



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



INDIAN HILLS RANCH
Sterling, Logan County, Colorado

The Indian Hills Ranch consists of 50± deeded acres with a large family home and a new off-the-grid solar system along with a horse barn, corrals and round pen.

LOCATION & ACCESS

The Indian Hills Ranch is located approximately 9 miles east of Sterling, Colorado. There is year-round access from paved State Highway 61. To access the ranch from Sterling, travel east on I-76 Business/US-6 E for 2.1 miles; turn right onto CO-61 S for 7.1 miles to the destination.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Sterling, Colorado (population 13,961) | 9 miles west |
| • Sidney, Nebraska (population 6,620) | 51 miles north |
| • Fort Morgan, Colorado (population 11,281) | 53 miles southwest |
| • Ogallala, Nebraska (population 4,538) | 95 miles northeast |
| • Greeley, Colorado (population 105,448) | 101 miles west |
| • Fort Collins, Colorado (population 143,986) | 112 miles west |
| • Cheyenne, Wyoming (population 63,624) | 128 miles northwest |
| • Denver, Colorado (population 701,621) | 134 miles southwest |



REAL ESTATE TAXES

The real estate taxes for the Indian Hills Ranch will be determined prior to closing.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will transfer to the Buyers at day of closing.

SIZE & DESCRIPTION

50± Acres Deeded

The property includes 50+/- deeded acres with a native grass pasture. The property is fenced on three sides. The Seller will have the property surveyed and fenced during the inspection period. The elevation is between 4,280 and 4,330 feet above sea level. This property would make an ideal rural, self-sustaining farm.

GRASSES

- Buffalo Grass
 - Black Root Threadleaf
 - Little Bluestem
 - Sand Bluestem
 - Western Wheat
 - Sideoats Grama
 - Blue Grama
 - Sand Drop
 - Sand Reed
-
- No noxious weeds.



SOILS

- Haxtun loamy sand, 0 to 3 percent slopes 41.0%
- Ascalon fine sandy loam, 5 to 9 percent slopes 31.9%
- Julesburg loamy sand, 3 to 9 percent slopes 20.4%
- Haxtun sandy loam 6.7%



UTILITIES

Electricity – \$475/monthly, Highline Electric, (970) 552-2650

Gas/Propane – \$265/monthly, Sterling Fuels, (970) 522-5100

Communications – Century link land line, cell coverage is available on the ranch

Trash – \$76/monthly

Water – Private well

7,000-gallon storage tank at the home

Sewer – Private septic

Internet – KCI / Kentec Communications, (970) 522-8107

Television – Satellite TV

IMPROVEMENTS

- The property has a new 2021 state-of-the-art, off-the-grid solar system with 30, 370-watt Titan panels, Solar Edge inverter and storage batteries. This system will sustain the electrical system of the property.
- Two-story home with four bedrooms and five and ½ bathrooms plus a heated pool and exercise room.
- 1992 – 18'x68' horse barn with heated tack room
- 20'x30' garage/shop
- One other outbuilding

The exterior of the home on the Indian Hills Ranch is stucco with log accents and a metal roof. There is a large front and back porch, mature landscaping and trees with an underground sprinkler system and automatic drip line.

The main floor of the home features kitchen, eat-in dining, formal dining room, great room, office and master bedroom. The kitchen has a Viking double oven with 6-burners and griddle, a Sub-zero refrigerator, under counter microwave and an island with a sink. The cabinets are oak and the floors are oak hardwood. The kitchen has a large breakfast bar and a dining nook. The butler's pantry passes through to the large formal dining room. The pantry has numerous shelves, sink, refrigerator and dishwasher.

The focal point of the great room is the wood fire-place. The flooring is carpeted and the ceilings are vaulted with exposed beams.

The master bedroom on the main floor has a gas fireplace, full bath and walk-in closet. There is a set of stairs that leads down to a second bathroom and walk-in closet.

There is an office located off the main entrance foyer with built-in bookcases. Also located on the main level is a half bath and laundry room with built-in cabinets and a sink.

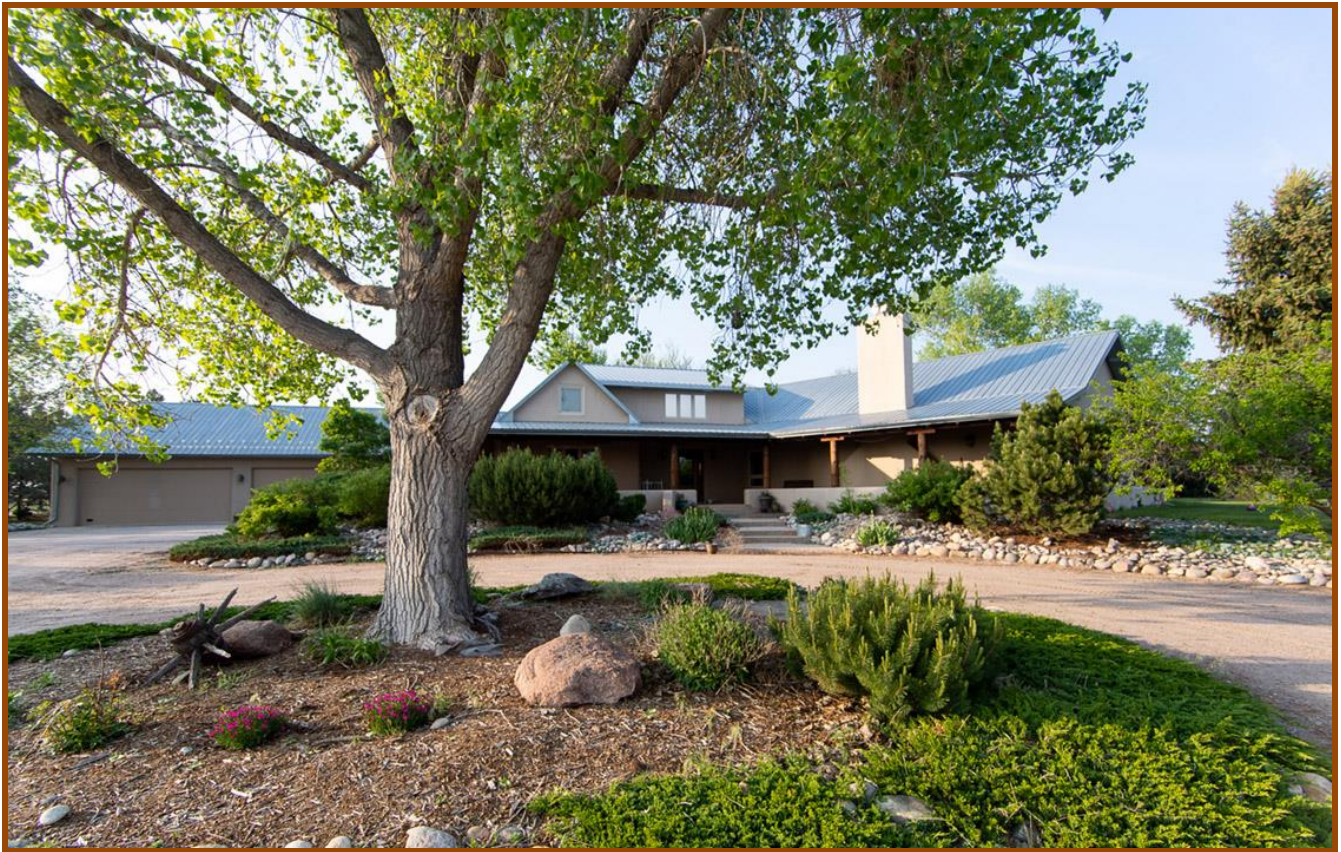
The home has an indoor heated pool. Located off that room is an exercise room, steam shower and sauna.

The second story of the home features two bedrooms, bath room, family room, bonus room with shelves, and storage.

The basement has a family room with large oak entertainment center, bar, a bedroom and two bathrooms. There is a full kitchen with refrigerator, dishwasher, range and a washer and dryer. Two additional storage areas are in the basement too.

The home is heated with hot water baseboard heat.

The three-car attached garage is heated and insulated, with shelves and a work bench. Each door has an automatic door opener.







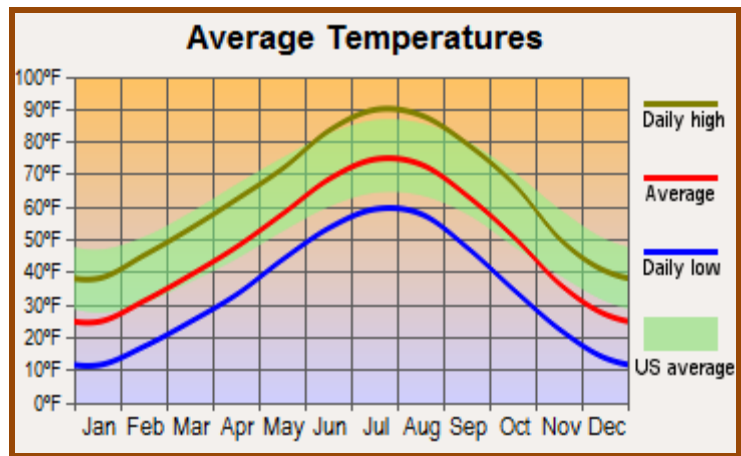
RECREATION

The City of Sterling has over 17 parks, 5 with dedicated concrete walking paths. Pioneer Park, the largest city park, located on the west edge of town also has a wooded walking area. The Parks, Library, and Recreation Department is currently working to develop new paths and trails along the riverside property.

The Overland Trail Recreation area provides a nice stop for residents and visitors to picnic in a natural surroundings. It is a nice leisure walk around the pond and fishing too.

CLIMATE

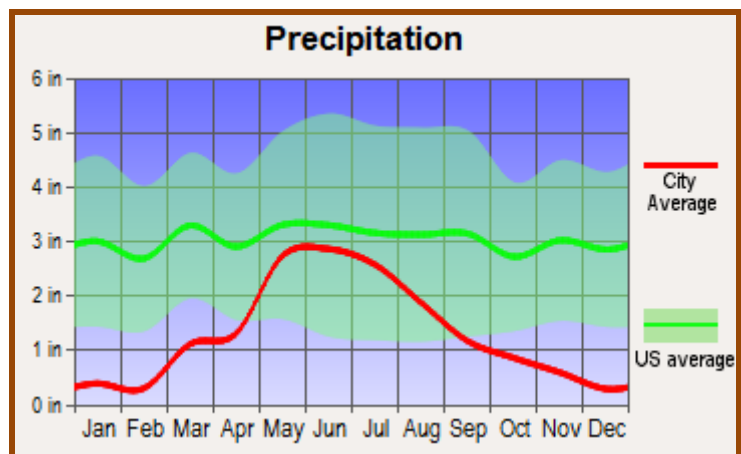
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Sterling, Colorado area is approximately 15.88 inches including 42 inches of snowfall. The average high temperature in January is 42 degrees, while the low is 14 degrees. The average high temperature in July is 92 degrees, while the low is 62 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF COLORADO

Colorado, constituent state of the United States of America. It is classified as one of the Mountain states, although only about half of its area lies in the Rocky Mountains. Colorado, which joined the union as the 38th state in 1876 is America's eighth largest state in terms of land mass. The state's population is 5,629,196. Located in the Rocky Mountain region of the western United States, the state's abundant and varied

natural resources attracted the ancient Pueblo peoples and, later, the Plains Indians. First explored by Europeans in the late 1500s (the Spanish referred to the region as "Colorado" for its red-colored earth), the area was ceded to the United States in 1848 with the Treaty of Guadalupe Hidalgo that ended the Mexican-American War (1846-48). In 1858, the discovery of gold in Colorado attracted new settlers. During the Plains Indian Wars (1860s-80s), Colorado's wild frontier was the scene of intense fighting between Native Americans and white settlers. In the 21st century, Colorado continues to rely on its natural resources as well as agriculture and tourism to sustain its economy.



Colorado is famous for:

- World-Class Skiing
- Pike's Peak
- Mesa Verde Ancient Cliff Village
- Rocky Mountain National Forest
- Great Sand Dunes
- World's Highest Highway

COMMUNITY AMENITIES

Known as the Queen City of the Plains, Sterling is located in Logan County in the Northeastern corner of Colorado on Interstate 76. Having the largest population, estimated at approximately 14,777, of those communities in Colorado east of Pueblo, Sterling is the regional shopping hub for Northeast Colorado and Southwest Nebraska. The Logan County Chamber of Commerce has links to the local businesses in Sterling.

A post office called Sterling has been in operation since 1874. The community was named for Sterling, Illinois, the native home of a railroad official. Sterling was incorporated on December 13, 1884. The City of Sterling Charter was adopted on May 2, 1950 and became a Home Rule City on January 1, 1952.

Incorporated in 1884, Sterling depended on the Union Pacific railroad for shipment of its agriculture products to market. The City still has Union Pacific service, as well as Burlington Northern service, for its industries and businesses. Sterling's economy continues to be based in agriculture, along with oil and gas production. It has expanded into spin-off and service industries to broaden the economic base.

The major employers in Sterling include Northeastern Junior College, the RE-1 Valley School system, Sykes Enterprises, a computer software customer services company, and the Sterling Correctional Facility.

Sterling is the major shopping hub for most of northern eastern Colorado and hosts stores like Wal-Mart, The Home Depot, Maurice's, and The Buckle, as well as many local retailers located primarily on Main Street. Six different bank have branches in Sterling and there are local AM and FM radio stations as well as a local television station, and a long-established regional newspaper, the Sterling Journal Advocate and South Platte Sentinel.

Sterling is the home of Northeastern Junior College, a residential two-year college. Sterling is also the location of the RE-1 Valley School District. The schools consist of: Hagen Early Education Center, Ayres Elementary (K-2), Campbell Elementary (3- 5), Caliche Elementary (PK-6), Caliche Jr. High, Sterling Middle School, Caliche High School, Sterling High School. Sterling is a regional center for health care as well, and is home of the Sterling Regional Medical Center.

AIRPORT INFORMATION

Crosson Field Municipal Airport serves Sterling, but there are no scheduled flights available from there. The closest airport served by scheduled flights is [Denver International Airport](#), located 121 miles west of Sterling.

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 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com.



OFFERING PRICE

Price Reduced to \$1,600,000

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 the 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 \$85,000 (eighty-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

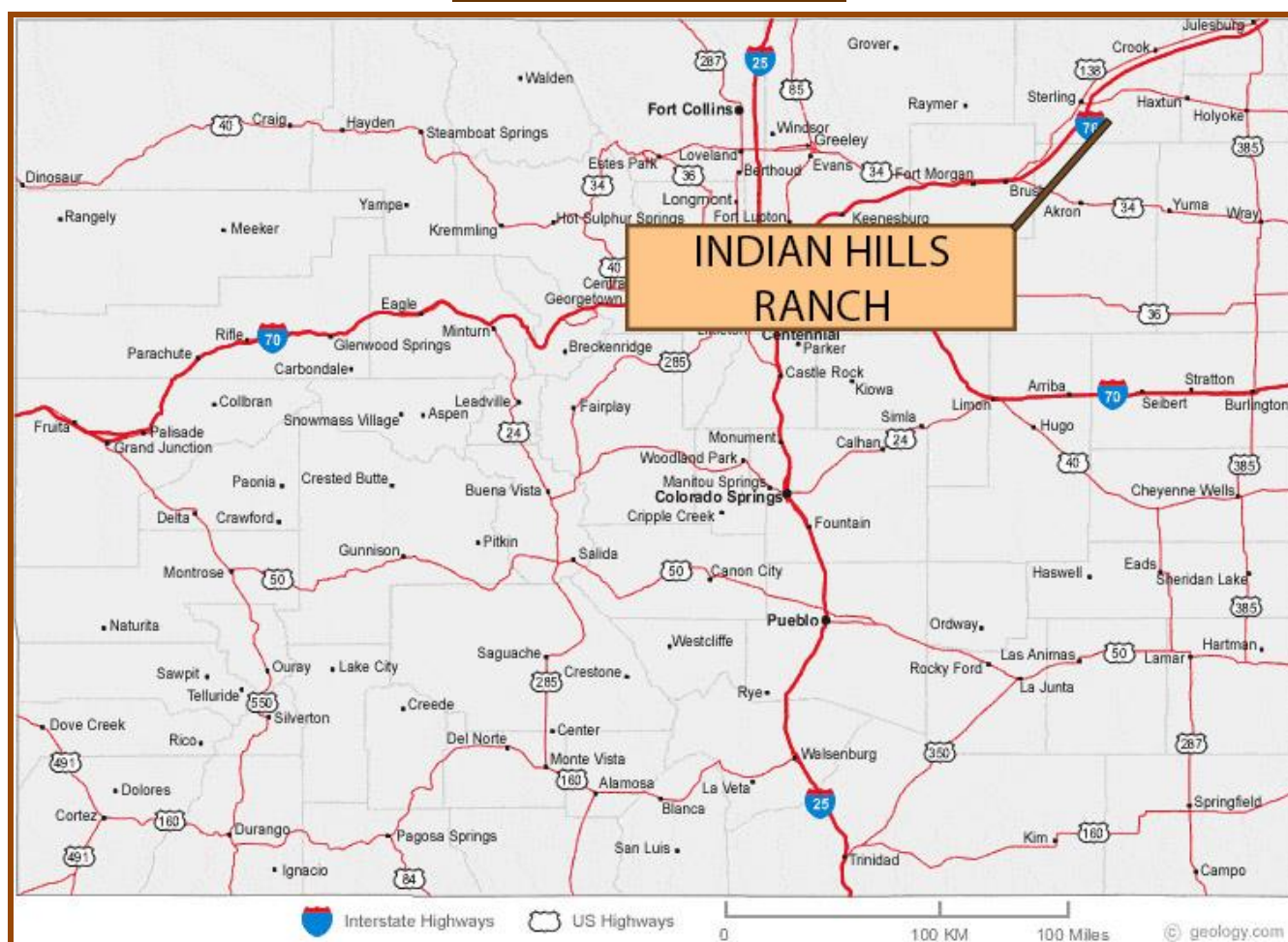
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

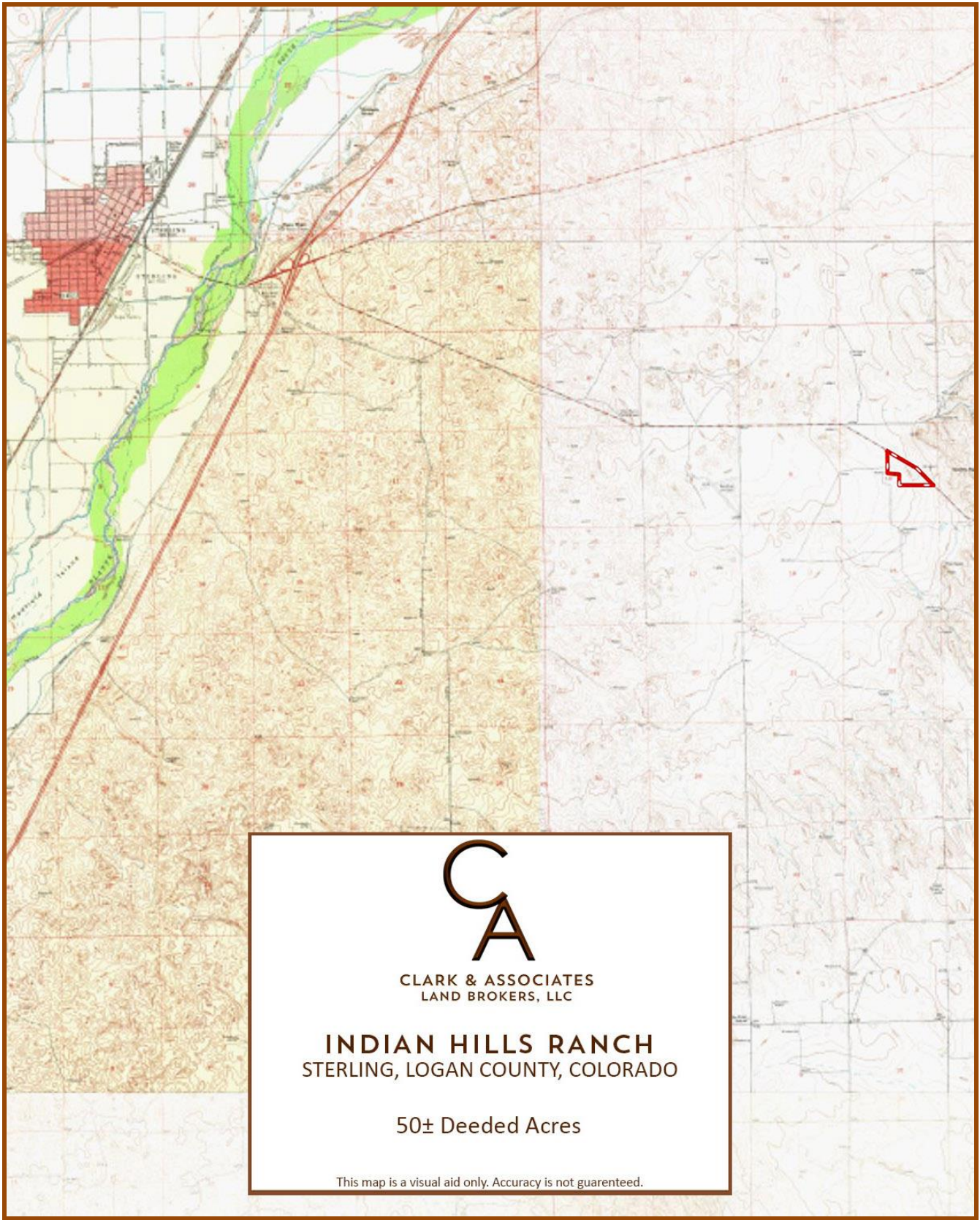
STATE LOCATION MAP



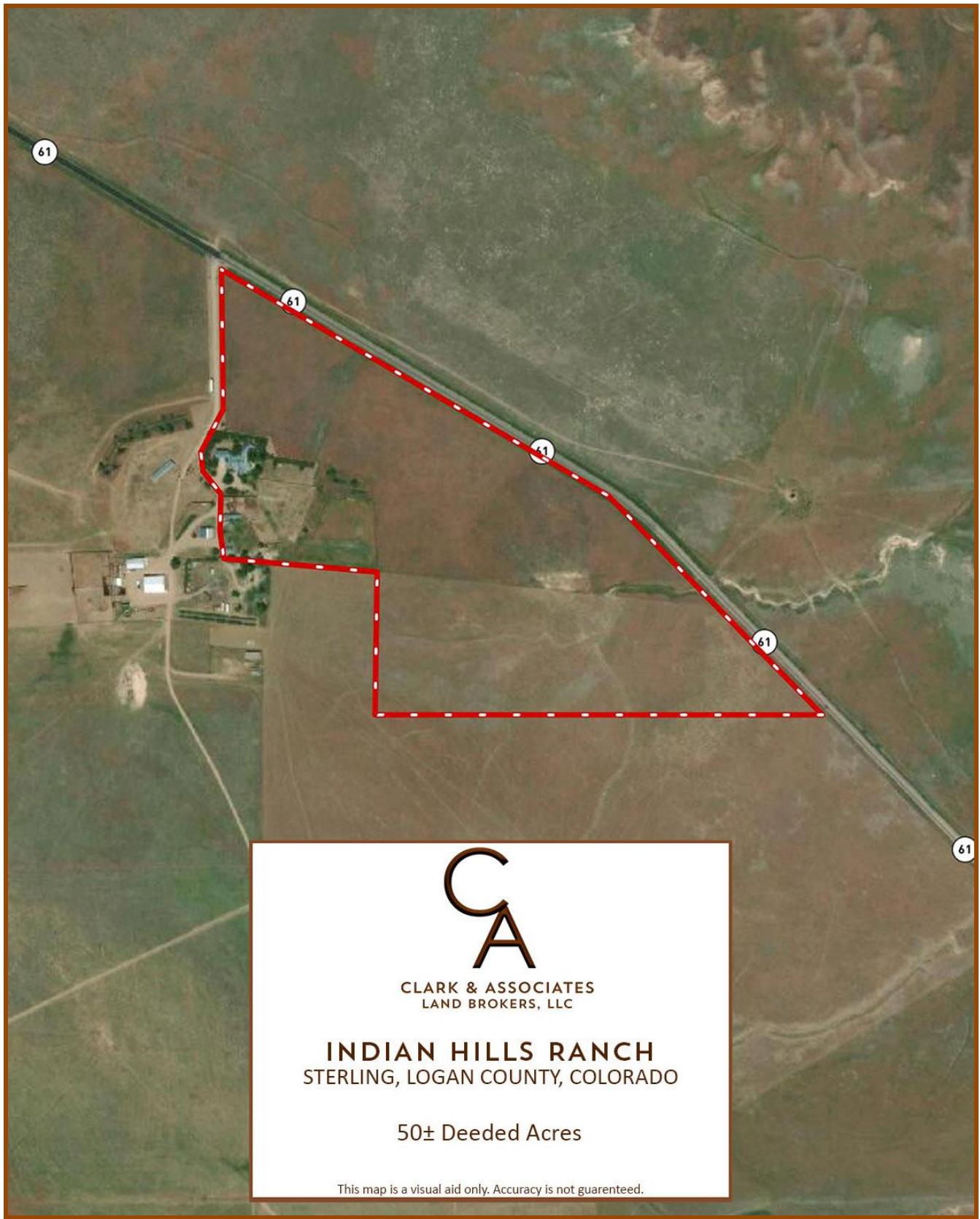
NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

INDIAN HILLS RANCH TOPO MAP



INDIAN HILLS RANCH ORTHO MAP



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



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The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

Seller’s Agent: A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer’s financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction –broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on_____.

BUYER_____ ***DATE*** _____

On_____, Broker provided _____

with this document via_____ and retained a copy for Broker's records.

BY:_____ ***DATE*** _____