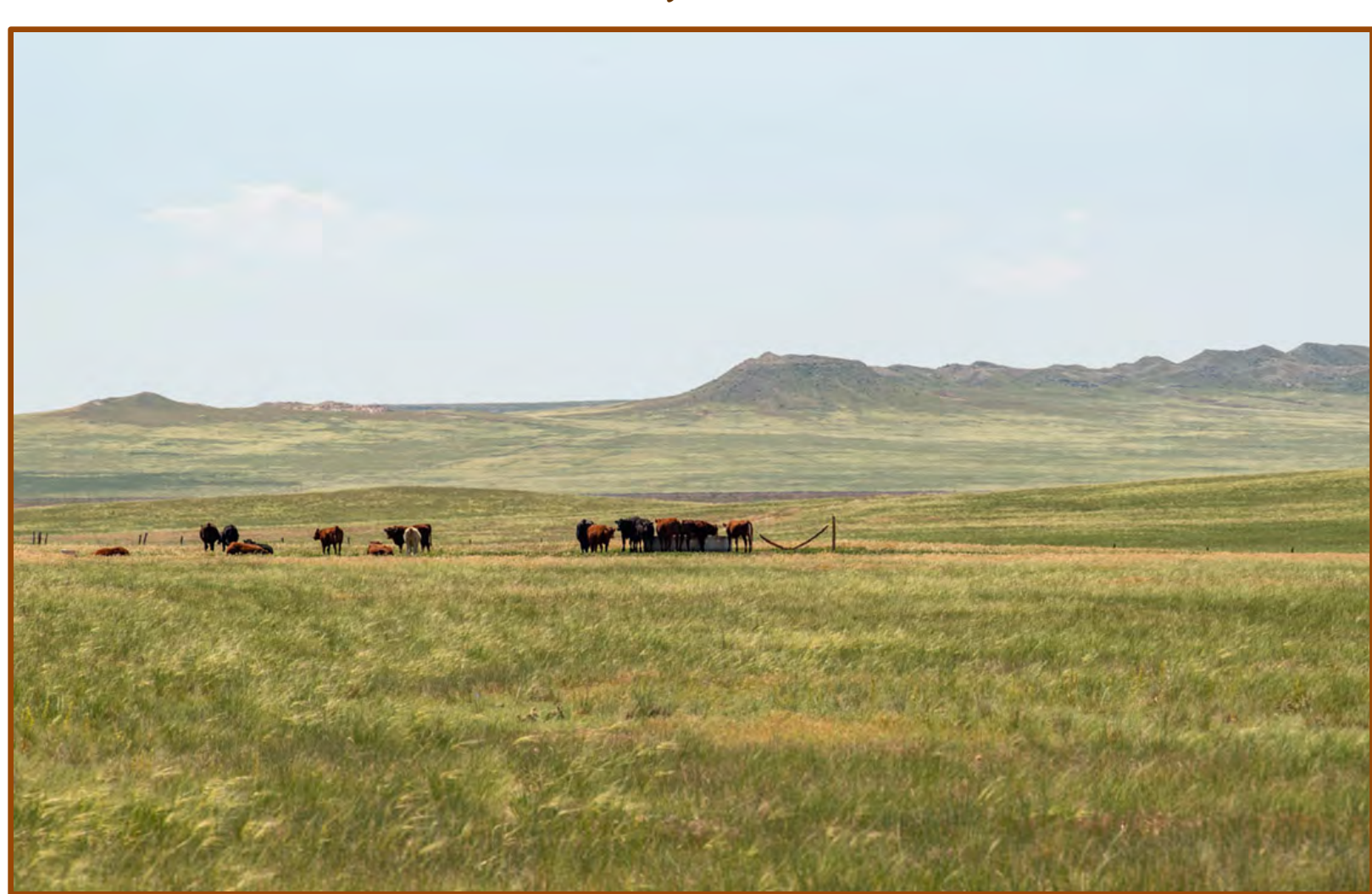




**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



SHEEP CREEK RANCH
Morrill, Sioux County, Nebraska

The Sheep Creek Ranch consists of 6,614± total acres and is a low-overhead, productive grass ranch with hunting opportunities.

LOCATION & ACCESS

The Sheep Creek Ranch is located approximately 25 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 northwest quarter of the Sheep Creek Ranch. 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) | 25 miles southwest |
| • Scottsbluff, Nebraska (population 15,039) | 36 miles southeast |
| • Cheyenne, Wyoming (population 59,466) | 104 miles southwest |
| • Sidney, Nebraska (population 6,757) | 112 miles southeast |
| • Fort Collins, Colorado (population 143,986) | 140 miles southwest |
| • Laramie, Wyoming (population 30,816) | 148 miles southwest |
| • Casper, Wyoming (population 59,628) | 160 miles northwest |
| • Denver, Colorado (population 704,621) | 210 miles southwest |



RANCH SUMMARY

The Sheep Creek Ranch in northwest Nebraska is offered on the market for the first time since it was purchased 35 years ago. Pride of ownership is obvious throughout the ranch which encompasses over 6,600 sprawling, productive acres.

Located in the heart of cattle country, the Sheep Creek Ranch is home to 260 mother cows that produce hearty and heavy calves on the high protein hard grass common to the area. The ranch consists of 6,614± deeded acres.

This fully improved, low overhead grass ranch, with its headquarters, working corrals, and scales is accessible from a well-maintained county road and is within 25 miles of Torrington, Wyoming. Home to record-book mule deer and Pronghorn antelope, the ranch offers the rare opportunity to own one of the finest cattle ranches in the state.

Hands-on management is evident across the entire ranch as you travel throughout all 11 pastures. Over the 35 years of ownership, current management has significantly improved the water supply, fencing, and cross fencing which have contributed to the consistent weight gains and impressive breed back percentages, as the cattle seldom have to travel over one-half mile to access water.



SIZE & DESCRIPTION

6,614± deeded acres

The Sheep Creek Ranch is a contiguous 6,614± acre ranch located approximately 25 miles northeast of Torrington, Wyoming.

The topography of the property features heavily-sodded grass pastures with 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.

The Sheep Creek Ranch has been well managed and is owner-rated at approximately 260 head year-round with supplemental winter feed, or summer grazing approximately 330 cow/calf pairs or approximately 825 head of yearling cattle. Historically, when yearling cattle, weighing approximately 700 pounds, are turned out in the spring of the year, they gain 2.5 to 3 pounds per day until they are shipped off the ranch around mid-September.

There are eight wells that provide water throughout the ranch with three submersible wells and five windmills. Most of the water tanks are 20 to 30-foot bottomless tanks with concrete aprons.

The livestock improvements include a state-of-the-art set of cattle working corrals constructed of 2-7/8" pipe with 2-7/8' top rails and 2-3/8" pipe overheads. These corrals are new and built using the Bud Box layout designed by Bud Williams, Wyoming stockmanship instructor, and is essentially a rectangular pen where the alleyway leading to the squeeze chute is placed at a right angle at the point of entry into the box. This type of facility is simple in design but yet highly effective and efficient.

There is also a double cattle alleyway set on concrete slabs along with a concrete loadout and 30,000 lb. Fairbanks-Morse certified livestock scale.

LAND & ELEVATION

The elevation of the Sheep Creek Ranch ranges from 4,300 feet to 4,500 feet above sea level. There are draws and breaks that offer natural protection for livestock and wildlife.

Water is readily available to grazing cattle due to extensively improved old wells, added new wells, underground water lines, stock tanks, and cross-fencing. Located in an area known for mild temperatures, the Sheep Creek Ranch enjoys a great year-round climate which keeps feed and labor costs at a minimum.



WATER RESOURCES

The Sheep Creek Ranch has three electric wells and five windmills. The well depths are from approximately 60 to 120 feet to water. Two wells are located near the house and corrals, providing water to the home, barn and adjacent pastures. These two wells are also tied together, which allows for a continued water source at the house and corrals should the other need repaired.

In addition to the windmills and wells, there are three miles of underground pipeline that is 1-1/2" PVC pipe buried five feet and feeds into six of the approximately 14 tire stock tanks located throughout the ranch. The stock tanks are 20 to 30 feet bottomless tanks with concrete aprons. These water sources provide ample water for both livestock and wildlife.

For information regarding permitted and adjudicated water rights available on the ranch, contact the Department of Natural Resources at 402-471-2363, or visit the department's website at <http://dnr.ne.gov/website/MainPage.aspx>. In the event of a sale, all water rights permitted and adjudicated to the subject property shall be transferred to the buyer.



SOILS

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

MINERAL RIGHTS

Fifty percent (50%) of any and all mineral rights associated with subject property owned by Seller, if any, will be transferred to Buyer at day of closing. If there is no production on the subject property from day of closing to twenty (20) years after day of closing, the remaining fifty percent (50%) of the mineral rights owned by Seller, if any, will transfer to Buyer.

REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the Sheep Creek Ranch are approximately \$3.39 per acre annually, or \$22,421.

CARRYING CAPACITY /OPERATIONS

Owner-rated at approximately 260 head of cow/calf pairs on a year-round basis, the high-quality grass pastures allow the owners to pasture graze nearly every winter and seldom have to feed more than one ton of hay per cow. Utilizing supplements as an additional protein source complements the ample winter grazing. Under the current ownership, the Sheep Creek Ranch consistently tops the livestock market in the fall.

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 11 pastures with the fences constructed with four strands of barb wire strung on steel and wood posts.

"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 to the Sheep Creek ranch include a recently remodeled 1,642 sq. ft. ranch home featuring three bedrooms and one bathroom along with a 13'x32' detached garage. The horse barn measures 128'x60' with nine 12'x16' stalls and offers additional storage for up to 100 ton of hay in the loft, which is easily accessible. There are a total of four metal loafing sheds measuring 48'x15'. A 120'x34' shop with concrete floor plus two additional dirt floor shops measuring 72'x24' and 60'x40' respectively round out the buildings. New livestock watering systems have been added throughout the corrals.









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 Sheep Creek Ranch is located near a small rural town, it is close to larger towns that offer many amenities. Situated in the heart of cattle country, these nearby towns provide excellent agricultural services for the Sheep Creek Ranch.

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, sale barn, 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.

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 an excellent small-town K-12 school system. For additional information regarding the village of Morrill please visit: www.villageofmorrill.com.

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.

Scotts Bluff 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 also the Riverside Discovery Center (zoo), 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.



AIRPORT INFORMATION

Commercial airline service is available at Casper, Wyoming; Cheyenne, Wyoming; Scottsbluff, Nebraska; Chadron, Nebraska; Rapid City, South Dakota; and Denver, Colorado. The following is information on each of these airports as well as the local airport in Torrington, Wyoming:

Torrington, Wyoming: The Torrington Airport is located two miles east and sits at an elevation of 4,250 feet above sea level. Runway information for the Torrington Municipal Airport is as follows:

- Runway 2 right traffic pattern
- Runway 02/20: 3001x 60 feet Asphalt Surface
- Runway 10/28: 5703 x 75 feet Asphalt Surface

Chadron, Nebraska: The Chadron Airport is located four miles west of the city. For more information, visit www.acukwik.com/airportinfo/KCDR.

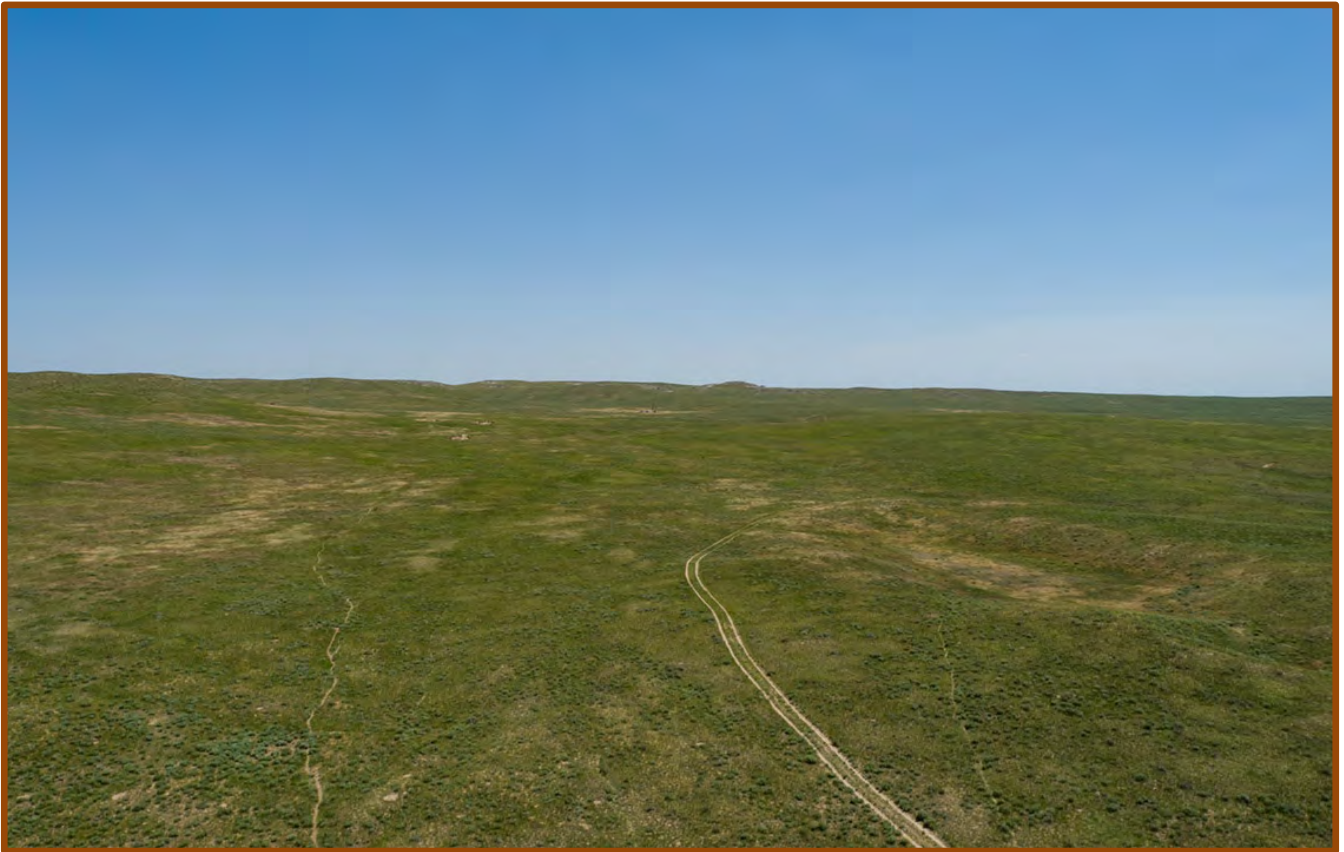
Casper, Wyoming: United Express, SkyWest and Mountain Air Express provide daily air service with connections to Denver, Colorado, Salt Lake City, Utah and Colorado Springs, Colorado from the Natrona County International Airport. This airport also has charter flights and rental cars available. For more information, please visit <http://iflycasper.com>. Complete aeronautical information can be found at <http://www.airnav.com/airport/CPR>.

Rapid City, South Dakota: The [Rapid City Regional Airport](http://www.rcgov.org/Airport/pages) is located 8 miles southeast of the Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United and Northwest Airlines. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit <http://www.rcgov.org/Airport/pages>.

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.

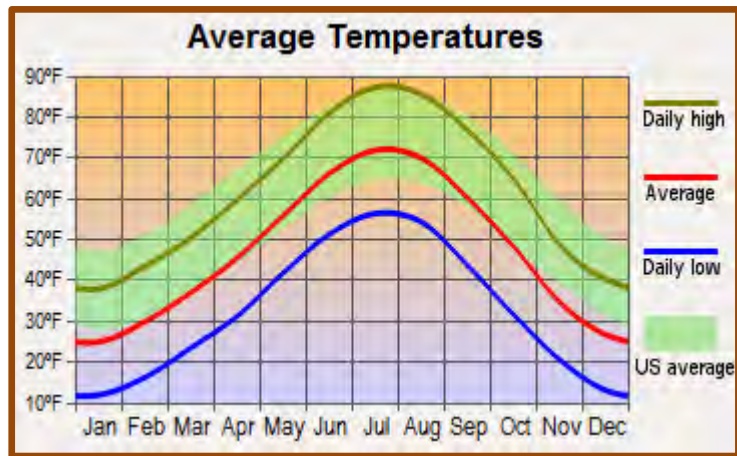
Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at www.cheyenneairport.com.

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 15.6 inches including 39.7 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 16 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.

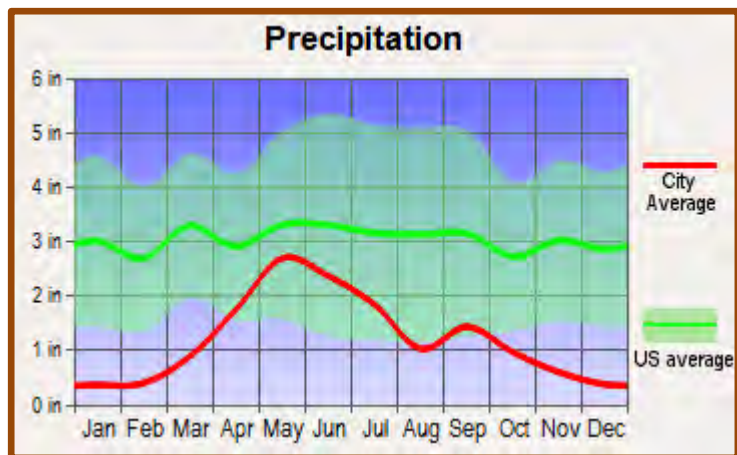


STATE OF NEBRASKA

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

\$4,600,000

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 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 \$230,000 (Two Hundred Thirty 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.

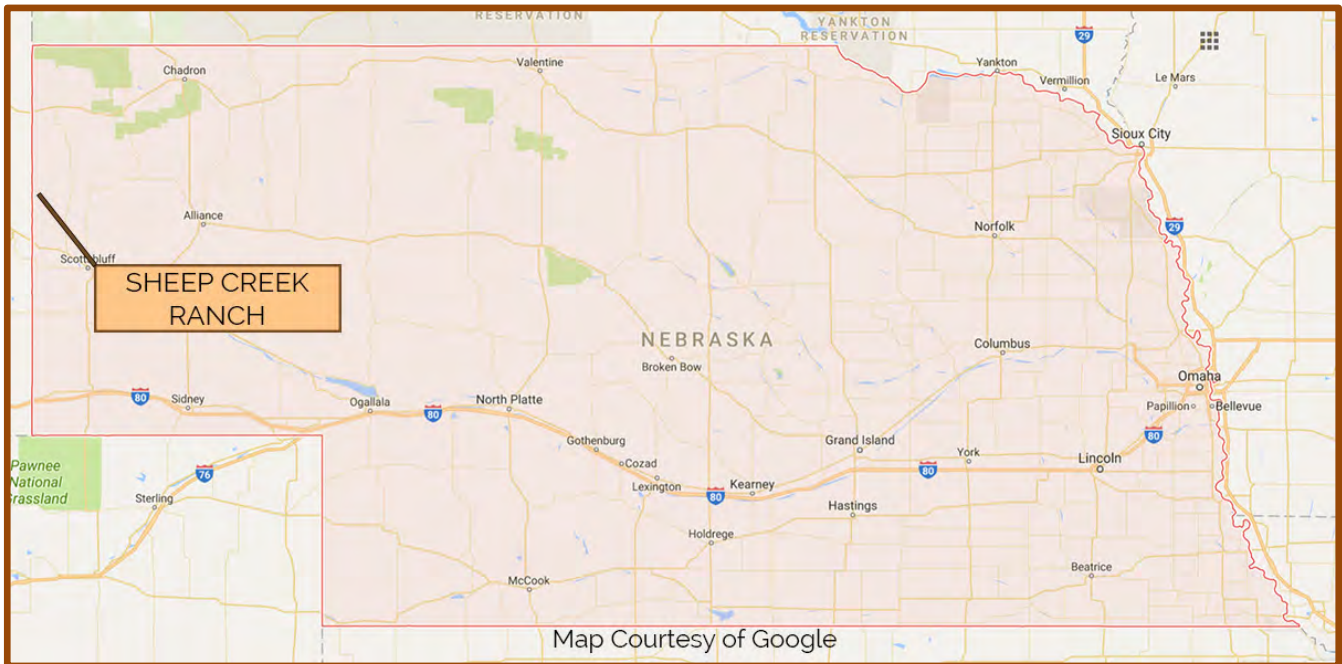
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.**

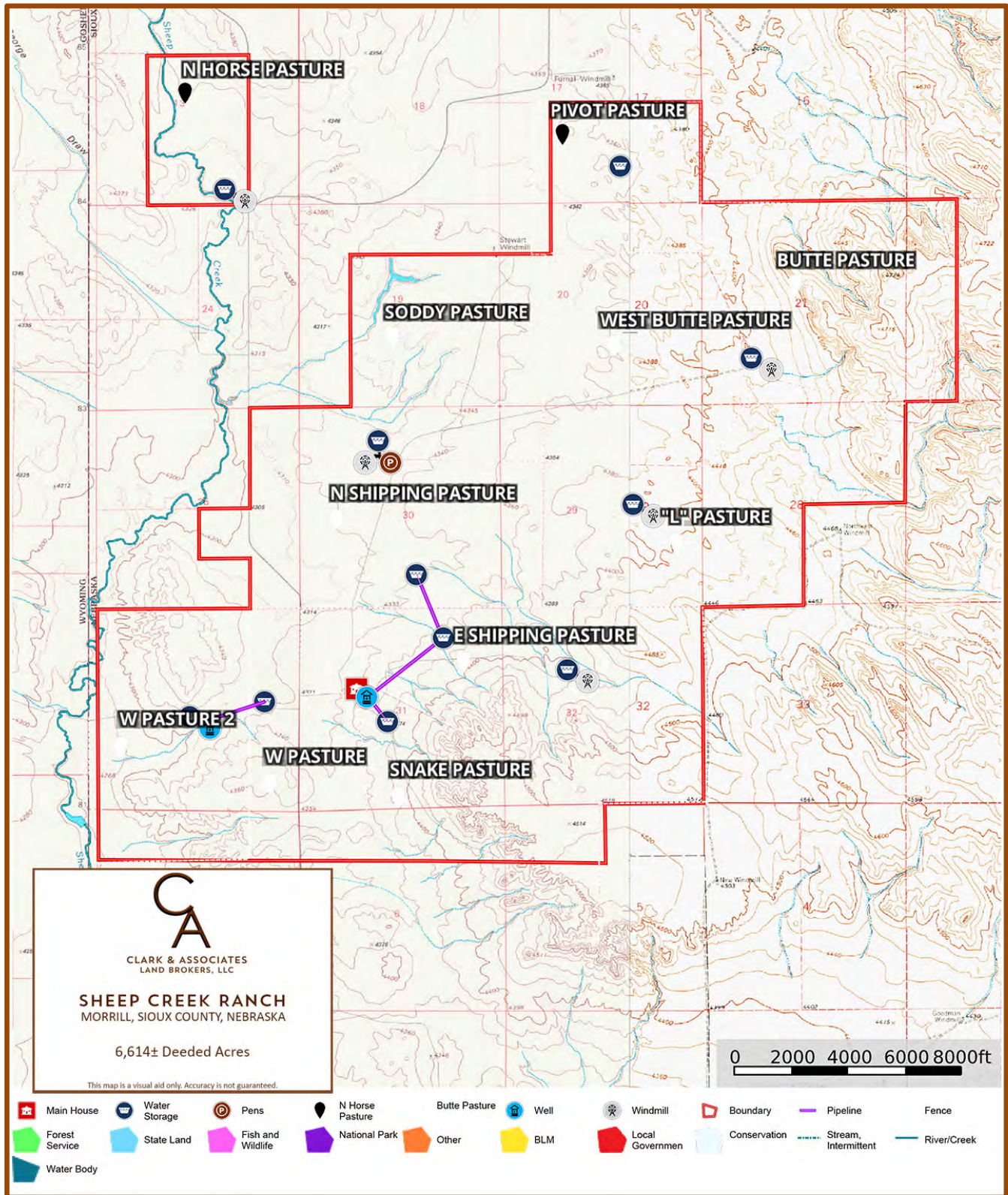
STATE LOCATION MAP



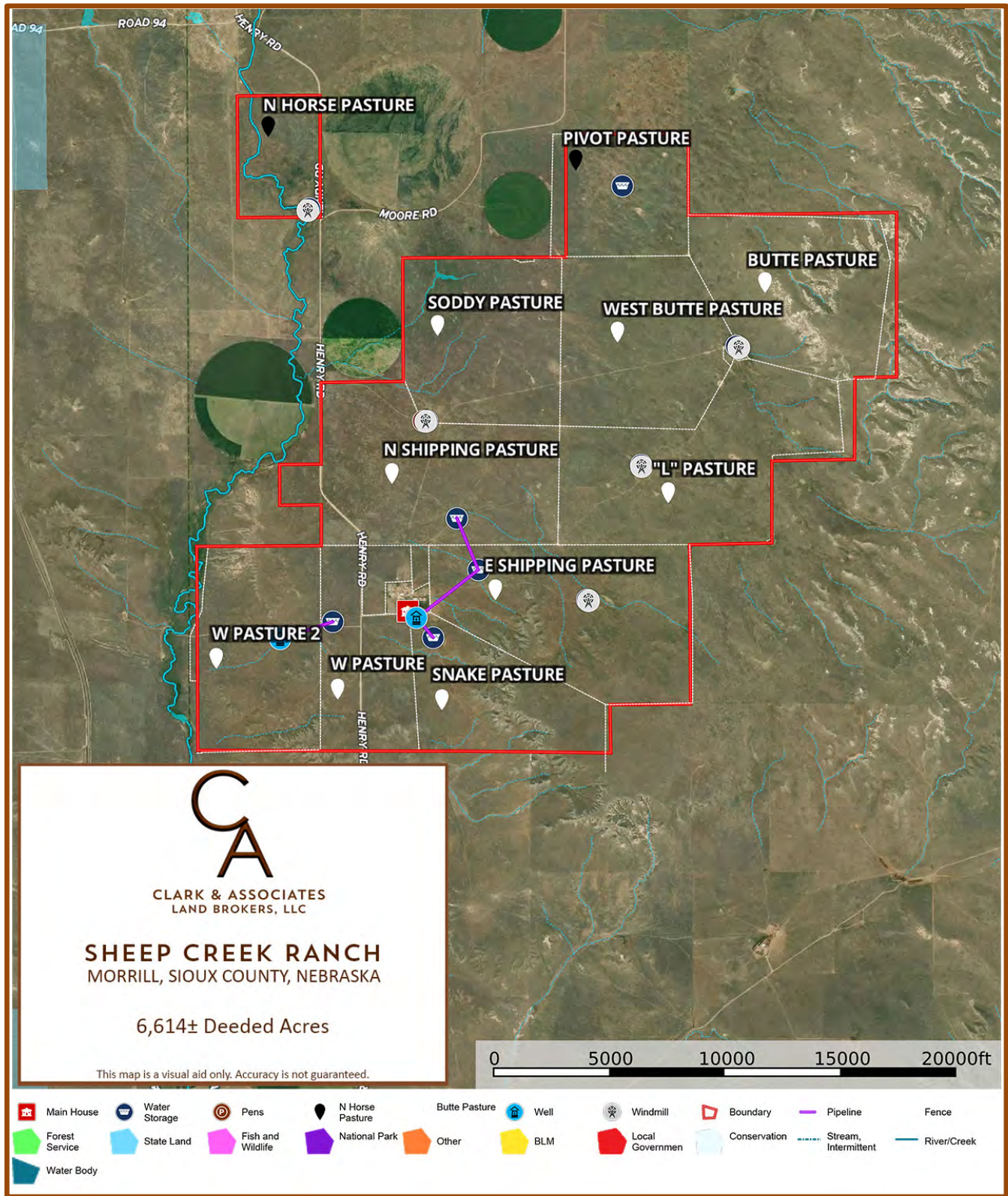
NOTES

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SHEEP CREEK RANCH TOPO MAP



SHEEP CREEK RANCH ORTHO MAP



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



Cory Clark
Broker / Owner

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ND, NE & CO



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WY

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Billings/Miles City, MT Offices

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Billings, MT 59105

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Belle Fourche, SD 57717

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Torrington, WY 82240

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Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Scott Leach - Associate Broker

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Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
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Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenrweekes@gmail.com
Licensed in WY

Co-Listed with Premier Properties, Bob Van Newkirk, Associate Broker

**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