

Clark & Associates Land Brokers, LLC

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Presents

HERMAN PROPERTY

Scottsbluff, Scotts Bluff County, Nebraska



Listing Price: \$395,000

Address: 70548 CR 27
Scottsbluff, NE

Zoning: Agriculture

Size: 80± acres

Real Estate Taxes: Approximately \$5,291

Property Features: Located just minutes from Lake Minatare, and only eight miles from Scottsbluff, Nebraska, the Herman Property is a well-maintained 80± acre property. The property features a 3,192 sq. ft., six bedroom, three bathroom home with 1,596 sq. ft. on the main level that has two bedrooms and two bathrooms. The home also features a 1,596 sq. ft. basement with egress windows along with four bedrooms and one bathroom. The roof of the home was replaced in 2014 with 50 year Malarkey shingles. The home also features central heat and air conditioning, 50 gallon hot water heater, and water softener. Other features include an underground sprinkler system, 32'X36' detached garage, 24'x30' garage/shop, 18'x30' loafing shed with corrals, and other small storage sheds. It is fenced into seven pastures with water in each pasture along with many mature trees for protection. The property also comes with 48± acres of water rights from Pathfinder Irrigation District.

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

Ryan Rochlitz – Associate Broker, REALTOR®

Cell: 307-286-3307

E-mail: ryan@clarklandbrokers.com

Licensed in WY, NE, & CO

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):

_____ 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

_____ 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 (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:
____ 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

____ 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