



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



TIGHE RANCH
Morrill, Sioux County, Nebraska

The Tighe Ranch consists of 3,694± total acres and is a productive grass ranch with hunting opportunities.

LOCATION & ACCESS

The Tighe Ranch is located approximately 20 miles northeast from Torrington, Wyoming. From Torrington, travel north on State Highway 159/Van Tassell Road for nine miles; turn right onto Road 48E/Road 94 traveling east for seven miles; turn left on the Henry Road traveling north until you reach the property entrance at 1770 Henry Road, Morrill, Nebraska. The ranch is accessed from a maintained gravel road with year-round access.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Torrington, Wyoming (population 6,501) | 20 miles southwest |
| • Scottsbluff, Nebraska (population 15,039) | 41 miles southeast |
| • Sidney, Nebraska (population 6,757) | 117 miles southeast |
| • Cheyenne, Wyoming (population 59,466) | 104 miles southwest |
| • Fort Collins, Colorado (population 143,986) | 148 miles southwest |
| • Laramie, Wyoming (population 30,816) | 153 miles southwest |
| • Casper, Wyoming (population 59,628) | 155 miles northwest |
| • Denver, CO Metro Area (population 704,621) | 203 miles southwest |



SIZE & DESCRIPTION

3,694± deeded acres

The Tighe Ranch is a contiguous 3,694± acre ranch located approximately 20 miles northeast of Torrington, Wyoming. Of the 3,694± total deeded acres, there are 159± pivot-irrigated acres with the balance of the property being 3,535± acres of native grass and dryland hay with Sheep Creek flowing through the property on the north and south ends.

Two pivots that receive water via irrigation wells and water rights from Sheep Creek irrigate the 159± acres that are planted to hay.

There are 80± acres enrolled in the Conservation Reserve Program (CRP) that is due to expire in 2030. Historically, the CRP income is \$4,400 annually.

The topography of the property features heavily-sodded grass pastures with scattered deciduous trees along Sheep Creek as well as rolling hills and buttes that offer cover and ample protection for livestock and wildlife. The ranch offers excellent habitat for several species of wildlife including deer and antelope. There is a cabin on the ranch that the owners currently use to accommodate hunters.

The Tighe Ranch has been well managed and is owner-rated at 200 head year-round with supplemental winter feed.

There are 10 wells that provide water throughout the ranch with four of those wells being solar to increase efficiency.

The property headquarters includes two modular homes built in 2013, two 48'x60' metal shops, one of which features a concrete floor, heat provided by a wood-burning stove, and office/bathroom.

The livestock improvements include a feedlot with 900 feet of fence-line bunks, additional pens, loadout, and more.

This outstanding grass ranch with hunting opportunities is just minutes from Torrington, Wyoming and offers incredible history as you can find arrowheads and teepee rings on the ranch.

The elevation on the property varies between 4,300 and 4,500-feet above sea level.

PIVOT INFORMATION

PIVOT NAME & TYPE	DATE INSTALLED	ACRES UNDER PIVOT	CROP	PRIMARY USE
10-tower Valley	Lockwood converted to a Valley in 2015	128± acres	One-half in alfalfa	Hay
5-tower Zimmatic wiper	2020	31± acres	Dual crop – oat hay and sorghum	Feed source for feedlot



SOILS

Soils on the Tighe Ranch consist primarily of Las Animas-lisco complex, otero loamy very fine sand, Mitchell-epping complex, and ashollow loamy very fine sand.

REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the Tighe Ranch are approximately \$18,126 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.

WATER RESOURCES

The following information on the wells is courtesy of the Nebraska Department of Natural Resources. Along with the wells listed below, there are approximately 31± acres of Sheep Creek water rights.

IRRIGATION- Water Rights Information

PERMIT NUMBER	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
G-35998	Section 25	IRR	ID: 43109	9/28/1971	350 GPM	96 ft.	13 ft.
G-35999	Section 25	IRR	ID: 43110	10/11/1971	1050 GPM	130 ft.	11 ft.
G-42538	Section 7	IRR	ID: 49834	10/2/1974	200 GPM	150 ft.	41 ft.
G-42539	Section 7	IRR	ID: 49835	10/4/1974	90 GPM	140 ft.	42 ft.
G-42540	Section 7	IRR	ID: 49836	10/9/1974	300 GPM	140 ft.	40 ft.
G-42541	Section 19	IRR	ID: 49837	10/5/1973	150 GPM	100 ft.	10 ft.
G-42542	Section 19	IRR	ID: 49838	10/15/1973	275 GPM	80 ft.	7 ft.
G-48720	Section 7	IRR	ID: 190990	4/13/1991	360 GPM	130 ft.	35 ft.

STOCK/DOMESTIC- Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
G-042532	Section 13	STK	ID:49828	10/20/1973	50 GPM	91 ft.	12 ft.
G-042544	Section 12	STK	ID:49840	9/25/1973	50 GPM	110 ft.	24 ft.



CARRYING CAPACITY /OPERATIONS

The Tighe Ranch has historically run 140 cow/calf pairs and 60 replacement heifers year-round. The ranch consists of productive and native grass pastures with gramma grass, black root, needle-and-thread, and western wheat grasses. The ranch is fenced into seven pastures with the fences constructed with four strands of barb wire strung on steel and wood posts.

Feedlot on the Tighe Ranch include several pens, 900 linear feet of bunk space, concrete bunks, and continuous pipe fencing with wood posts.

Currently, there is a verbal lease agreement with Sioux County for a gravel pit. Additional information will be provided upon request.

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



UTILITIES

Electricity – Roosevelt Power District, 308-635-2424

Gas/Propane – Panhandle Coop, 308-630-5220

Communications – Cell Coverage Available

Water – Private Well

Sewer – Septic System

Television – Satellite

IMPROVEMENTS

Improvements on The Tighe Ranch include the following:

- Two 1,280 sq. ft. modular homes with three bedrooms, two baths
- Constructed/installed in 2013
- Vinyl lap siding
- Forced-air furnace
- Composition shingle roof
- 48'x60' open-faced shed, built in 2013
- 48'x60' metal shop, built in 2013 with two overhead doors: 20'x16' and 20'x14'. Shop is insulated and lined, heated with wood-burning stove, set up for welding, wired for 220. Also has an office, bathroom and satellite TV







WILDLIFE

The ranch is located in Plains Deer Unit. A landowner also may qualify for landowner licenses. Potential buyers are strongly encouraged to contact local game wardens for landowner licensing information. Specific dates and hunting regulations including draw odds can be found on the Nebraska Game and Fish website at www.outdoornebraska.gov/hunting/.

2021 Deer Season Dates:

- Archery: Sept. 1, 2021 – Dec. 31, 2021
- November firearm: Nov. 13, 2021 – Nov. 21, 2021
- Muzzleloader: Dec. 1, 2021 – Dec. 31, 2021
- Antlerless Late Season: Jan. 1, 2021 – Jan. 15, 2021; Jan. 1, 2022 – Jan. 15, 2022

The ranch is located in Box Butte West Unit for antelope. A landowner also may qualify for landowner licenses. Potential buyers are strongly encouraged to contact local game wardens for landowner licensing information. Specific dates and hunting regulations including draw odds can be found on the Nebraska Game and Fish website at www.outdoornebraska.gov/hunting/.

2021 Antelope Season Dates:

- Archery: Aug. 20, 2021 – Dec. 31, 2021
- Muzzleloader: Sept. 18, 2021 – Oct. 3, 2021
- Firearm: Oct. 9, 2021 – Oct. 24, 2021
- November Late Doe/Fawn: Nov. 1, 2021 – Jan. 31, 2022

COMMUNITY AMENITIES

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

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

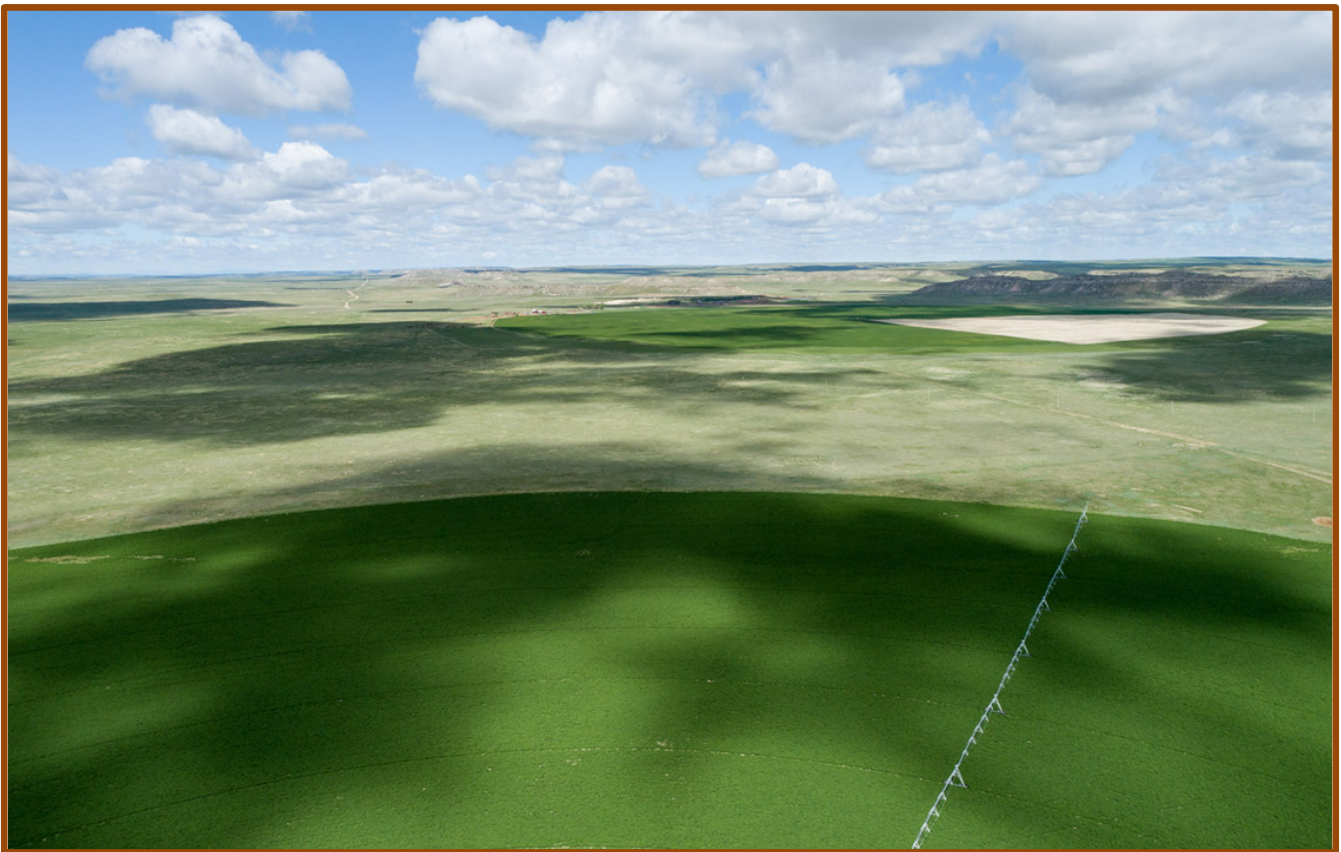


AIRPORT INFORMATION

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 www.flyscottsbluff.com. Complete aeronautical information for the Western Nebraska Regional Airport can be found at: www.airnav.com/airport/KBFF.

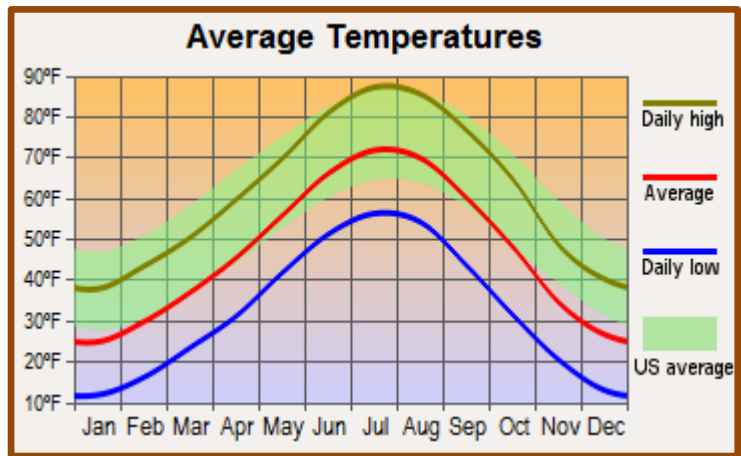
Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at www.cheyenneairport.com.

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 at www.flydenver.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.

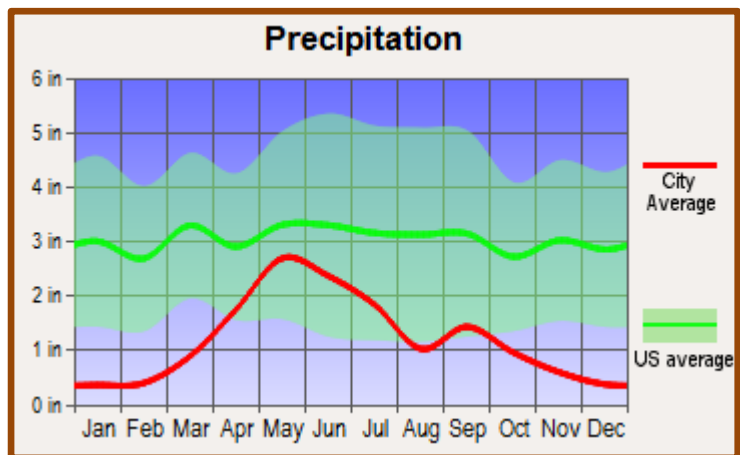


STATE OF NEBRASKA

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

\$3,400,000

(Price based on appraisal)

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 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).



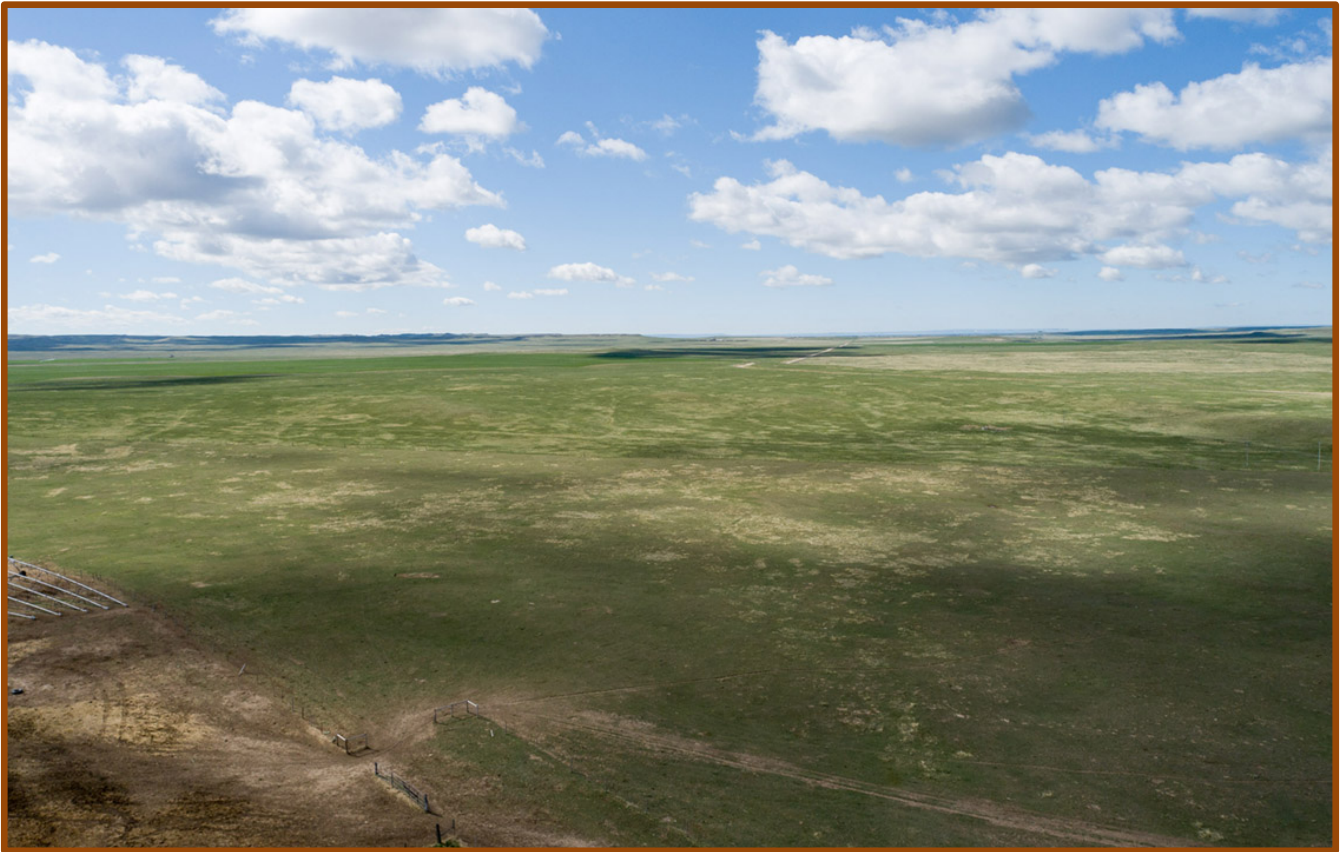
CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$102,000 (One Hundred Two 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.**

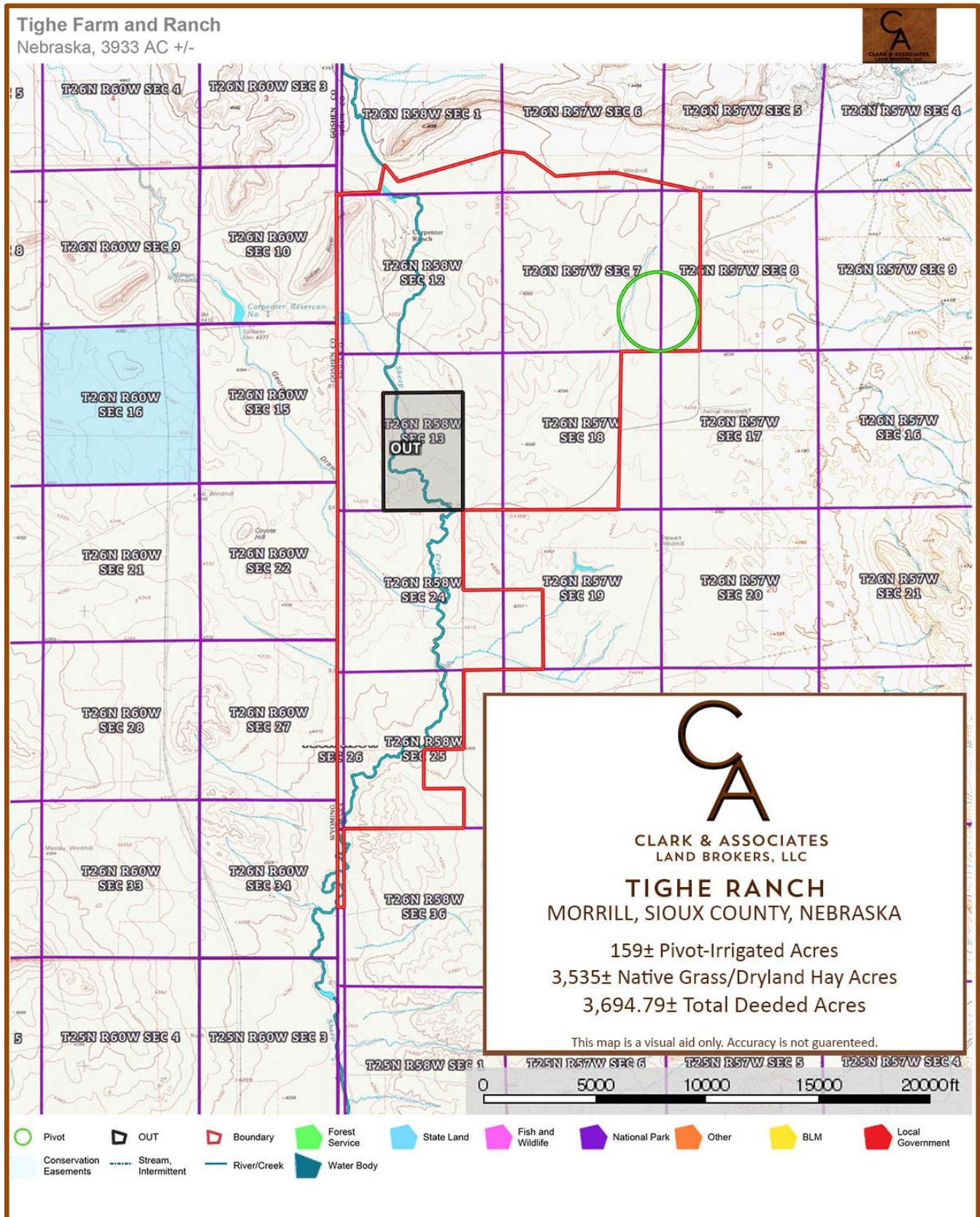
STATE LOCATION MAP



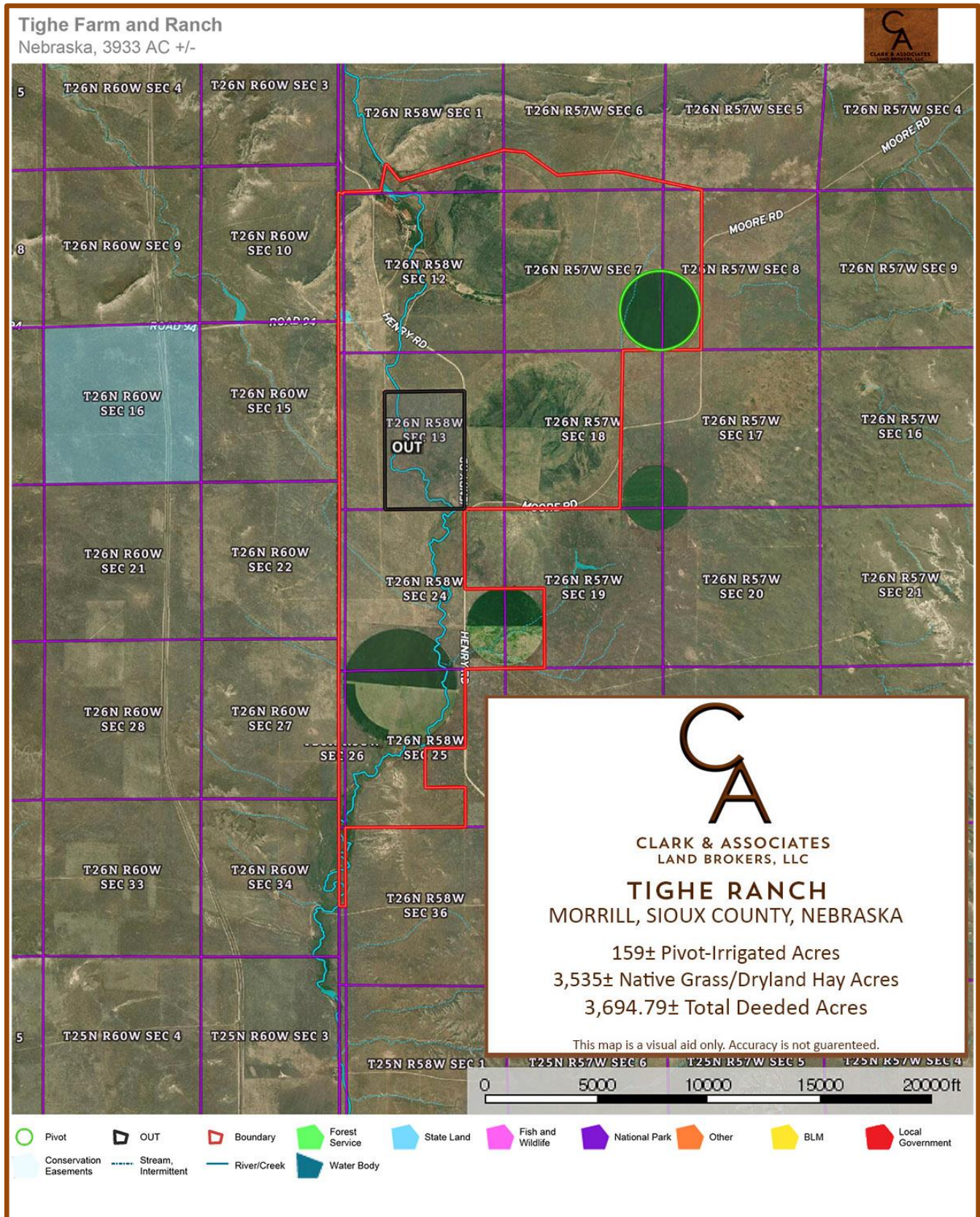
NOTES

This image shows a single sheet of white paper with horizontal 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.

TIGHE RANCH TOPO MAP



TIGHE RANCH ORTHO MAP



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



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Billings/Miles City, MT Offices

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Billings, MT 59105

Belle Fourche, SD Office

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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
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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