



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



MARSHALL RANCH
Kimball, Kimball County, Nebraska

The Marshall Ranch consists of 367± deeded acres with a nice set of improvements including a southwestern-style home, a large detached garage, and a shop and tack room. It is an ideal property for the horse enthusiast or a small cattle operation with easy year-round access.

LOCATION & ACCESS

The Marshall Ranch is located approximately five miles east of Kimball, Nebraska. There is year-round access from paved US Highway 30/Lincoln Highway leading to the private driveway. To access the ranch from Kimball, travel east on Highway 30 for 5.2 miles; turn right onto the driveway to the destination.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Dix, Nebraska (population 308) | 4 miles east |
| • Kimball, Nebraska (population 2,578) | 5 miles west |
| • Sydney, Nebraska (population 6,572) | 32 miles east |
| • Scottsbluff, Nebraska (population 15,039) | 50 miles north |
| • Cheyenne, Wyoming (population 59,466) | 70 miles west |
| • Torrington, Wyoming (population 6,675) | 84 miles northwest |
| • Ogallala, Nebraska (population 4,536) | 101 miles east |
| • Fort Collins, Colorado (population 143,986) | 114 miles southwest |
| • Denver, Colorado (population 704,621) | 162 miles southwest |



SIZE & DESCRIPTION

367± Deeded Acres

The property is fenced with four and five strands of barbed wire. It is cross fenced into two pastures for rotational grazing. The terrain of the ranch consists of rolling, native grass hills. The elevation on the property varies between 4,630 and 4,740 feet above sea level.



CARRYING CAPACITY

The Marshall Ranch is owner-rated at 20 cow/calf pairs year-round, or 80 bred cows for the winter months with supplemental feeding and protein tubs. Varied species of cool and warm season grasses include gramma, buffalo, side oats, little blue stem, western and crested wheat, brome, and needle and thread. The grass is high quality with a variety of hard grass species, rich in protein content. It is common for weight gains of 1.8 to 2 pounds per day on yearling cattle. The ranch is cross-fenced for flexible management and efficient grazing rotation. Most fences are four strands of barbed wire with steel and wood posts and are in good condition.

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

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be retained by the Sellers.

SOILS

- Blanche complex, 9 to 30 percent slopes, 304 acres
- Bayard fine sandy loam, 0 to 3 percent slopes, 21 acres
- Altvan-Eckley complex, 3 to 9 percent slopes, 15 acres

IMPROVEMENTS

Improvements on the Marshall Ranch consist of a charming 2-story southwestern-style home built in 2007 with 2,579 sq. ft. and numerous amenities. The kitchen features hickory cabinets, an electric range in the island with a breakfast bar, stainless steel appliances as well as a large walk-in pantry with upper and lower kitchen cupboards and a second oven. The kitchen is an open-concept into the dining room that has a wood-burning stove and a rustic accent wall. The spacious living area is complete with an exposed log beam ceiling, a second wood-burning stove, and a loft above featuring custom steel rails. The main entrance has Saltillo tile, tongue-and-groove ceiling and a charming powder bathroom. The master suite is located off the living room and has pegged hardwood floors, log accented ceiling, and a raised "morning room." The master bath features two sinks, walk-in shower, jetted tub, and spacious walk-in closet. To complete the main floor, there is a second bedroom, large office, and a second full bathroom with a laundry room. The basement features a large room with an exterior entrance which could serve as either a family room or an additional bedroom. There is radiant heat throughout the home along with two hot water heaters. Outside the residence, there are over 20 varieties of mature trees, including pine, spruce, ponderosa, cedar, aspen, elm and cottonwood trees, a terraced garden as well as an expansive outdoor patio that offers peaceful views. In addition, there is the 24' x 40' detached three car garage with a wood shop. Additional improvements include a pull-through 33' x 39' shop with two overhead doors on each side with one side of the shop offering a brick floor tack room and two stalls with two lean-tos. Pride of ownership is evident throughout this ranch.







UTILITIES

Electricity – High West Energy of Pine Bluffs/\$150 monthly

Communications – Cell coverage is available

Internet – Vista Beam

Water – Private well

Sewer – Private septic with infiltrator installed in 2006

Trash – Kimball County Dump. Trash can be hauled or dumpster services are available.

Television – Satellite TV

WATER RESOURCES

- One domestic well - 200' well, static water 110', pumping water 111', 10 GPM
- One stock well which will need a pump or windmill installed.

REAL ESTATE TAXES

According to the Kimball County Assessor's records, the real estate taxes for the Marshall Ranch are approximately \$5,413 annually.

Note: This is the tax for the full 407± acres, the taxes for the property will be determined at closing.



RECREATION & WILDLIFE

- Kimball Community Trail for walking, running and biking.
- Oliver Reservoir for fishing, camping, boating, swimming, biking and picnicking, 8 miles west of Kimball.
- Wildcat Hills State Recreation Area features a Nature Center, Shooting Sports Complex, overnight camping and a vast system of trails and extraordinary views of the North Platte River Valley from the trails and observation decks. Located 35 miles north of Kimball.
- Kimball County Fairgrounds offers a county fair, rodeos, ranch rodeo, ranch sorting events as well as team penning, roping clubs, barrel races and youth events.
- Four Winds Golf Course is an eighteen-hole golf course. a championship course, all day green fees, driving range, and practice putting greens. Cart and club rentals available.
- Wildlife in the area include antelope, whitetail and mule deer, coyotes, and upland game birds and water fowl.

COMMUNITY AMENITIES

Kimball, Nebraska, which is the county seat, offers a small grocery store and small hospital with emergency room. A Municipal Airport, Dollar General, public library, K-12 school with an FFA program and concurrent enrollment for high school students allowing them to earn college credit while still in high school. The school has 403 students pre-K through 12th grade with a 10-1 student: teacher ratio. There are two parks, an outdoor swimming pool, a nice 18-hole golf course, Subway, Dairy Queen, Pizza Hut and other local restaurants, several hotels and gas stations. A local co-op and two parts stores and a hardware store, multiple banks, a gym and a pharmacy as well as many other amenities, so you don't have to go far for the necessities. There are local rec leagues for sports opportunities for young and old and as well as 4-H clubs for involvement for the youth. Larger towns are 30 minutes to an hour from most things and only 2.5 hours to Denver. Main roadways make this ranch convenient are Interstate 80, Highway 30 and Highway 71 in this tri-state area.

AIRPORT INFORMATION

Kimball Municipal Airport is a public use airport with self-serve CC fuel, 100LL, and straight Jet A fuel is available. For more information, visit <https://kimballne.org/airport/>.

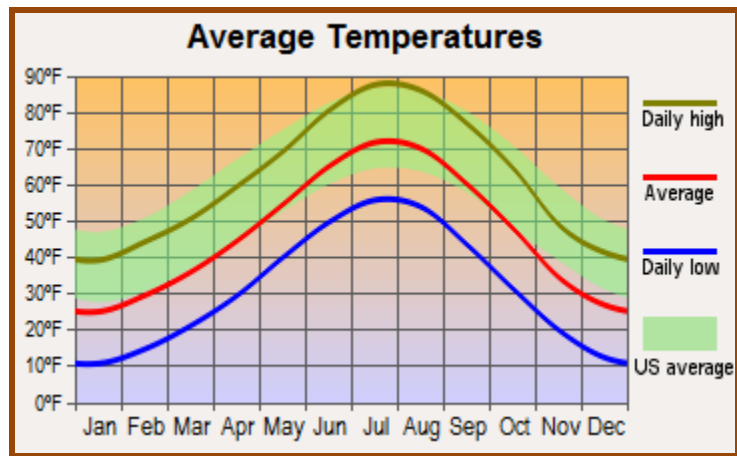
Commercial airline service is available at Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

- **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.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Kimball, NE area is approximately 15.8 inches including 29.6 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 13 degrees. The average high temperature in July is 87 degrees, while the low is 56 degrees. The charts to the right are courtesy of www.city-data.com.

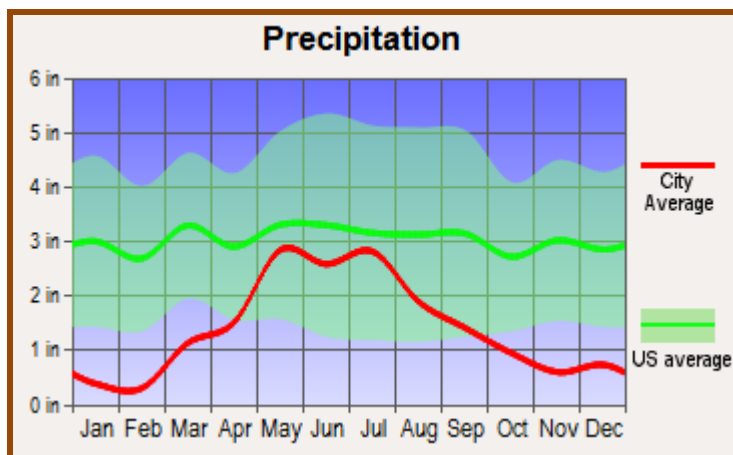


STATE OF NEBRASKA

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

\$949,000

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 \$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

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.

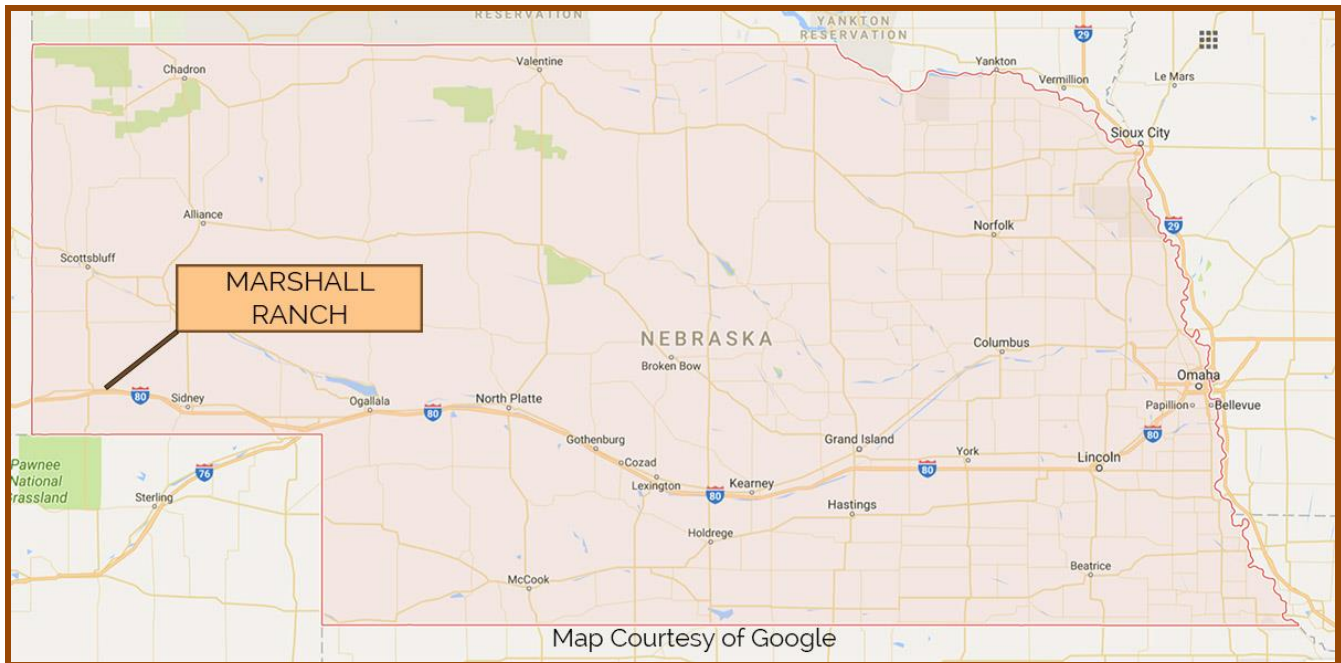
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.**

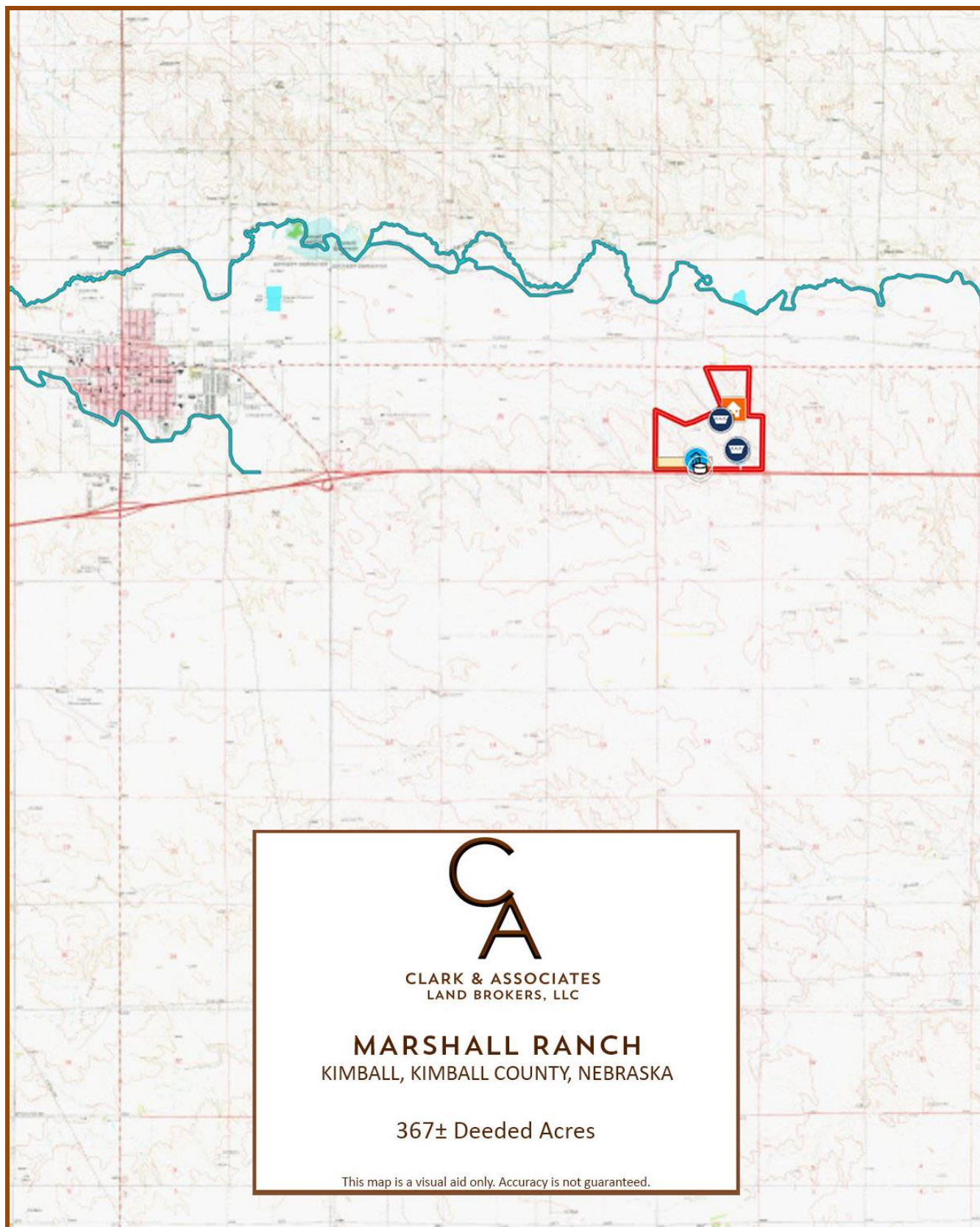
STATE LOCATION MAP



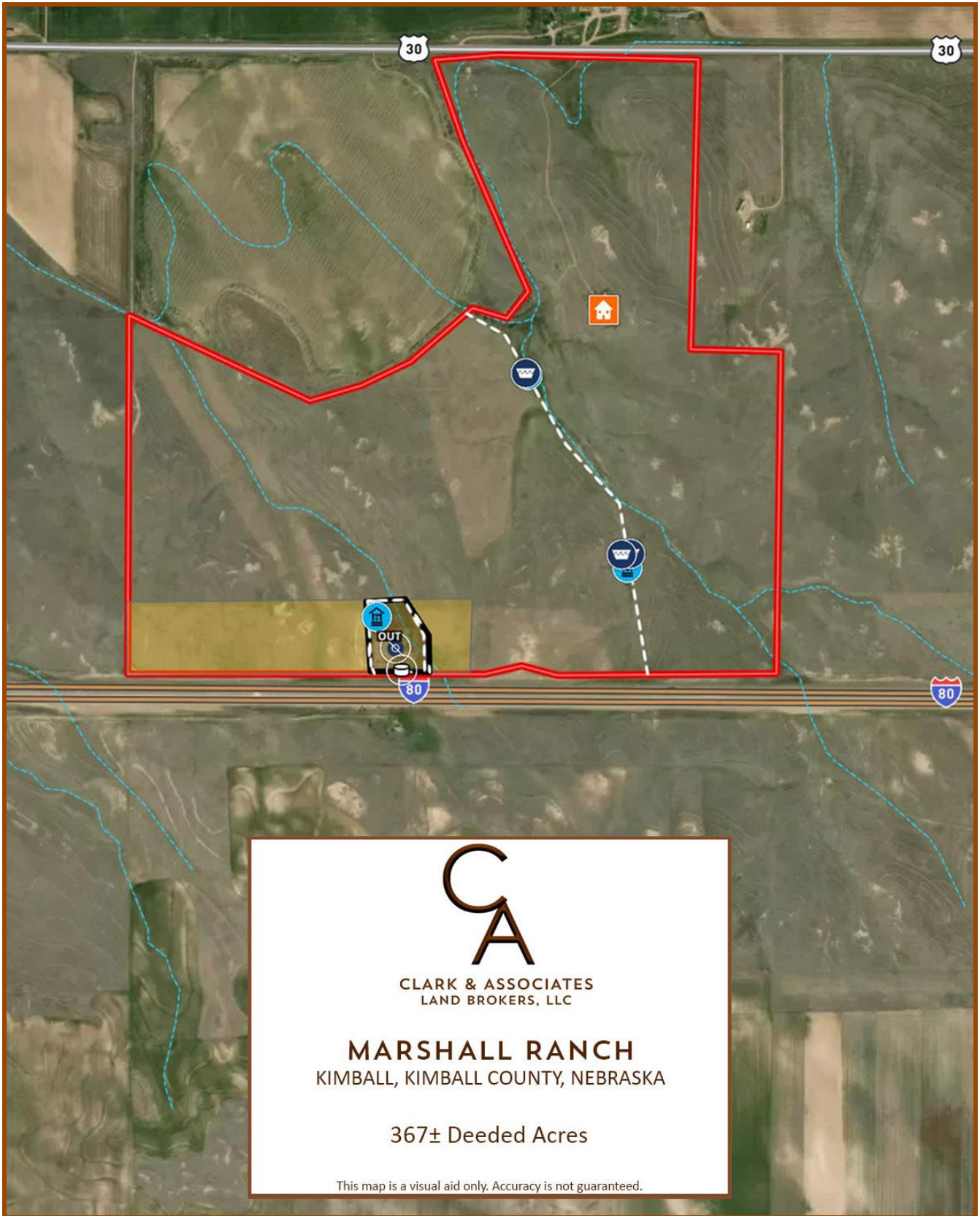
NOTES

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and is set against a dark background.

MARSHALL RANCH TOPO MAP



MARSHALL RANCH ORTHO MAP



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



Scott Leach
Associate Broker,
REALTOR®

Cell: 307-331-9095

scott@clarklandbrokers.com

Licensed in WY, NE, SD, CO & MT

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

Cory G. Clark - Broker / Owner

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

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

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

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

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

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schlinz - Associate Broker

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

Douglas, WY Office

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

Scott Leach - Associate Broker

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

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

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

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

**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