



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



HALLER FARM

Gordon, Sheridan County, Nebraska

The Haller Farm is a 475.3± deeded acre farm.

LOCATION & ACCESS

The Haller Farm is located approximately 10 miles southwest of Gordon, Nebraska. There is year-round access to the property via a gravel county road. To access the Haller Farm from Gordon, travel south on State Hwy 27 for six miles; turn right (west) onto 590th Road, traveling west for 4.9 miles to the southwest corner of the property. A second access route to the property is available by traveling south on Main Street to Third Street; turn left (east) onto Third Street and travel for 7.8 miles to 250th Lane; the farmstead will be on your left (north).

Several towns and cities in proximity Gordon, Nebraska include:

- | | |
|--|-----------------------|
| • Rushville, Nebraska (population 890) | 9.6 miles west |
| • Chadron, Nebraska (population 5851) | 40.9 miles northwest |
| • Alliance, Nebraska (population 8,491) | 66.9 miles southwest |
| • Valentine, Nebraska (population 2760) | 99.8 miles northeast |
| • Scottsbluff, Nebraska (population 15,039) | 120 miles southeast |
| • Rapid City, South Dakota (population 67,956) | 149 miles northwest |
| • Cheyenne, Wyoming (population 59,466) | 216.4 miles southwest |

Commercial airline service is available at Chadron, Nebraska; Scottsbluff, Nebraska; Rapid City, South Dakota; and Cheyenne, Wyoming.



SIZE AND DESCRIPTION

475.3± Total Acres

The Haller Farm is an operating farm and ranch. The total 475.3± acres consists of 320.8± deeded acres and 154.47± pivot-irrigated acres. The pasture on the Haller Farm is fenced with a four strands of barb wire. The irrigation pivot is a Gifford Hill 10-tower pivot with all new wiring, new Valley drive motors, drops with Nelson heads, and new control boxes. The electric pump has High Thrust 100 HP motor and is approximately three years old. The well produces 750 to 800 GPM (gallons a minute).

Historically, the Haller Farm has been planted in wheat, sunflowers and alfalfa and the pastureland has been grazed by cattle.

The rolling hills common to this part of Nebraska provide excellent farming opportunities as well as out-standing animal habitat. Both whitetail and mule deer frequent the farm along with great opportunities to hunt the numerous pheasants found in the region.



REAL ESTATE TAXES

According to the Sheridan County Assessor's office, real estate taxes for this property are approximately \$8,955.

MINERAL RIGHTS

Any and all mineral rights associated with the property and owned by the sellers will be transferred at closing.

WATER RESOURCES

A windmill and water well are positioned in each of the pastures of the Haller Farm. The farmstead has three electric wells that supply the house and the corrals. All water rights will transfer with the property at closing.



UTILITIES

Electricity – Northwest Rural Public Power
Gas/Propane – Beguin Propane
Communications – Cell Phone and Satellite Internet
Water – Personal Well
Sewer – Personal Septic
Television – Satellite, Internet

IMPROVEMENTS

The improvements on the Haller Farm include a two-story farmhouse, three garages/shops, a barn, a pole shed, five grain bins, a schoolhouse used for storage, a second home in need of repair, and a full RV hookup.





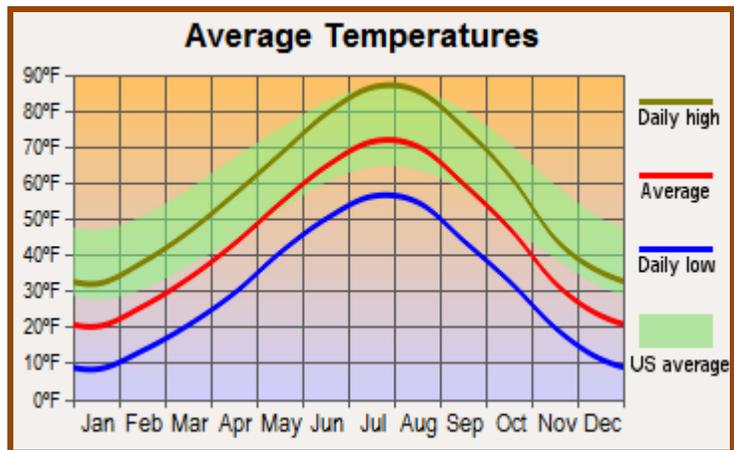
COMMUNITY AMENITIES

Rushville is the county seat of Sheridan County and offers all the desirable amenities of a traditional, rural Nebraska town with its small-town friendliness and atmosphere. There are many historical and recreational sites to be found in Sheridan County. Gordon and Chadron both have medical facilities and senior living. Rushville/Gordon has an excellent K-12 school system, Gordon and Chadron have numerous farm and ranch implement dealerships, veterinary clinics and the surrounding communities have several banks and shopping facilities, churches, restaurants, a nine-hole municipal golf courses, and an airports.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Gordon area is approximately 19.34 inches including 39.7 inches of snow fall. The average high temperature in January is 35 degrees, while the low is 13 degrees. The average high temperature in July is 88 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.

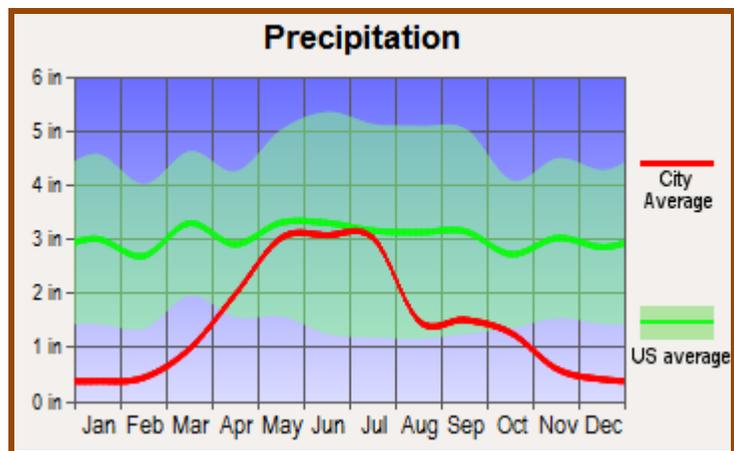


STATE OF NEBRASKA

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

\$1,100,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by Seller. 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 \$65,000 (Sixty-Five 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.

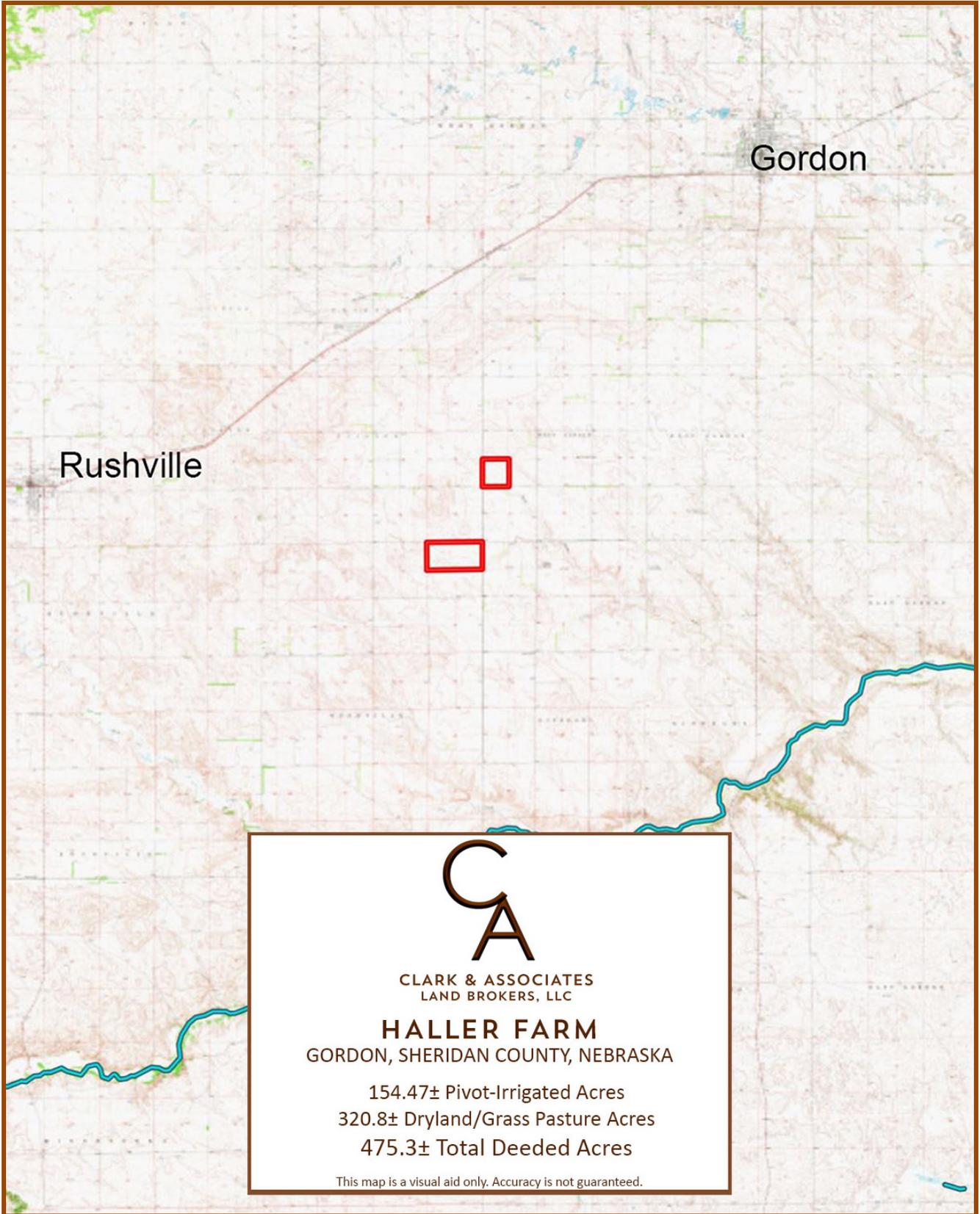
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



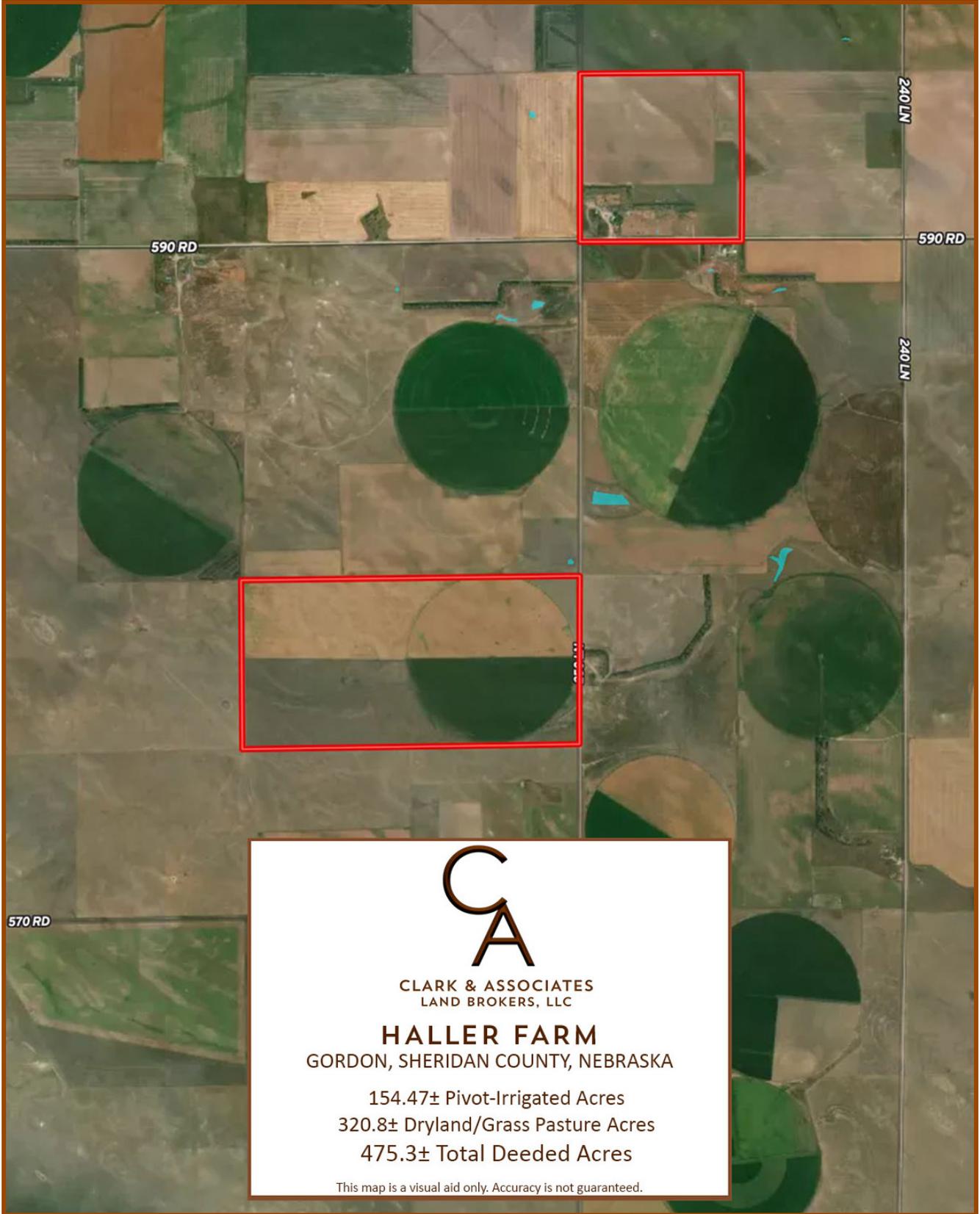
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed 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.**

HALLER FARM TOPO MAP



HALLER FARM ORTHO MAP



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



Dean Nelson
Associate Broker, REALTOR®

Cell: (307) 340-1114

dean@clarklandbrokers.com

Licensed in WY & NE

Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE, SD & WY

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, CO, SD, NE & MT

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenweekes@gmail.com
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