

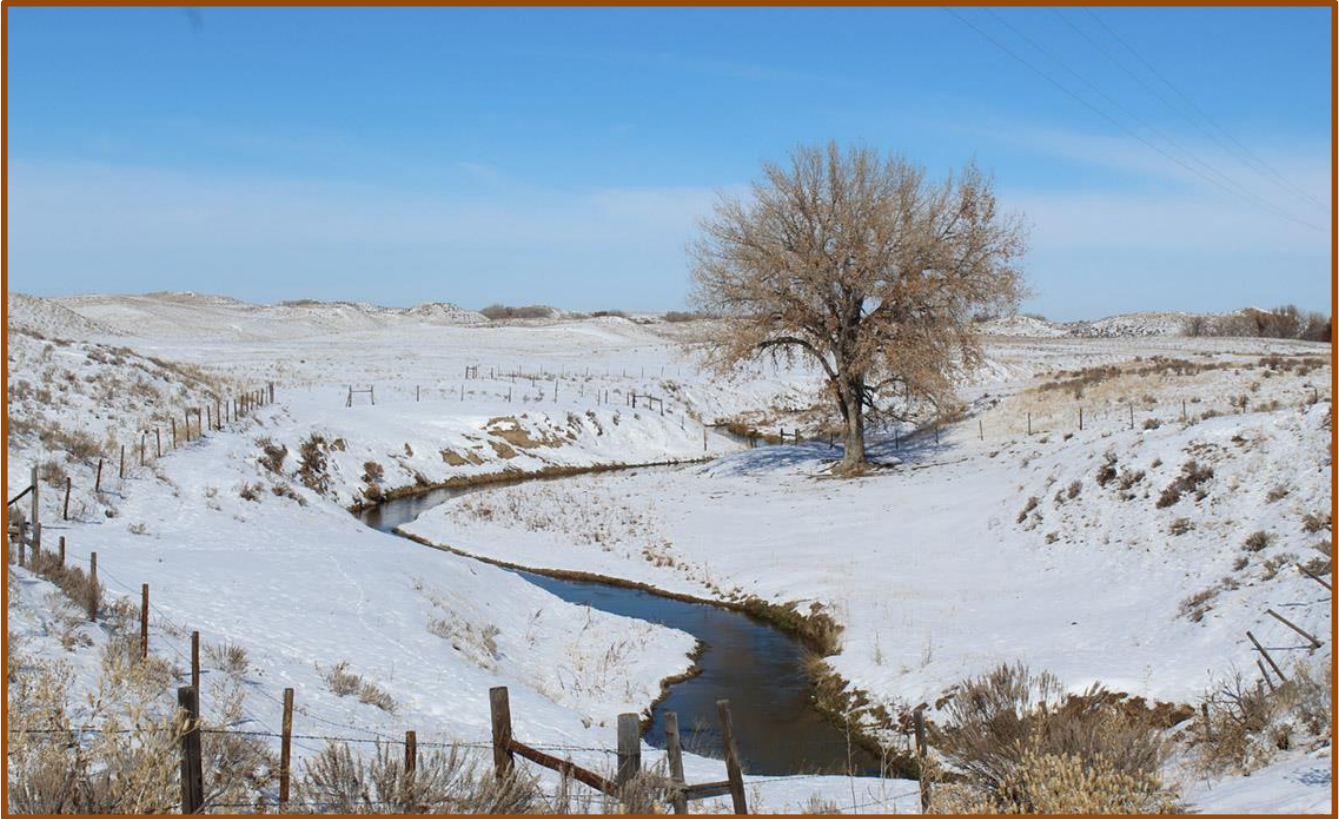
Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

Presents

SHAW FARM & RANCH

Morrill, Scotts Bluff County, Nebraska



Listing Price: \$1,600,000
Address: 230 Henry Road
Location: Morrill, Nebraska

Zoning: Agriculture
Size: 1,143± Deeded Acres
Taxes 2020: \$16,346

Property Features: This exceptional farm is located two miles northeast of Henry, Nebraska offering year-round access from US Highway 26 and well-maintained county roads. Of the 1,143± total deeded acres, there are 186± pivot-irrigated acres; 136± flood-irrigated acres in grass; with the balance of the property being 821± acres of native grass with approximately 1½ miles of Sheep Creek winding through the property. Two pivots: one, a low-pressure, 7-tower Zimmatic pivot that receives water from an irrigation well that is rated at 900 GPM, and a 10-tower wiper pivot that receives water from Pathfinder Irrigation District via Sheep Creek, irrigate the 186± acres that are planted to corn. Improvements include two residences, 96'x48' slant wall shop with concrete floor, 104'x40' livestock barn, 44'x26' loafing shed, and additional farm utility buildings. The main residence is a 1,260 sq. ft. farmhouse with three bedrooms, one bath, and a detached garage. The second residence is a 1,522 sq. ft. modular home with three bedrooms and 2½ baths. This exceptional farm features quality farm ground and is located in a very sought-after area along the Nebraska/Wyoming state line.

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

Logan Schliinz – Associate Broker, REALTOR®

Cell: (307)-575-5236

E-mail: logan@clarklandbrokers.com

Licensed in WY, CO, SD & NE

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