

JAMES

— LAND CO. —

Stracener Dryland Farm Kimball County, Nebraska



Creed James
Office: (307)326-3104
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creed@jameslandco.com

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SARATOGA • WYO

Broker Associate
Ranch • Farm • Recreation
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The Stracener Dryland Farm is located approximately 11 miles southwest of Bushnell, Nebraska. Comprised of 155.9 deeded acres +/-, the farm is located along County Roads 20 & 9. The farm has been leased for the last 7 years and has been planted in wheat and millet. There is a wind lease currently on the property providing \$1,250 of annual income. The area is known for its deer and antelope hunting with the farm providing opportunities for both as well as other public walk in areas nearby. The owner states they own 100% of the mineral rights associated with the property and are being offered as part of this sale.

Price: \$156,000.00

Terms: Cash

Legal Description: NE $\frac{1}{4}$, Section 4, Township 13 North, Range 58 West, 6th P.M., Kimball County, Nebraska

Possession: Negotiable.

Acreage: 155.9 Deeded Acres +/-

Real Estate Taxes: \$845.26 (2022)

Improvements: None.



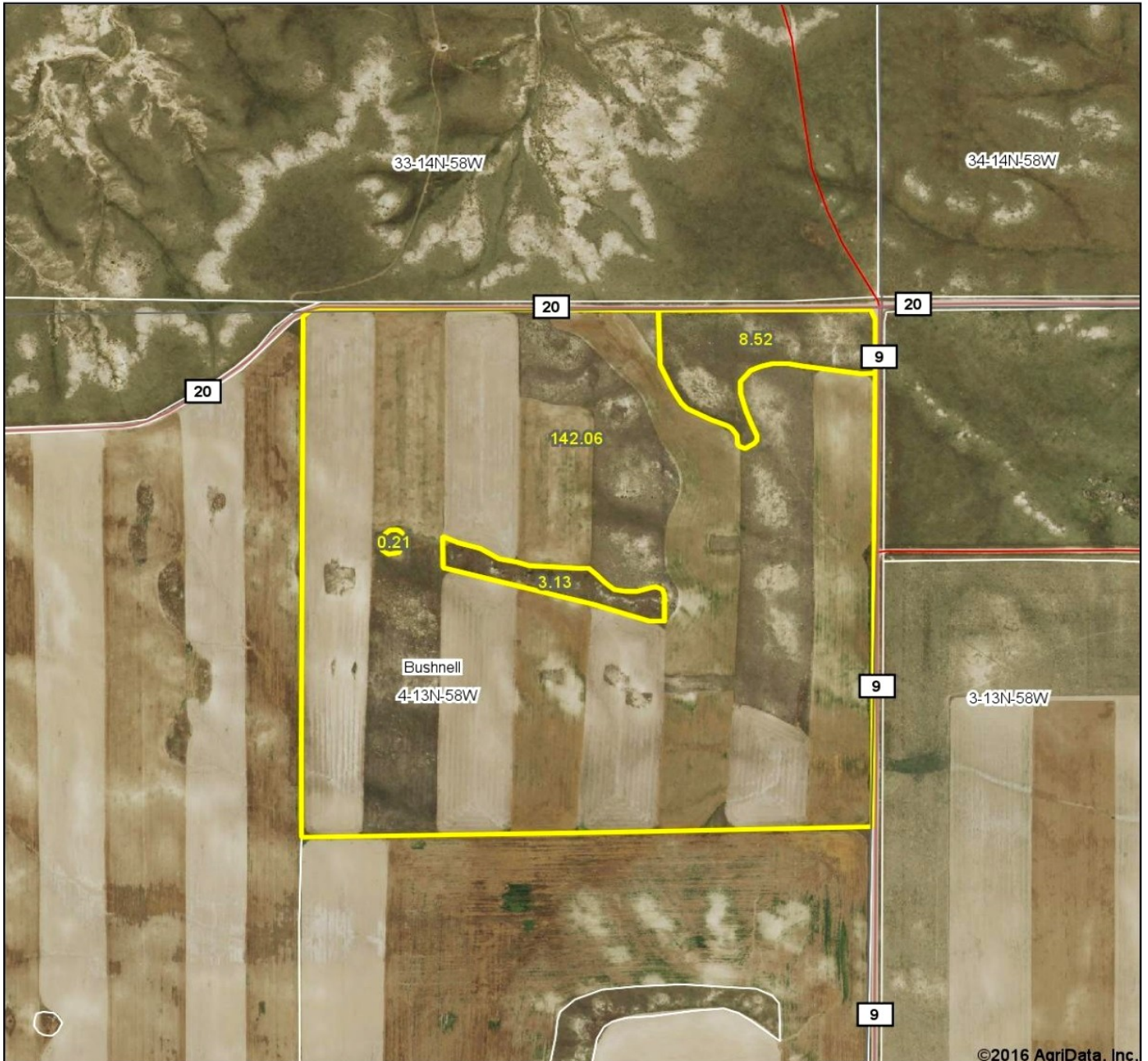
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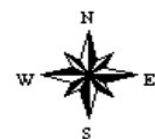


map center: 41° 7' 50.7, 103° 58' 28.33

0ft 741ft 1483ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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4-13N-58W
Kimball County
Nebraska



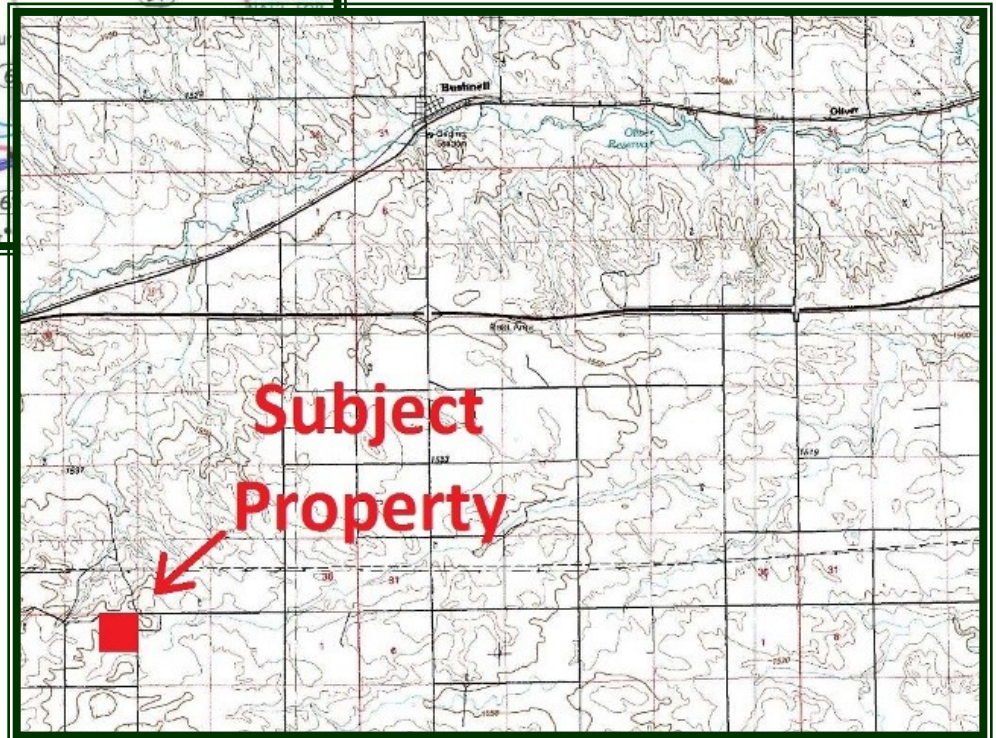
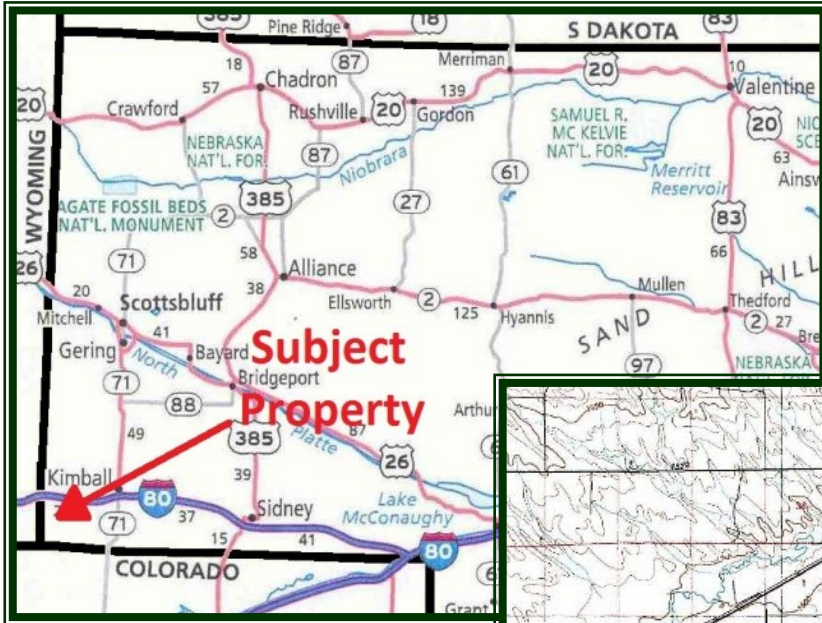
2/11/2016

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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

Curt James (Broker / Owner)

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**Licensed in Wyoming, Nebraska & Colorado*

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**Licensed in Wyoming*

Creed James (Associate Broker)

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**Licensed in Wyoming, Nebraska & Colorado*

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.**

Office: (307)326-3104
116 South 1st Street
Saratoga, WY 82331

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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 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
 - X Limited Seller's Agent**
 - ___ Common Law Agent (attach addendum)
 - ___ Assignable Contract, Seller's Agent
- 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)

Assignable Contract Representation (complete and attach Assignable Contract 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):

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):

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

(Optional) Indicate types of brokerage relationships offered

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

Client or Customer name(s): _____, _____