



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



MOSHER FARM

Harrisburg, Banner County, Nebraska

The Mosher Farm is an operating dryland farm which has historically raised wheat and corn. The farm consists of 5,319.92± deeded acres with a wind farm lease.

LOCATION & ACCESS

The Mosher Farm is located approximately 14 miles southwest of Harrisburg, Nebraska. There is year-round access from well-maintained County Road (CR6), which runs thru the middle of the property. To access the Mosher Farm from Nebraska Highway 71, drive west on CR6 for approximately ten miles at which point one will have arrived at the property on both sides of the county road. To access the Mosher Farm from Albin, Wyoming, travel east on Wyoming Highway 216 (which turns into the Albin Road); on the Albin Road, take a slight left onto County Road 164 for approximately a quarter mile; turn right onto County Road 6 and drive east for approximately 13 miles, reaching the property on both sides of the county road.

Several towns and cities in proximity to the Harrisburg, Nebraska include:

• Albin, Wyoming (population 208)	13 miles west
• Harrisburg, Nebraska	14 miles northeast
• Kimball, Nebraska (population 2,290)	28 miles southeast
• Pine Bluffs, Wyoming (population 1,159)	31 miles southwest
• Scottsbluff, Nebraska (population 14,436)	41 miles northeast
• Cheyenne, Wyoming (population 65,132)	62 miles southwest
• Torrington, Wyoming (population 6,119)	67 miles northwest
• Fort Collins, Colorado (population 169,810)	91 miles southwest
• Denver, Colorado (population 715,522)	138 miles southwest

Commercial airline service is available at Scottsbluff, Nebraska, Cheyenne, Wyoming, Fort Collins, Colorado and Denver, Colorado.



DESCRIPTION

5,319.92± Deeded Acres

The Mosher Farm is an operating dryland farm which has been planted to corn and wheat in the past. The farm ground is currently leased on a cost share program. The farm ground is left open to the county lanes on the section lines, with a county road (CR6) traveling thru the center of the farm property. There are numerous access points to the Mosher Farm including a maintained county road thru the center of the property

The farm does have a lease with Invenergy Wind Development, North America, LLC., that will transfer with acquisition of the farm. A Conservation Reserve Program (CRP) is in effect on a portion of the farm.

The Mosher Farm has access to electrical power in many locations throughout the farm.

The rolling hills common to this part of Nebraska provide excellent farming opportunities as well as out-standing animal habitat. Whitetail deer, antelope and upland game birds can be found on the farm.

Pride of ownership is shown throughout the Mosher Farm.

The Mosher Farm is owned by a real estate broker licensed in the State of Wyoming.



WATER RESOURCES

There are no water resources on the property.

REAL ESTATE TAXES

Estimated real estate taxes for this property are approximately \$32,296.68.

MINERAL RIGHTS

Any and all owned Mineral Rights on the Mosher Farm will be retained by the current owner. No Mineral Rights to the Mosher Farm will transfer.

UTILITIES

Electricity – High West Energy
Gas/Propane – Local Providers
Communications – Cell Phone and Satellite Internet
Water – No wells on the property
Sewer – No septic on the property
Television – Satellite, Internet

IMPROVEMENTS

In Banner County, section 31, there are two Quonset buildings.



COMMUNITY AMENITIES

Harrisburg is the county seat of Banner County and offers all the desirable amenities of a traditional, rural Nebraska town with its small-town friendliness and atmosphere. Located along Nebraska Hwy 71, Harrisburg is close to farms and ranches, plains, reservoirs, and many historical and recreational sites. Harrisburg also offers an excellent K-12 school system.

The surrounding communities of Kimball and Scottsbluff, Nebraska as well as Pine Bluffs and Cheyenne, Wyoming offer additional amenities such as medical facilities, senior living, theaters, restaurants, several banks and retail stores, shopping, golf course, high education campuses and airports.

AIRPORT INFORMATION

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

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

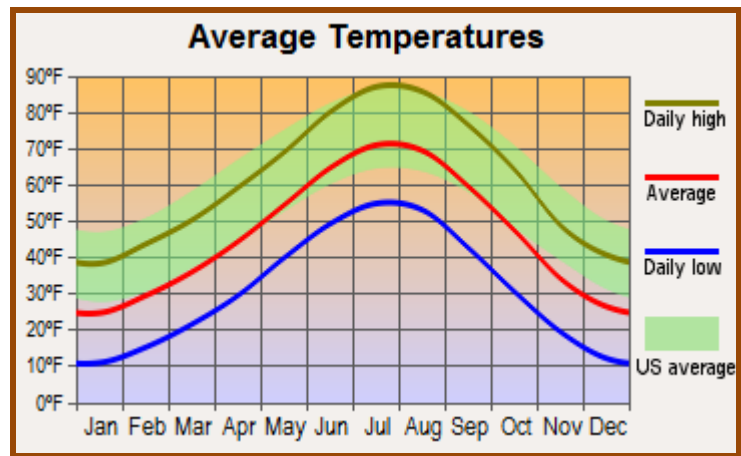
Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/>.

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 170 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Harrisburg area is approximately 16.5 inches including 46.6 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 14 degrees. The average high temperature in July is 89 degrees, while the low is 56 degrees. The charts to the right are courtesy of www.city-data.com.

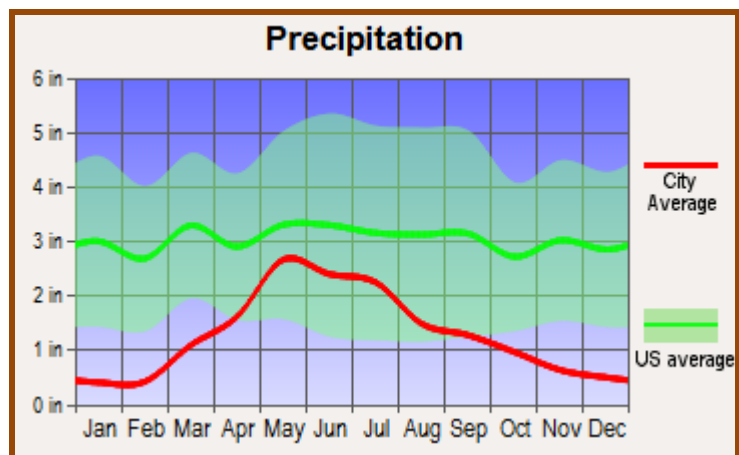


STATE OF NEBRASKA

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.

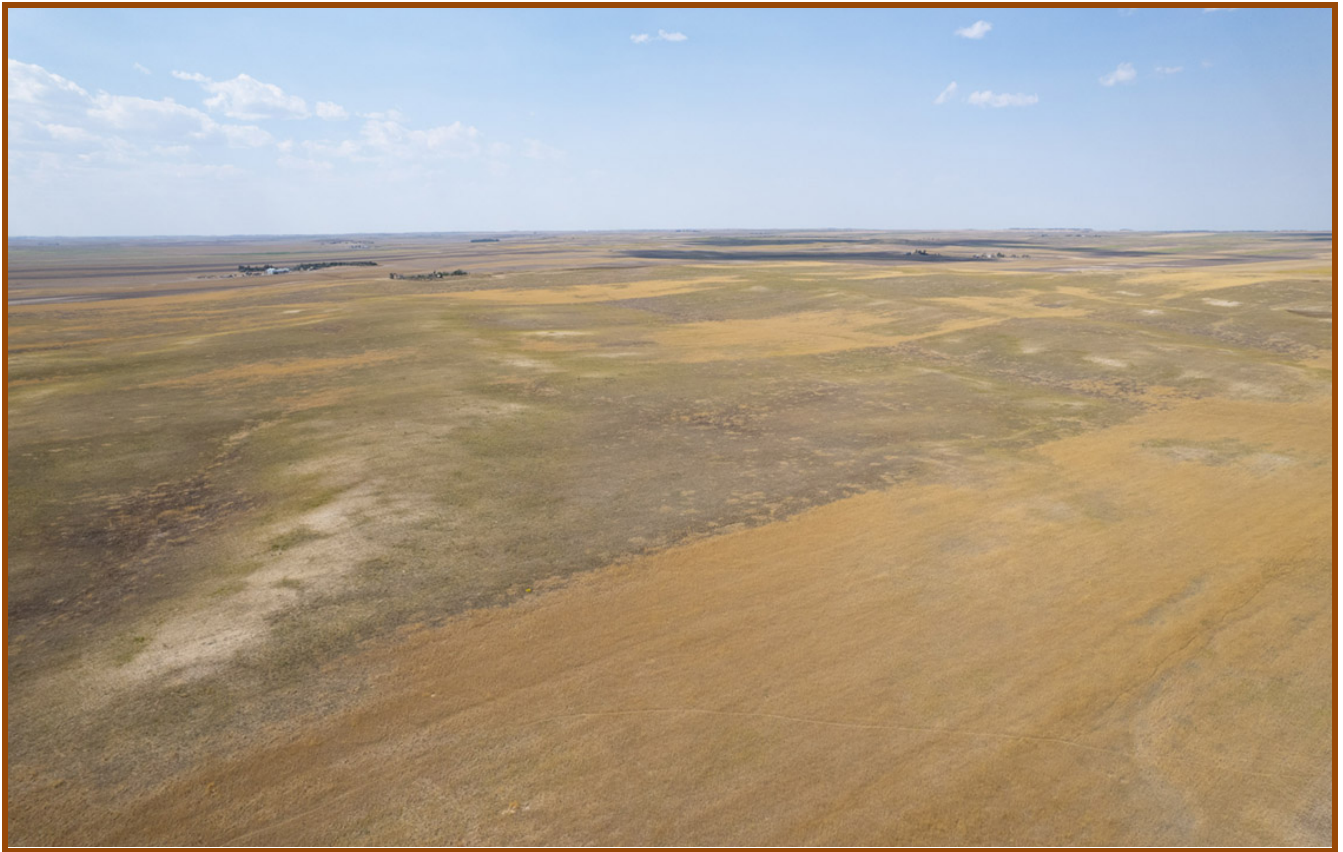
The climate has wide variations between winter and summer temperatures, and violent thunderstorms can be commonplace. The state is ideal for cattle grazing and is a major producer of beef, as well as pork, corn, and soybeans.



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

\$8,510,000

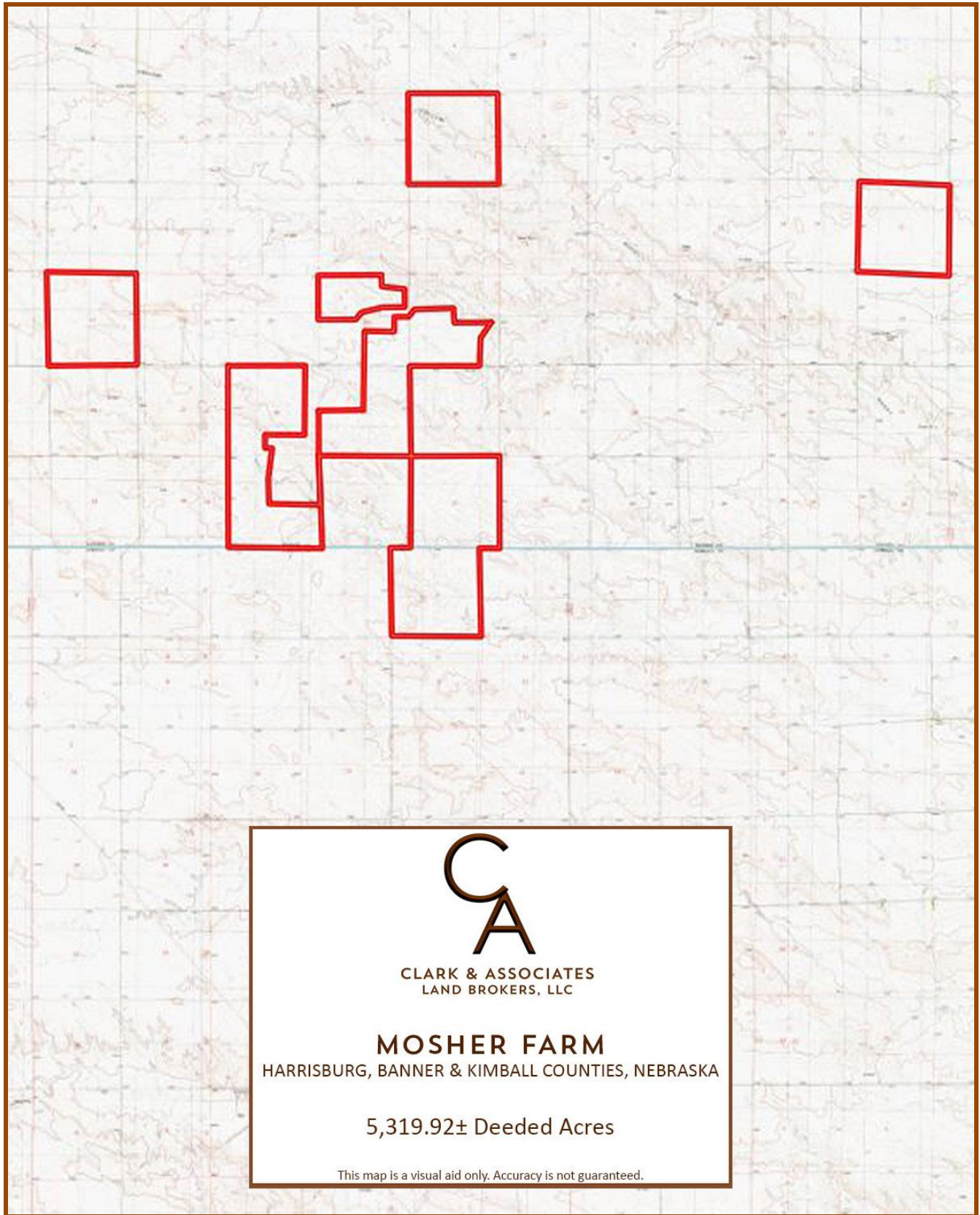
Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by Seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales 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).



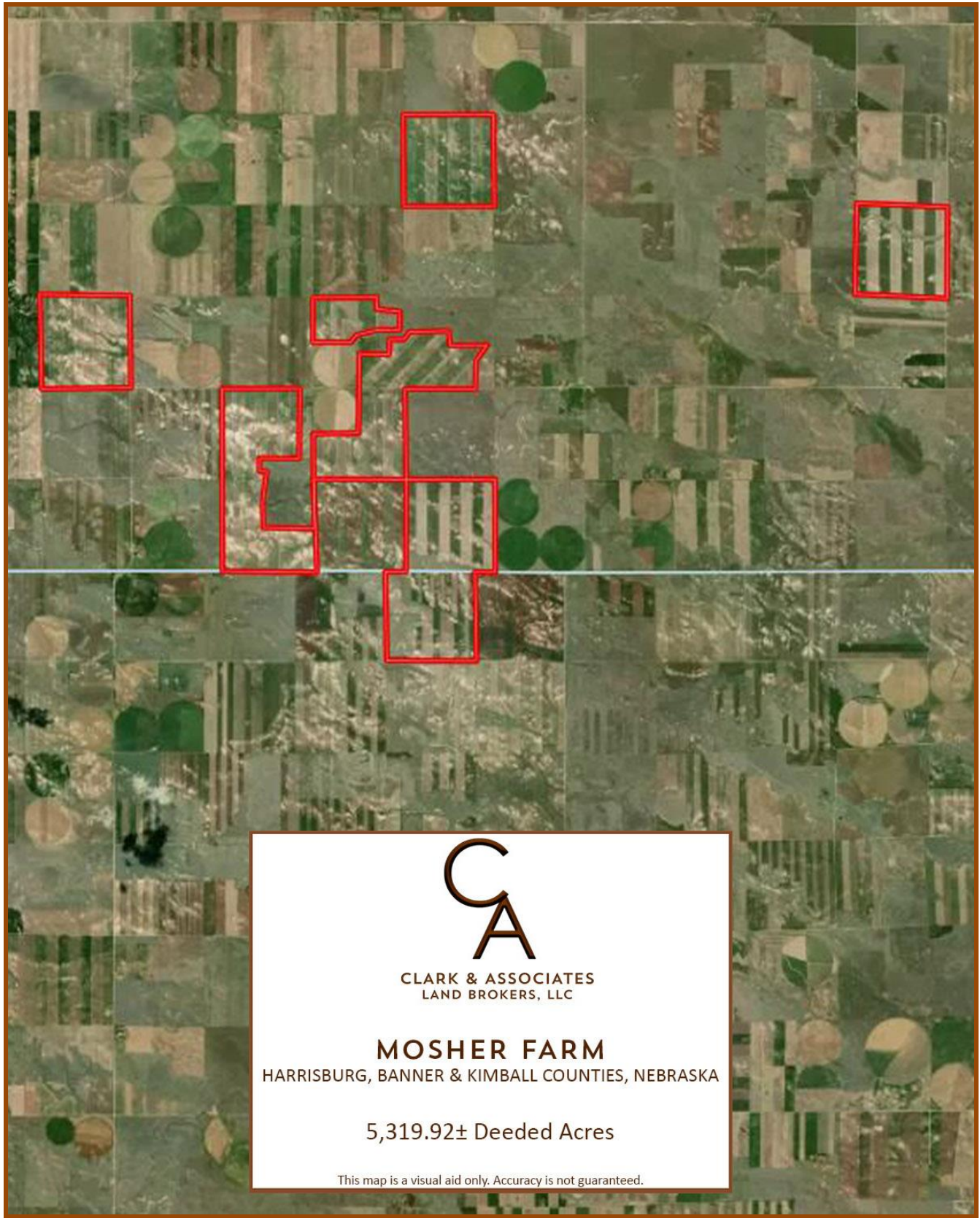
CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing.
 - B. accompanied by an earnest money deposit check in the minimum amount of \$425,000 (Four Hundred Twenty-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. The Buyer will be responsible for all fees associated with the Nebraska Documentary Stamp Tax.
- V. Both Buyer and Seller shall be responsible for their own attorney fees.

MOSHER FARM TOPO MAP



MOSHER FARM ORTHO MAP



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



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REALTOR®

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Licensed in WY, NE & SD



Cory Clark

Broker, REALTOR®

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ND, NE & CO

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Moorcroft, WY 82721

Stan Mosher – Associate Broker

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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