



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties
Proudly Presents



THE SMITH FARM
Henry, Sioux County, Nebraska

The Smith Farm consists of 205± deeded acres and is a productive farm with dual source of water.

LOCATION & ACCESS

The Smith Farm is located approximately 15 minutes from Torrington, Wyoming. From Torrington, head east on US 26 for approx. 8.4 miles, turn left on S A Road for 0.9 miles and then take a slight left toward Henry Road. Continue on Henry Road for 2 miles. Turn right on S C Road for 2 miles. Turn right on S-5 Road for approx. 300 feet until you reach the property at 250 S-5 Road Morrill, NE. The farm is accessed off of a maintained gravel road with year-round access.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Torrington, Wyoming (population 6,501) | 15 miles southwest |
| • Scottsbluff, Nebraska (population 15,039) | 16 miles southeast |
| • Sidney, Nebraska (population 6,757) | 92 miles southeast |
| • Cheyenne, Wyoming (population 59, 466) | 98 miles southwest |
| • Fort Collins, Colorado (population 143,986) | 143 miles southwest |
| • Laramie, Wyoming (population 30,816) | 147 miles southwest |
| • Casper, Wyoming (population 59,628) | 160 miles northwest |
| • Denver, CO Metro Area (population 704,621) | 197 miles southwest |



SIZE & DESCRIPTION

205.7± deeded acres

Located just north of Henry, Nebraska the Smith Farm offers approximately 205± deeded acres with 173± acres of water rights from the Pathfinder Irrigation. According to the NRD (Natural Resources Department) there are 148.4± certified ground water acres under two low-pressure Zimmatic pivots.

The south pivot is a 6-tower full circle pivot that was seeded to grass in 2017 and is currently used for grazing cow/calf pairs. The north pivot is a 5-tower wiper pivot that was seeded to alfalfa in the spring of 2018.

The perimeter of the farm is fenced with three and four strand barbed wire. Grazing pivot is fenced with electric fencing.

The terrain of the farm consists of a flat land with a gentle slope. Mature cottonwood trees provide excellent habitat for the wildlife and protection for the livestock. The elevation on the property varies between 3,900 and 4,000 feet above sea level.



WATER RESOURCES

Upon request, Clark & Associates Land Brokers, LLC will provide any prospective buyer a Nebraska Department of Natural Resources ground and surface water rights search that was completed on the Smith Farm. The following information on the wells are courtesy of the Nebraska Department of Natural Resources.

STOCK & DOMESTIC- Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
	Section 30	DOM	Unregistered				

IRRIGATION- Water Rights Information

PERMIT	LOCATION	USE	NAME	PRIORITY DATE	AMT/UNIT	WELL DEPTH	STATIC WATER DEPTH
G021748	Section 30	IRR	ID#28074	7/25/1961	800 GPM	83ft	17ft



CARRYING CAPACITY / RANCH OPERATIONS

The Smith Farm has historically run 75 cow/calf pairs on the south grass pivot for five months from June through October. The irrigated grass is high quality with a variety of grass species, rich in protein content. The grass pivot is fenced with electrical fencing for flexible management and efficient grazing rotation. Perimeter fences are four strands of barbed wire and are in moderate condition.

The Smith Farm north pivot was newly planted to alfalfa in the spring of 2018 and yielded 250 ton for the season off of two cuttings. Owner is anticipating to receive 6 ton/acre for the 2019 growing season.

“Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”



SOILS

- Top Soil Dark Clay, 0 to 10 depth
- Solid Brule Clay, 10 to 56 depth
- Brule Clay , 56 to 83 depth

REAL ESTATE TAXES

According to the Sioux County Assessor's records, the real estate taxes for the The Smith Farm are approximately \$3646.32 annually.

MINERAL RIGHTS

Any and all mineral rights associated with the property will be retained by Seller.

IMPROVEMENTS

Improvements on the The Smith Farm include the following:

- 1,320 sq. ft. farmhouse built in 1930 with two bedrooms, two baths
 - Currently used for rental housing
- 336 sq. ft. rustic log studio apartment with one bed, one bath
- Equipment shop
- 3-sided livestock shed with corrals





UTILITIES

Electricity – Roosevelt Power District

Yearly pivot electrical costs approximately \$4600

Gas/Propane – Propane

Communications – Cell Coverage Available

Water – Private Well

Sewer – Septic System

Television – Satellite



RECREATION & WILDLIFE

The Smith Farm offers areas of wildlife habitat with excellent tree cover and water nearby. The wildlife includes whitetail deer, mule deer, turkey, and upland game birds.

COMMUNITY AMENITIES

Although the Smith Farm is located near a small rural town, it is close to larger towns that offer many amenities.

Mitchell offers quiet country living with privacy and maintained roads. Within minutes from Mitchell, there are a variety of education options from K-12 as well as accredited community colleges in Scottsbluff, Nebraska and Torrington, Wyoming. Mitchell hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. It is also home to a nine-hole golf course. Several major motels are only ten miles away in Scottsbluff, Nebraska which is located on the New Heartland Expressway connecting Rapid City, South Dakota with Denver, Colorado.

Scottsbluff, Nebraska offers medical facilities at the Regional West Medical Center, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping, a golf course, and the Western Nebraska Regional Airport, a commercial airport. For additional information regarding Scottsbluff as well as the surrounding area, visit www.visitscottsbluff.com

AIRPORT INFORMATION

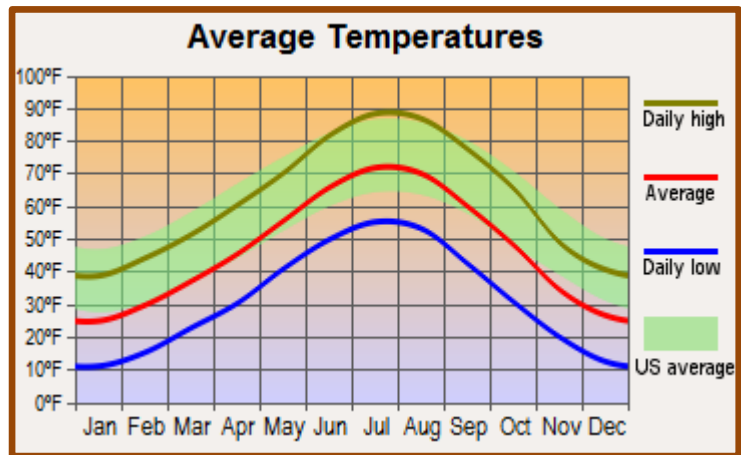
Scottsbluff, Nebraska: Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair and flight training. For more information, please visit www.flyscottsbluff.com. Complete aeronautical information for the Western Nebraska Regional Airport can be found at: 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 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 at www.flydenver.com. Phifer Airfield is located one mile east of Wheatland and has an asphalt runway which measures 5,900' x 75'. Additional information is available at www.wheatlandwy.com/airport.htm.

CLIMATE

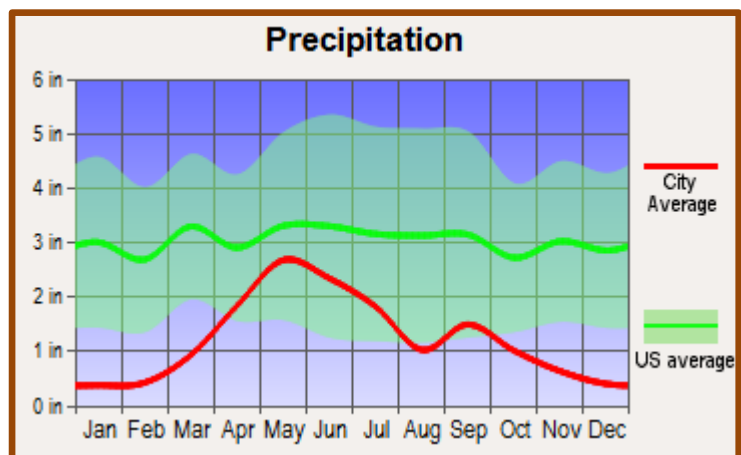
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Morrill area is approximately 14.11 inches including 42 inches of snow fall. The average high temperature in January is 42 degrees, while the low is 15 degrees. The average high temperature in July is 91 degrees, while the low is 58 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

\$780,000

The Seller shall require an all cash sale. 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 \$39,000 (thirty-nine 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. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

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 the 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.

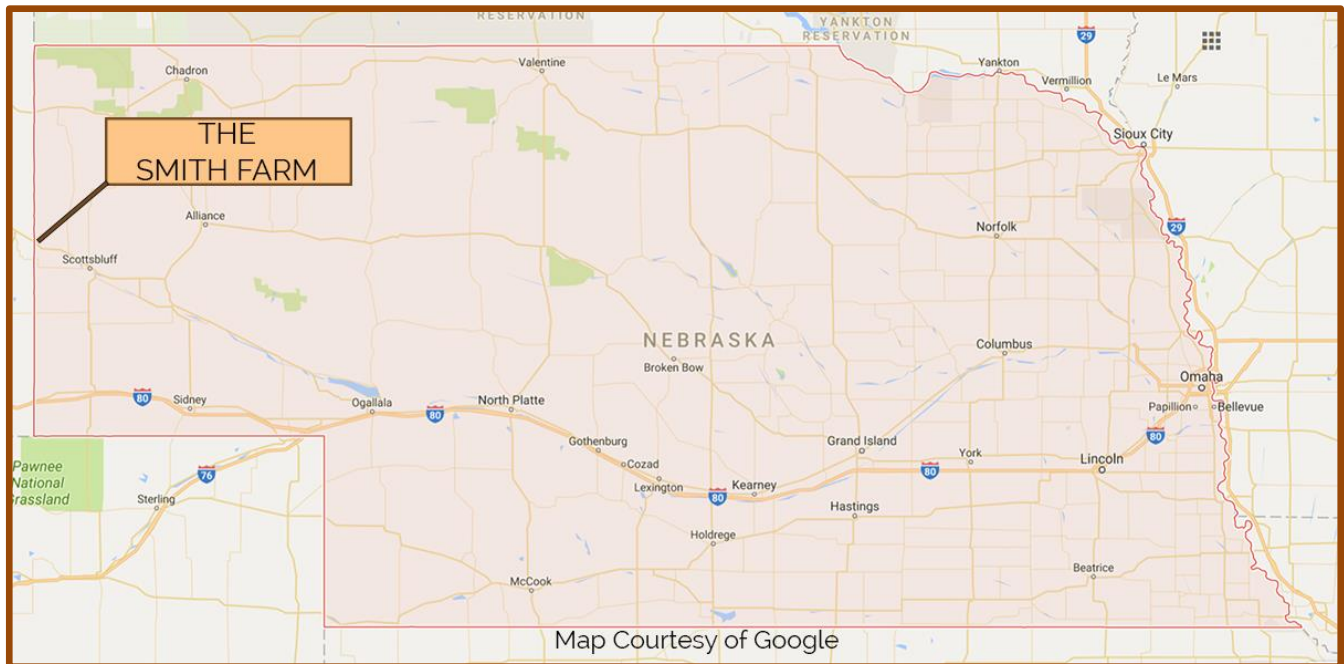
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

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.**

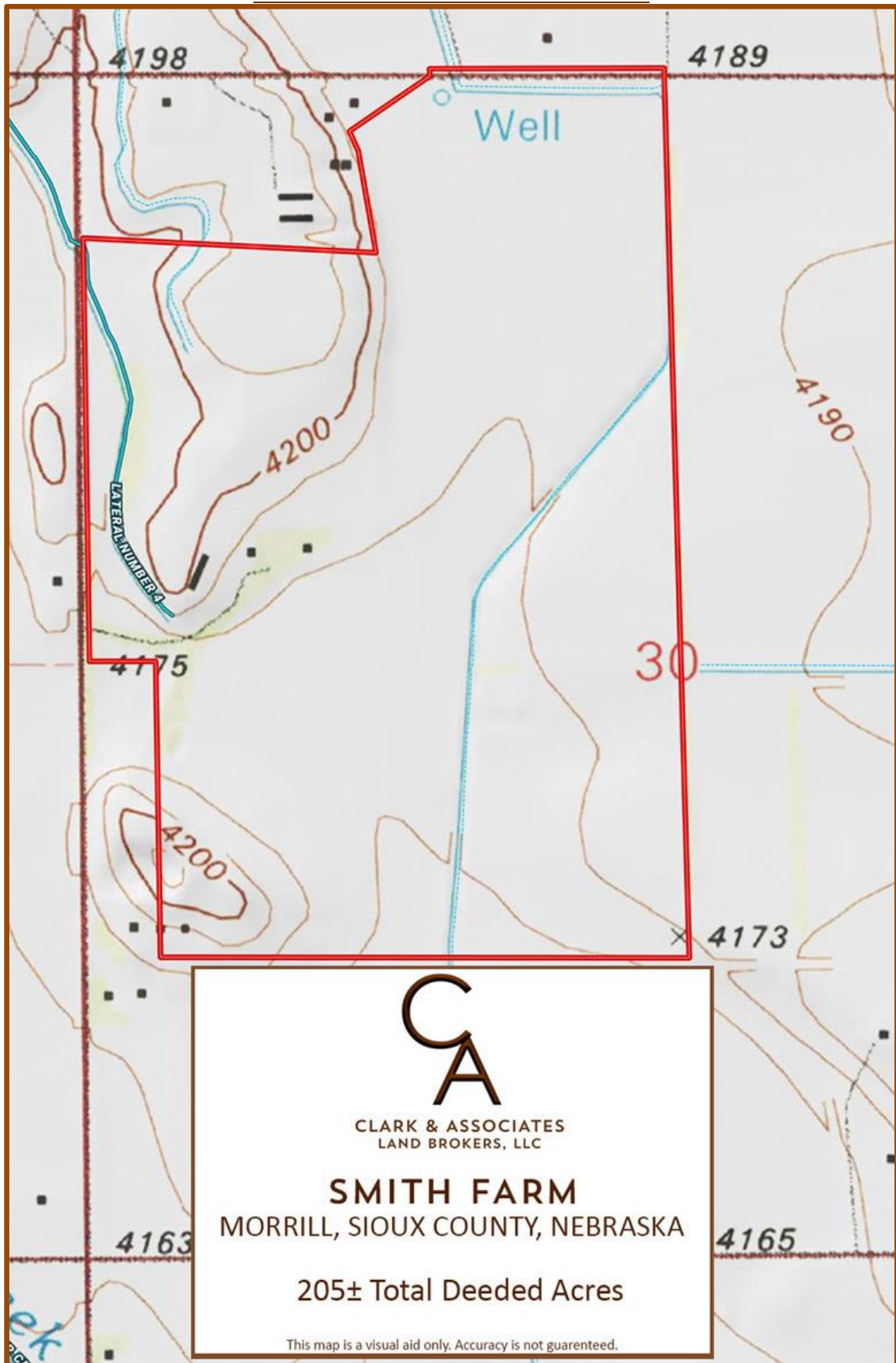
STATE LOCATION MAP



NOTES

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THE SMITH FARM TOPO MAP



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



Logan Schliinz
Associate Broker
REALTOR®

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logan@clarklandbrokers.com

Licensed in CO, NE & WY

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Ken Weekes – Sales Associate

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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