

Clark & Associates Land Brokers, LLC

16 Strawberry Hill Road • P. O. Box 159 • Hulett, WY 82720 • Office: (307) 467-5523

Presents

McNAMEE 960 **Potter, Kimball County, Nebraska**



Listing Price: \$395,000

Location: Kimball County, Nebraska

Zoning: Agriculture (Vacant Land)

Lot Size: 960± acres

Property Features: Located approximately 13 miles south of Interstate 80 and approximately 15 miles southwest of Potter, Nebraska on CR 69, the McNamee 960 consists of 640 deeded acres and 320 State of Nebraska lease acres. Fenced into one pasture, the property has two windmills that supply water to livestock and wildlife. Located in far southwest Nebraska, an area known for tremendous gains on cattle, the native grass pasture is well-sodded with hard grasses typical for the area. The grass for the 2018 grazing season is available to a new owner.

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

Mark McNamee –Associate Broker, REALTOR®

Mobile: (307) 467-5523 E-mail: mcnamee@clarklandbrokers.com Licensed in WY, SD, NE & MT

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.**

IMPORTANT NOTICE
Agency Disclosure Information for Buyers and Sellers

Company _____ Agent Name _____

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):

<u> </u> Limited Seller's Agent • <i>Works for the seller</i> • <i>Shall not disclose any confidential information about the seller unless required by law</i> • <i>May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property</i> • <i>Must present all written offers to and from the seller in a timely manner</i> • <i>Must exercise reasonable skill and care for the seller and promote the seller's interests</i> <u>A written agreement is required to create a seller's agency relationship</u>	<u> </u> Limited Buyer's Agent • <i>Works for the buyer</i> • <i>Shall not disclose any confidential information about the buyer unless required by law</i> • <i>May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction</i> • <i>Must present all written offers to and from the buyer in a timely manner</i> • <i>Must exercise reasonable skill and care for the buyer and promote the buyer's interests</i> <u>A written agreement is not required to create a buyer's agency relationship</u>
<u> </u> Limited Dual Agent • <i>Works for both the buyer and seller</i> • <i>May not disclose to seller that buyer is willing to pay more than the price offered</i> • <i>May not disclose to buyer that seller is willing to accept less than the asking price</i> • <i>May not disclose the motivating factors of any client</i> • <i>Must exercise reasonable skill and care for both buyer and seller</i> <u>A written disclosure and consent to dual agency required for all parties to the transaction</u>	<u> </u> Customer Only (see reverse side for list of tasks agent may perform for a customer) • Agent does not work for you, agent works for another party or potential party to the transaction as: <u> </u> Limited Buyer's Agent <u> </u> Limited Seller's Agent <u> </u> 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

(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 Form

5/1/2015