

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

HIGHWAY 71 FARM

Harrisburg, Banner County, Nebraska



Reduced Price: \$350,000

Address: 2214 Highway 71

Location: Highway 71, Banner County, NE

Zoning: Agriculture

Size: 409.88± acres

Taxes 2022: \$2,112.04

Property Features: The Highway 71 Farm consists of 409.88± total acres and includes 45.5± CRP acres. The property is located approximately 20 miles south of Gering, Nebraska or approximately 20 miles north of Kimball, Nebraska on Highway 71. The topography of this property varies from level to rolling hills. The rolling hills common to this part of Nebraska provide excellent cattle grazing opportunities as well as outstanding animal habitat. Whitetail deer and upland game birds frequent the property. There are many access points to the property including access via the State Highway 71 and a section road. There is a communication towers lease associated with the property.

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

Dean Nelson – Associate Broker, REALTOR®

Cell: 307-340-1114

E-mail: dean@clarklandbrokers.com

Licensed in WY, NE & SD

Cory Clark - Broker / Owner

Cell: (307) 351-9556

E-mail: clark@clarklandbrokers.com

Licensed in WY, MT, SD, ND, 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

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)	