

**JamesLandCo.com**

*Investment Grade & Lifestyle  
Real Estate*

# *Johndreau Ranch Rushville, Nebraska*



*Presented By:*

**CURT JAMES**

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

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# *Johndreau Ranch*

## *Rushville, Nebraska*



*Price:* \$1,400,000.00

*Features:* 1/2 Mile Frontage Niobrara River, Whitetail & Mule Deer, Turkeys, Beautiful Setting, 161 acres in CRP, Well Watered

*Location:* 14 Miles South of Rushville, Nebraska

*Acreage:* 1,920 Deeded Acres +/-

*Improvements:* Older Home and Numerous Outbuildings

*Taxes:* \$11,040.26 (2017)

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# *Johndreau Ranch*

## *Rushville, Nebraska*

### Brokers Comments

Located 14 miles south of Rushville, Nebraska, is a productive ranch and a hunter's paradise.

With over a half mile of the Niobrara River running through the property, the setting of the Johndreau Ranch is one of Sheridan County's finest. Making their home in the beautiful tree lined river bottoms is a variety of

wildlife including antelope, Merriam turkeys, whitetail and mule deer. The ranch is comprised of 1,920 deeded acres +/- with 161 acres enrolled in CRP (\$5,889). In 2014, a new 210' well was drilled with static water at 143 feet. Powered by a 2hp solar pump, there are six stock tanks fed by 2.5 miles of buried pipeline providing multiple water sources in each pasture with the balance of the ranch being watered via the Niobrara River. Fencing



ing throughout the ranch is in excellent condition and the owner has rated this ranch at 150 pairs for 5.5 months. The Johndreau Ranch is enrolled in the CSP program (expires in 2018, but may be renewed) providing an additional \$23,820 of income.



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# *Johndreau Ranch*

## *Rushville, Nebraska*

As mentioned previously, the setting of this property is second to none. With county road access and end of the road privacy, the ranch sits just two miles off of State Highway 250. You can't imagine a more beautiful and peaceful setting to call home. With views overlooking the river bottom, the farm house and improvements are nestled on a flat

against a steep embankment. The older farm house is a four bed, one bath home with a kitchen, living room and dining room. Other improvements include a 20'X70' barn with a newer roof, a 50'X28' shop and numerous other outbuildings.

The Johndreau Ranch must be seen to be appreciated. Few ranches are as well watered with excellent hunting, live water and a good income stream which the Johndreau Ranch meets or exceeds each of those criteria. To arrange a private tour of the Johndreau Ranch call James Land Company today at 307-326-3104.

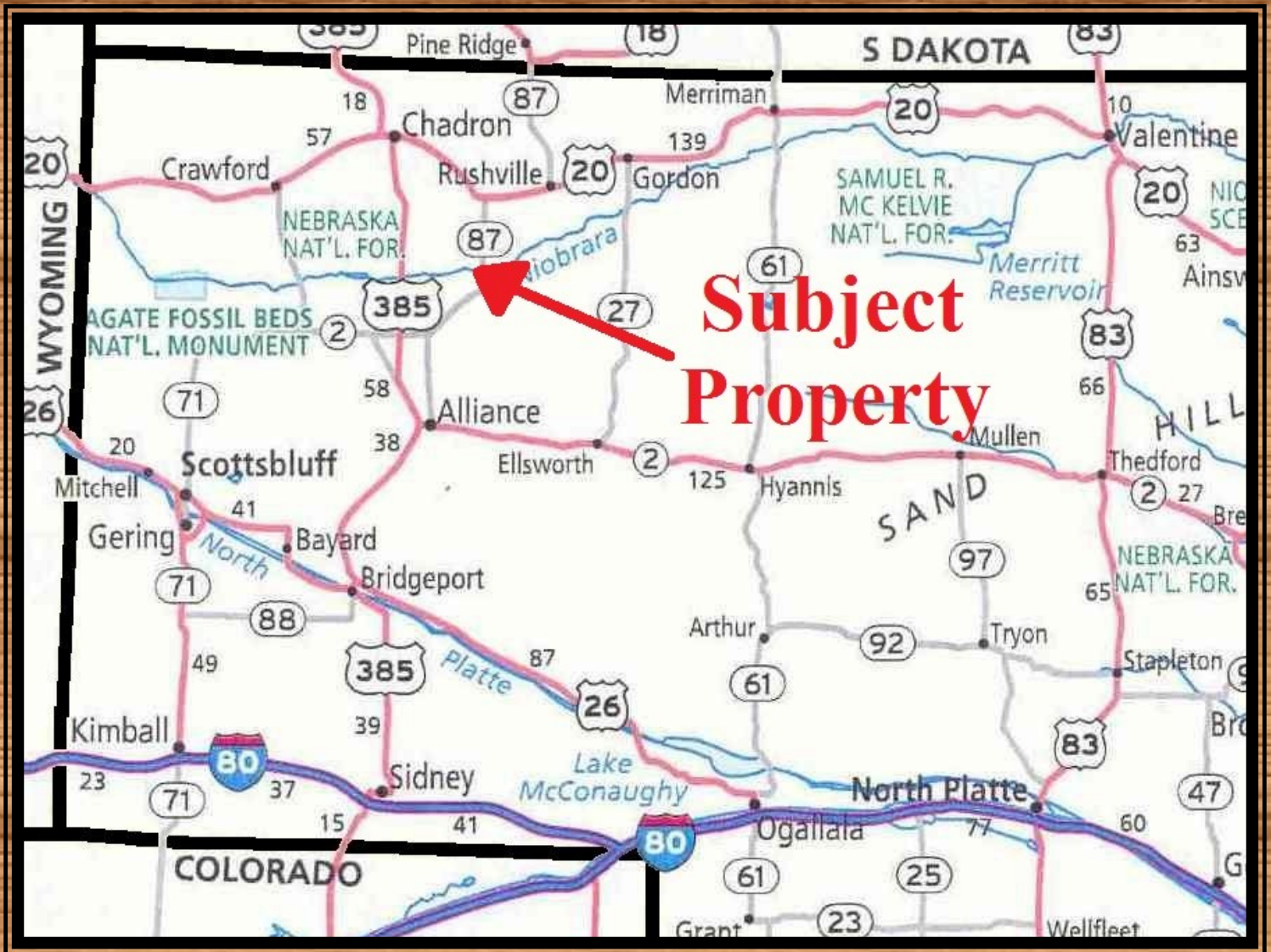


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# *Johndreau Ranch*

## *Rushville, Nebraska*

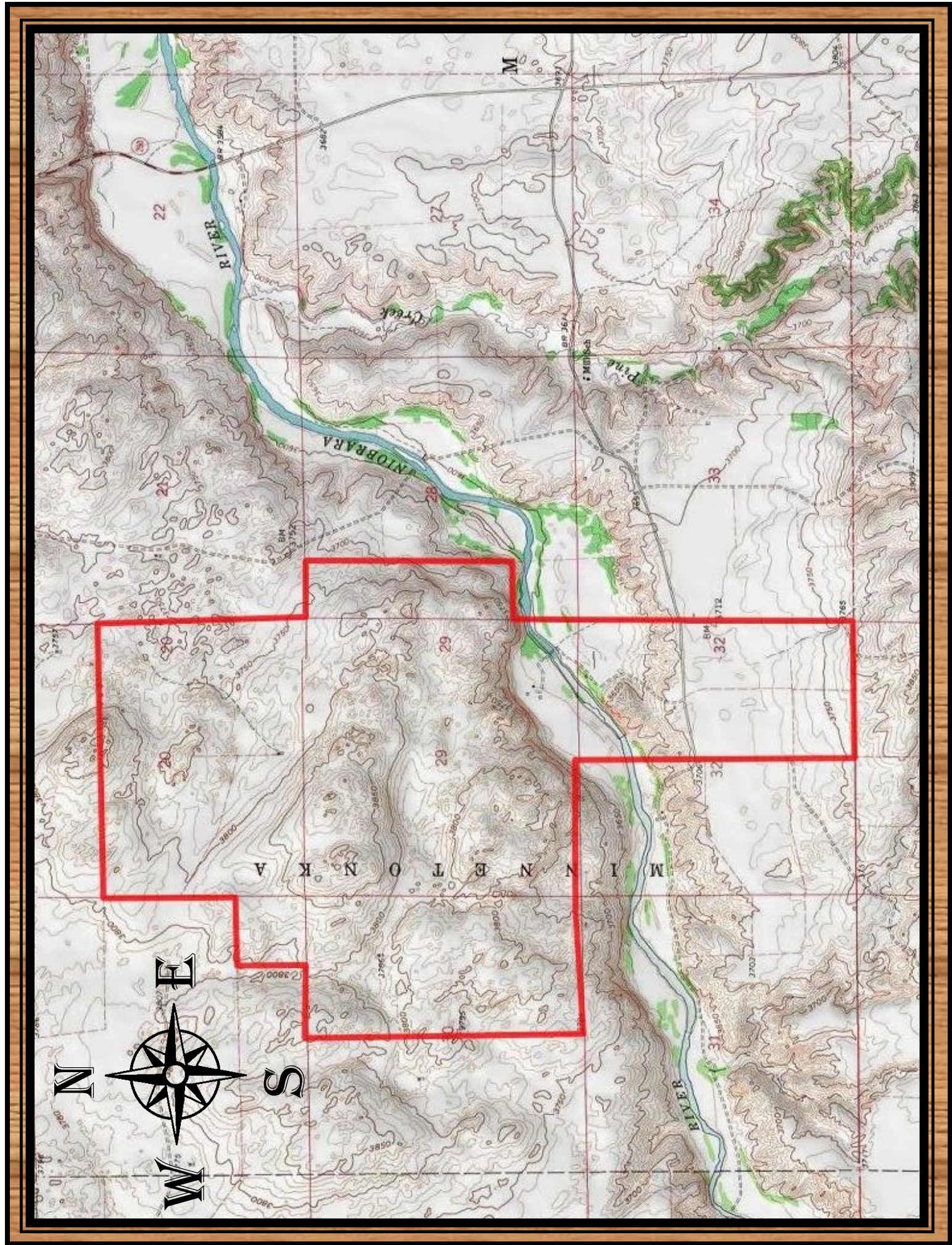


**Note:** The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded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

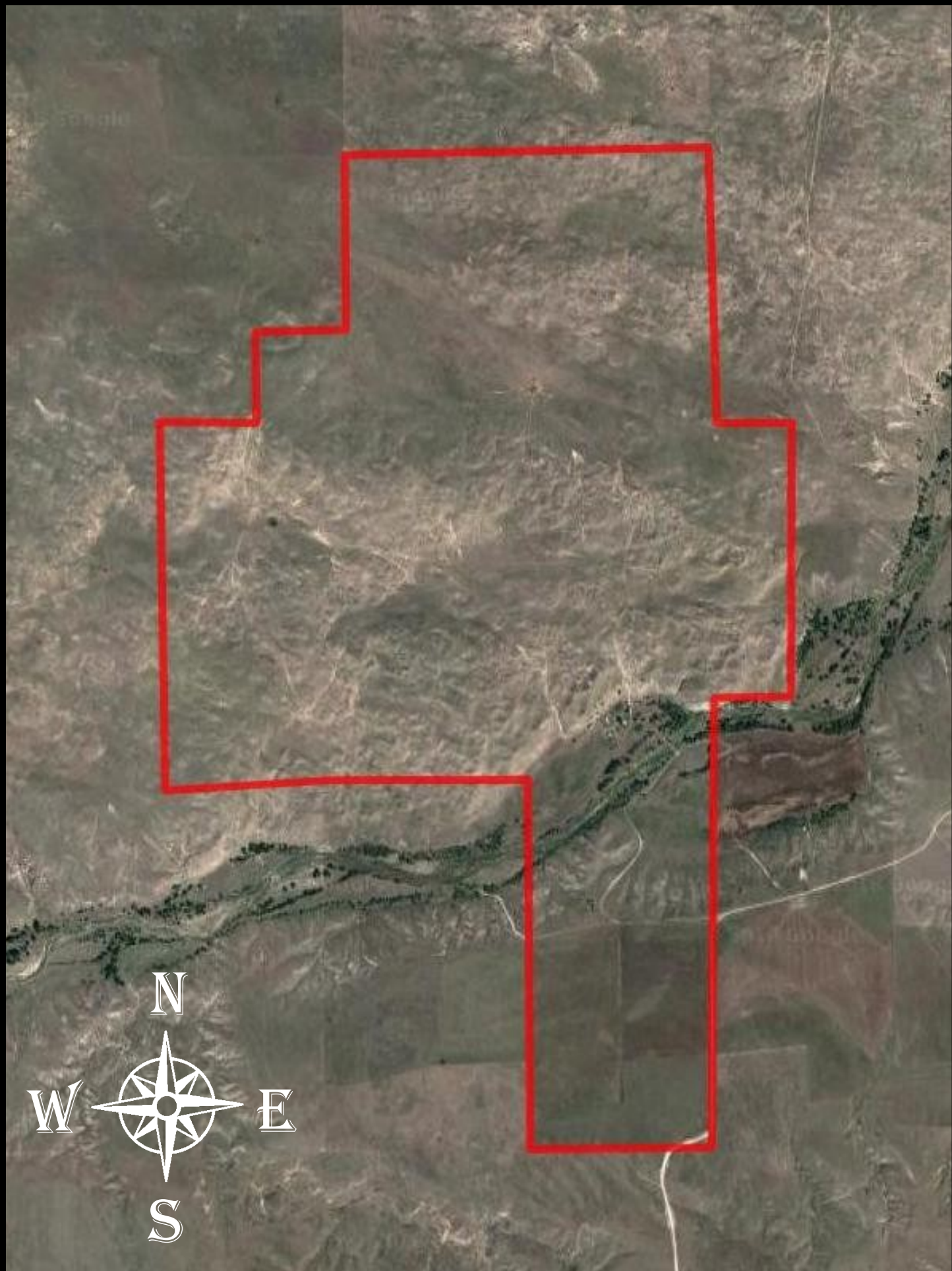
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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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): \_\_\_\_\_, \_\_\_\_\_