

**JamesLandCo.com**

*Investment Grade & Lifestyle  
Real Estate*

# *Hughes Pasture Banner County, Nebraska*



*Presented By:*

**CREED JAMES**

*Office: (307)326-3104 Cell: (307)399-7973*

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# *Hughes Pasture Banner County, Nebraska*



*Price:* \$600,000

*Features:* 22.12 Acres CRP, Easy County Road Access, Just 4 Miles of HWY 71, Windmill, Submersible Well, Working Facilities

*Location:* Banner County, Nebraska

*Acreage:* 644 Deeded Acres +/-

*Improvements:* 2 Bed, 1 Bath Home, Shop, Detached Garage, Barn & Other Outbuildings

*Taxes:* \$4,727.86 (2020)

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# *Hughes Pasture*

## *Banner County, Nebraska*

### Broker Comments

The Hughes Pasture is located in southern Banner County, Nebraska just four miles west of HWY 71. Comprised of 644 deeded acres, the subject property has 22.12 acres enrolled in CRP with the balance being in grass. There was an additional 133 acres enrolled in CRP that came out this fall and has not been grazed. The pasture is watered via a submersible well & a windmill. Improvements on the property include a remodeled 2 bed, 1 bath home, garage, shop, corrals, and a lean-to made out of stacked storage containers. County Road 6 runs along the north boundary of the property and provides easy access off HWY 71.



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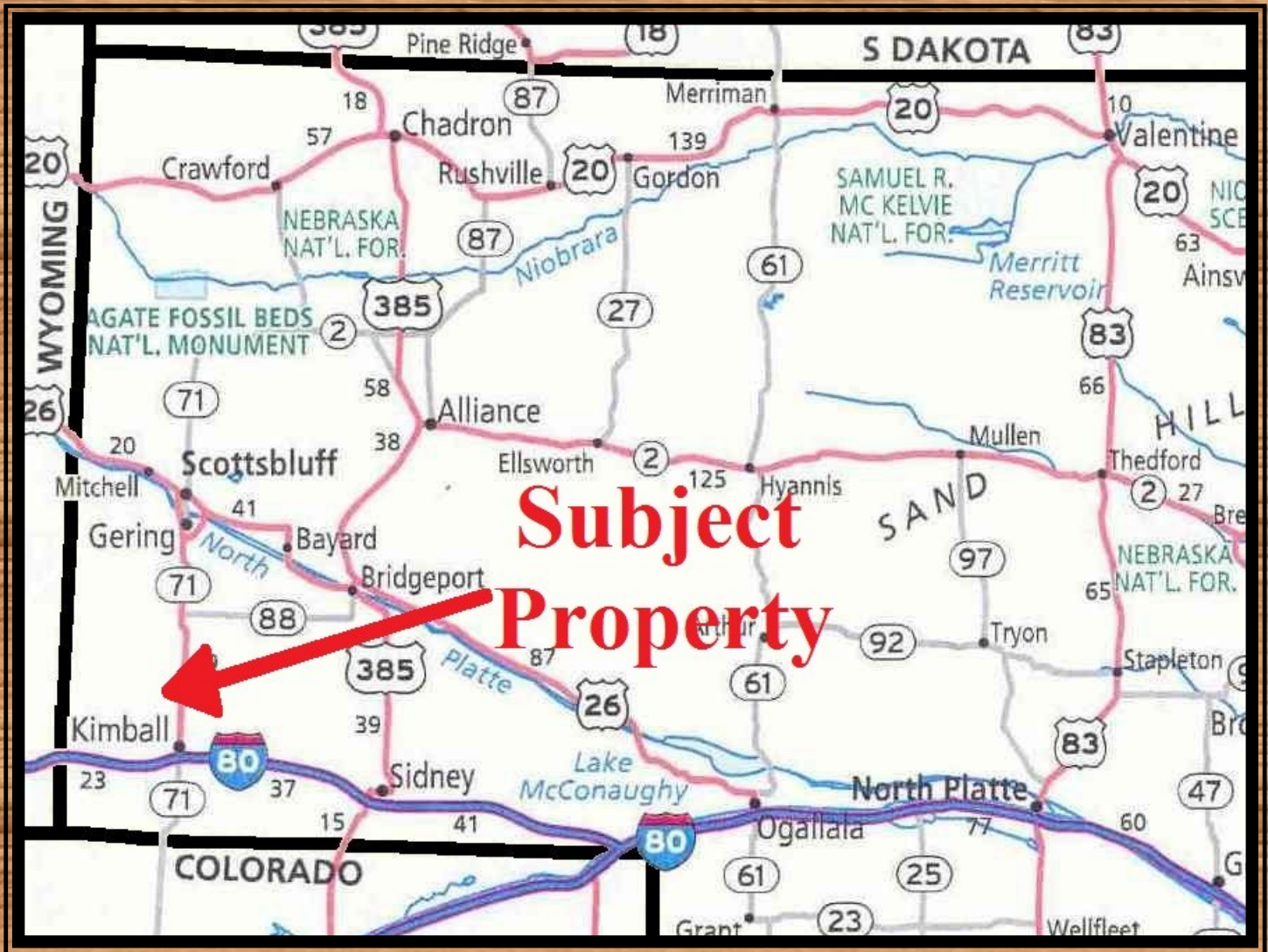
# *Hughes Pasture Banner County, Nebraska*



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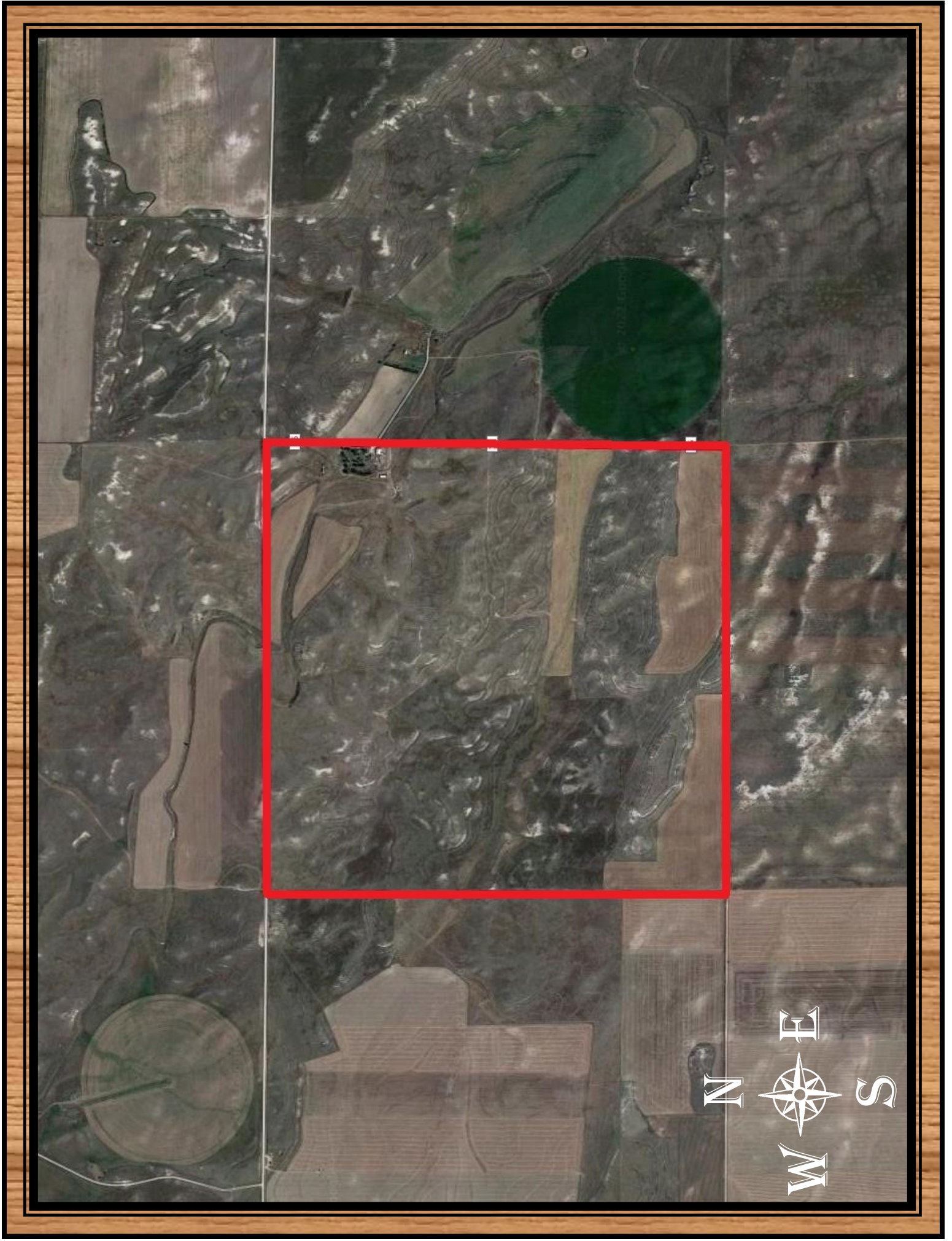


**Note:** The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded 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.

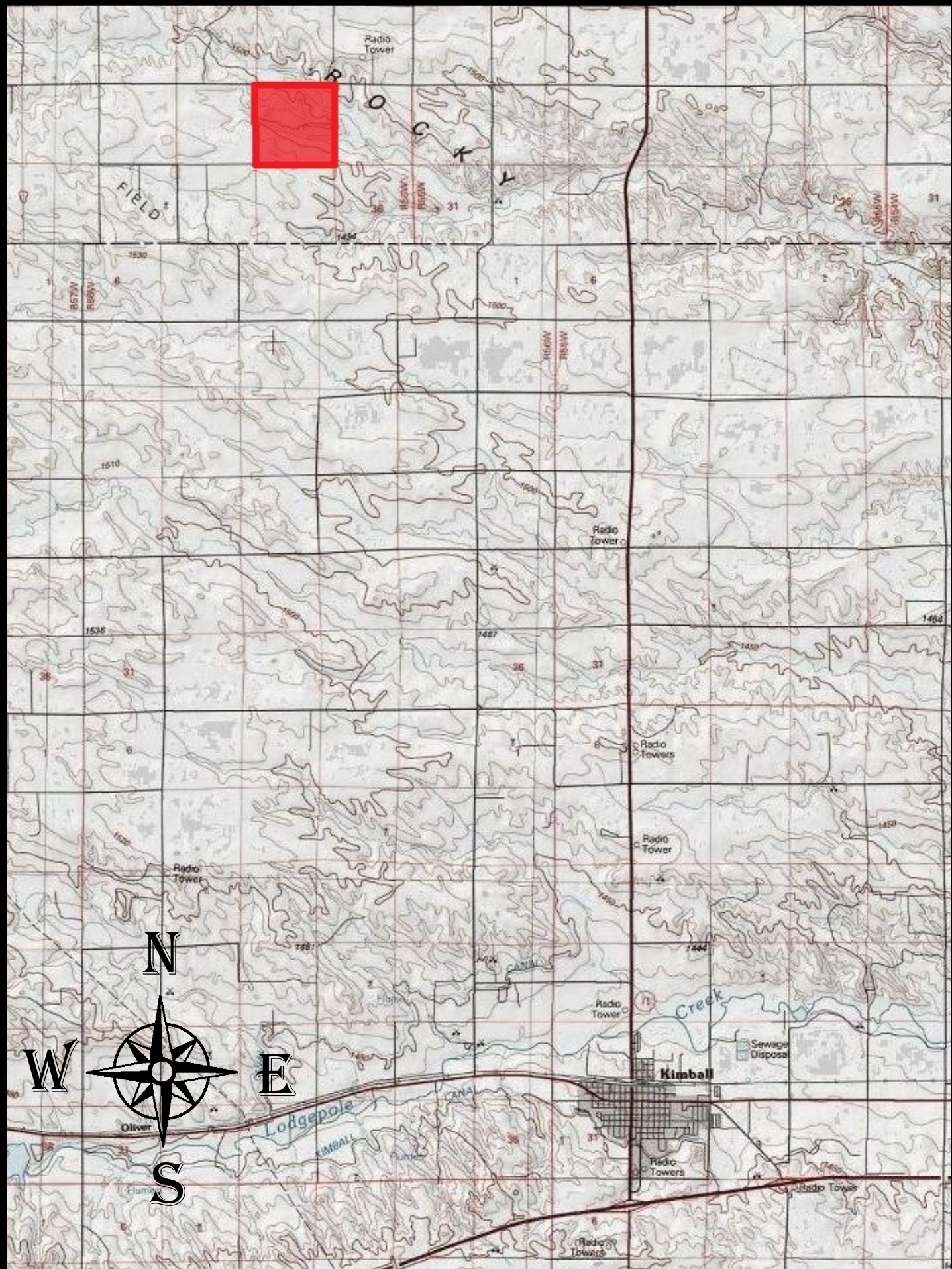
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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### Contact Information

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116 South 1st Street (PO Box 1167) Saratoga, WY 82331

#### **Curt James (Broker / Owner)**

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*\*Licensed in Wyoming, Nebraska & Colorado*

#### **Brenda James (Associate Broker / Owner)**

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*\*Licensed in Wyoming*

#### **Creed James (Associate Broker)**

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#### **Brad James (Sales Associate)**

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*\*Licensed in Wyoming & Nebraska*

#### **Cody Nye (Sales Associate)**

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*\*Licensed in Nebraska*

**Note:** This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

**Agency Disclosure:** James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

**\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.**

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## Agency Disclosure Information for Buyers and Sellers

Company James Land Company Agent Name Creed James

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being **offered**.  
For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

### Limited Seller's Agent

- Works for the seller
- Shall not disclose any confidential information about the seller unless required by law
- May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property
- Must present all written offers to and from the seller in a timely manner
- Must exercise reasonable skill and care for the seller and promote the seller's interests

A written agreement is required to create a seller's agency relationship

### Limited Buyer's Agent

- Works for the buyer
- Shall not disclose any confidential information about the buyer unless required by law
- May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction
- Must present all written offers to and from the buyer in a timely manner
- Must exercise reasonable skill and care for the buyer and promote the buyer's interests

A written agreement is not required to create a buyer's agency relationship

### Limited Dual Agent

- Works for both the buyer and seller
- May not disclose to seller that buyer is willing to pay more than the price offered
- May not disclose to buyer that seller is willing to accept less than the asking price
- May not disclose the motivating factors of any client
- Must exercise reasonable skill and care for both buyer and seller

A written disclosure and consent to dual agency required for all parties to the transaction

### Customer Only (list of services

provided to a customer, if any, on reverse side)

- **Agent does not work for you**, agent works for another party or potential party to the transaction as:  
         Limited Buyer's Agent    ☒ Limited Seller's Agent  
         Common Law Agent (attach addendum)
- Agent may disclose confidential information that you provide agent to his or her client
- Agent must disclose otherwise undisclosed adverse material facts:
  - about a property to you as a buyer/customer
  - about buyer's ability to financially perform the transaction to you as a seller/customer
- Agent may not make substantial misrepresentations

       Common Law Agent for        Buyer        Seller (complete and attach Common Law Agency addendum)

**THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS.** By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

### Acknowledgement of Disclosure

(Including Information on back of form)

\_\_\_\_\_  
(Client or Customer Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Client or Customer Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Client or Customer Name)

\_\_\_\_\_  
(Print Client or Customer Name)



Contact Information:

1. Agent(s) name(s) and phone number(s):

Creed James - Office: (307)326-3104 Cell:(307)399-7973

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. \_\_\_\_Init. \_\_\_\_Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

2. Team name, Team Leader name and phone number (only if applicable):

3. Managing Broker(s) name(s) and phone number(s) (only if applicable):

Curtis E. James - Office:(307)326-3104

4. Designated Broker name, name designated broker does business under (if different), and phone number: James Land Company

Creed James  
(307)326-3104

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer

Client or Customer name(s): \_\_\_\_\_, \_\_\_\_\_