

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

Roffers' Ranch Rushville, Nebraska



Presented By:

CURT JAMES

Office: (307)326-3104 Cell: (307)399-8644

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Roffers' Ranch

Rushville, Nebraska



Price: \$1,500,000.00

Features: 270 Acres Under 4 Pivots, Productive Ranch, Easy Access, Close to Town, Scenic Property

Location: 1 Mile South of Rushville, Nebraska

Acreage: 793 Deeded Acres

Improvements: 2 Homes, Quonset, Shop & Other Outbuildings

Taxes: \$10,831.56 (2017)

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Rushville, Nebraska

Brokers Comments

Located just one mile south of Rushville, Nebraska along HWY 250, sits the Roffers' Ranch. Comprised of 793 contiguous acres +/- with 270 acres under four pivots, this productive ranch must be seen to be appreciated. There are two sets of improvements on the ranch separated by a mature tree row running north to south. Starting on the southern end tucked into trees is the first set of improvements. Featuring a very private setting is a well appointed 3 bed, 2.5 bath 2,496 sq. ft. two story home with an attached rec room and two car garage. Located on the northern end of the tree row is the second home. It is an older 1,200 sq. ft. 3 bed 1 bath home with an upstairs and full basement. Located around the second home is are shops, a large Quonset, other outbuildings and working facilities. There are 4 pastures on the ranch well watered via 4 stock wells. Rush Creek, a small seasonal tributary that runs through the heart of the ranch and provides some sub-irrigated bottoms in the pastures. The owner has had corn, sunflowers, oats and sudan grass under the four pivots.



The pivots range in age with one being a 2016 Reinke and the other three are older (2-1990 & 1-1980). There are five shallow irrigation wells supplying the pivots that are currently not under any watering restrictions. There is additional 50 acres +/- of dryland farm ground. Owner rated for 60 pairs, the Roffers' Ranch would make a great addition to an existing cattle operation or a great starter place for an up and coming rancher.

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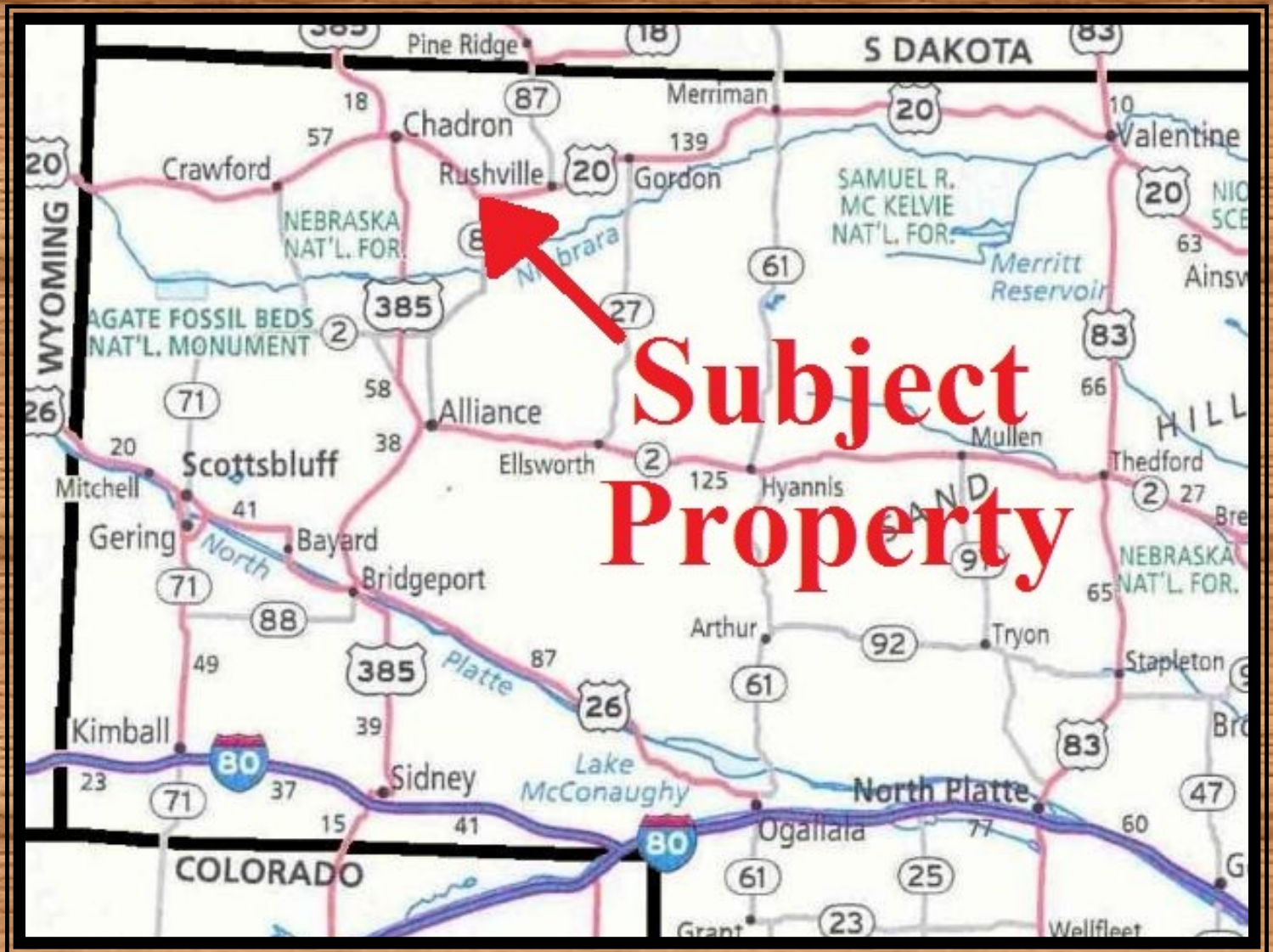
Roffers' Ranch



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Roffers' Ranch

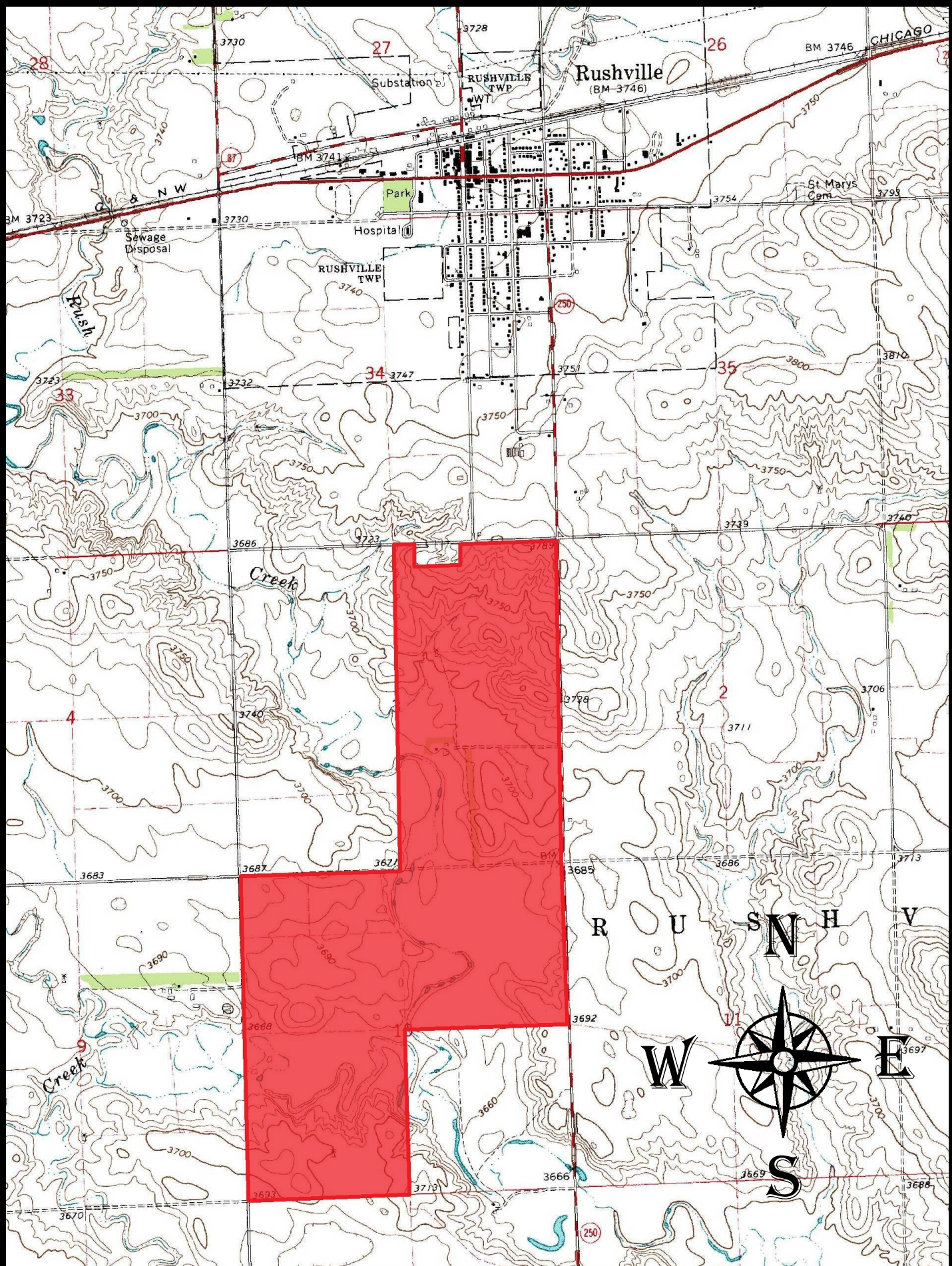
Rushville, Nebraska

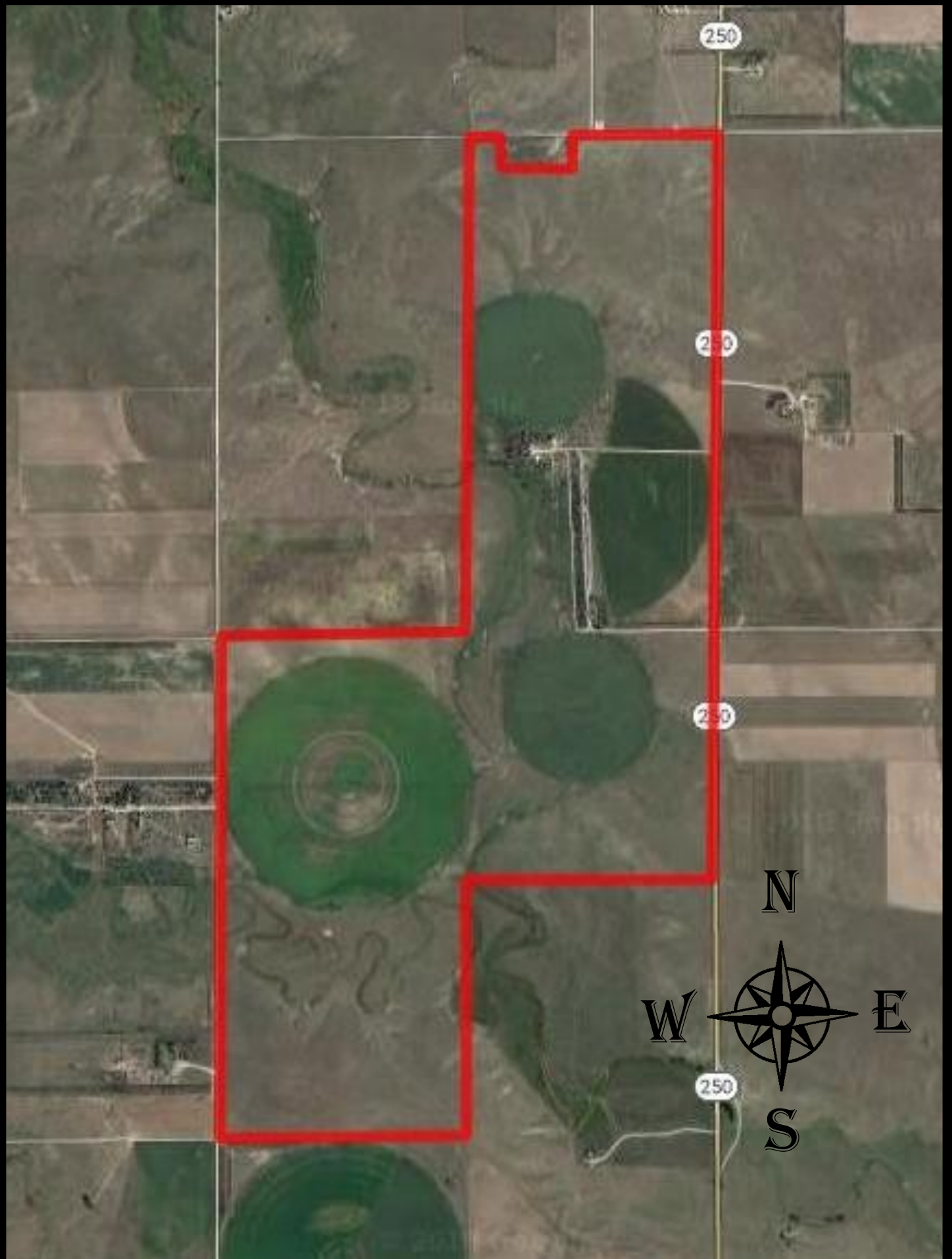


Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property 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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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 James Land Company recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, zoning, land use regulations, state, federal and private permits) be independently verified by the purchaser and their attorney.

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 Curtis E. 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):

Curtis E. James - Office: (307)326-3104 Cell:(307)399-8644

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: James Land Company
Curtis E. 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): _____, _____