunities to explore history including Scottsbluff National Monument, Legacy of the Plains Museum, Agate Fossil Beds National Monument, Chimney Rock National Historic Site, Fort Mitchell and Pony Express Station, Fossil Freeway, West Nebraska Family Research and History Center, and Nebraska's longest (continuous running) celebration Oregon Trail Days. There is no shortage of non-historical entertainment and some unique experiences offered in the area to include the Riverside Discovery Center (zoo), Several seasonal roadside markets and harvest attractions, Brown Sheep Company, 5 Rocks Amphitheater, Highway 92 Raceway, Lake Minatare State Recreation Area, West Nebraska Arts Center, Flyover Brewing Company and the Papa Moon Vineyards & Winery. In addition to the unique shopping and entertainment options within the county you will also find farm and ranch implement dealerships, veterinary clinics, several banks and shopping facilities, churches, restaurants, a municipal golf course, and an airport. For more information on the events, locations and shopping listed please visit <http://oregontraildays.com/> and [www.visitscottsbluff.com](http://www.visitscottsbluff.com).

Scottsbluff has a Level II Trauma Center that includes Air Link air ambulance services, Regional West Medical Center. Located in the village of Morrill is a Regional West Physicians Clinic (family medical practice). The county also has multiple medical practice clinics and nursing homes.

The economy of Scotts Bluff County is based on agriculture, with the primary crops being sugar beets, corn, and beans. Major employers in the area include Regional West Medical Center, Public Schools, Wal-Mart, Western Sugar Cooperative, Western Nebraska Community College, Vertex (Business Services), SWBC (financial services).







## AIRPORT INFORMATION

Western Nebraska Regional Airport is located three mile east of Scottsbluff, Nebraska. It covers 1,806 acres and has two runways. United, operated by SkyWest Airlines offers two passenger flights daily (weekdays) to Denver, CO. Additional information is available at [www.flyscottsbluff.com](http://www.flyscottsbluff.com).

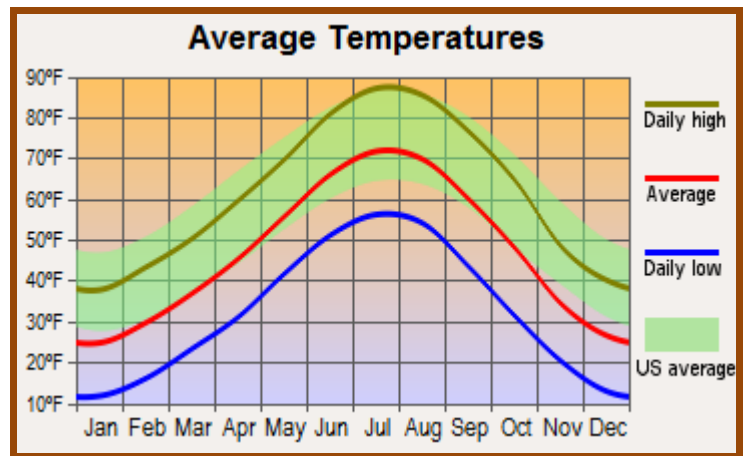
Commercial airline service is also available at Cheyenne, Wyoming; Denver, Colorado; and Rapid City, South Dakota. The following is information on each of these airports:

- **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 130 national and international destinations. For more information, visit the official website for Denver International Airport at [www.flydenver.com](http://www.flydenver.com).
- **Rapid City, South Dakota:** Rapid City Regional Airport operates nonstop flights daily to 24 different destinations. For more information visit [www.rapairport.com](http://www.rapairport.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 13.05 inches including 17.7 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](http://www.city-data.com).

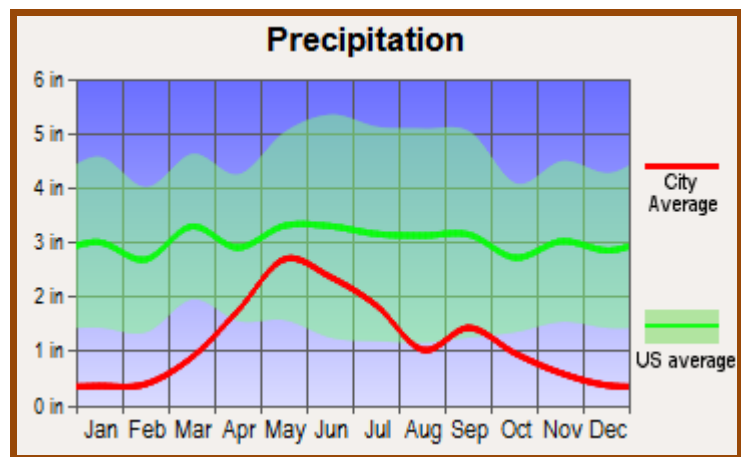


## STATE OF NEBRASKA

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.



## OFFERING PRICE

**\$935,000**

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 \$45,000 (Forty-Five 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

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).

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 single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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



**Dean Nelson**  
Associate Broker, REALTOR®

Cell: (307) 340-1114

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Licensed in WY & NE

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**Clark & Associates Land Brokers, LLC**  
Specializing in Farm, Ranch, Recreational & Auction Properties

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**Greybull, WY Office**

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**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*