



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



187 MILO ROAD
Crawford, Sioux County, Nebraska

183± acres of secluded paradise with exceptional views and luxury custom cabin.

LOCATION & ACCESS

187 Milo Road is located approximately 16 miles northwest of Crawford, Nebraska. To access the property from Crawford, Nebraska travel north on Highway 71 for five miles then turn west onto Toadstool Rd. After 2.4 miles turn west onto Cottonwood Rd for 4.5 miles. Turn north on Milford Rd for .7 miles then take a sharp left onto Milo Rd. After .8 miles turn north continuing on Milo Rd for another 1.1 miles to the property's gravel drive on the west side. The county roads and lane to the house are all graveled, allowing for easy-year round access to the property

Several towns and cities in proximity to the property include:

• Crawford, Nebraska (population 947)	16 miles northwest
• Harrison, Nebraska (population 227)	45 miles west
• Lusk, Wyoming (population 1,541)	67 miles west
• Chadron, Nebraska (population 5,488)	33 miles east
• Torrington, Wyoming (population 6,701)	94 miles southwest
• Scottsbluff, Nebraska (population 14,733)	84 miles south
• Cheyenne, Wyoming (population 63,957)	183 miles southwest
• Rapid City, South Dakota (population 75,443)	129 miles north
• Deadwood, South Dakota (population 1,306)	171 miles north
• Denver, Colorado (population 701,621)	283 miles southwest



SIZE & DESCRIPTION

183± Deeded Acres

187 Milo Road is located in the heart of western Nebraska's scenic Pine Ridge country. Nestled along a ridgeline, the property overlooks grass covered plains and enjoys "end-of-the-road" seclusion. Beautiful views along with a quiet country living atmosphere add to the appeal of this property.

The property lies northwest of the historic Fort Robinson State Park. A former U.S. Army Fort, declared a National Historic Landmark in 1960, and is now a sprawling 22,000-acre public recreation and historic reservation area. It's history dates back to the late 1800's and the Red Cloud Agency days. First established as a camp, Fort Robinson was a base of the US military forces and played a major role in the Sioux Wars from 1879-1890. The war chief Crazy Horse surrendered in 1877. The fort also served as home to the 9th Cavalry Regiment, nicknamed the "Buffalo Soldiers" and then later home to the world's largest remount depot. It was used as a breeding and training facility for military horses and the extensive equine facilities still remain today. During World War II, Fort Robinson was transformed into a K-9 crops training center for military dogs. When visiting the fort, one can visit many of the original buildings and facilities, visit the library full of materials on the forts extensive military, western and Native American history, tour museums and enjoy the 22,000 acres of trails and streams. Fort Robinson is considered by many a local and national treasure of history and nature. Additional information about Fort Robinson can be obtained at the Nebraska Game and Parks website at www.outdoornebraska.gov/fortrobinson.

187 Milo Road is surrounded by many acres of United States Forest Service lands. Wildlife abounds with elk, deer and turkeys often on the property.



MINERAL RIGHTS

Any and all mineral rights, owned by seller, if any, will be transferred to buyer at day of closing.

REAL ESTATE TAXES

The estimated real estate taxes for the property are \$4,549.00

UTILITIES

Electricity – TBD

Propane – Westco of Chadron/Alliance, Nebraska

Communications – CenturyLink

Cell Coverage—Marginal dependent upon carrier and elevation

Water – Private Well

Sewer – Private Septic

Internet – Various satellite internet providers

Utility cost for the electricity service average approximately \$200 per month. The propane monthly charges vary by season and can vary with utilization of the wood burning stove and/or pellet stove. During the winter months, propane usage averages approximately \$150 per month.

IMPROVEMENTS

The property features a large log home and two large outbuildings, all constructed with the utmost detail. Pride of ownership is evident throughout the improvements and surrounding grounds.



The house, built in 2008, is a fully-custom, luxurious log home complete with three bedrooms, three baths, elevator and countless upgrades found over the approximate 3,256 finished sq. ft. of living space. The home has an open concept floor plan which allows for easy entertaining. The entirety of the home, from floor to ceiling, is finished in logs or tongue-and-groove knotty-pine.



The main level of the home is a spacious combination of kitchen, living room and dining room with an abundance of grand windows and rock accents throughout. The kitchen features log-styled cabinets and a bar accented in rustic stones with laminate counter tops. Kitchen appliances include an oversized range with microwave above, large French door refrigerator and dishwasher. A beautifully ornate wood cook stove inset is located in the dining room along with windows reaching to the peak of the cathedral ceiling.

Also featured on the main level is a bedroom and bathroom. Access to the attached garage is provided on the main level via the mudroom/laundry room. Hardwood flooring matching the log home theme is found throughout the living space and bedroom, with tile floor found in the kitchen, bathroom and laundry/mud room.

A beautiful stair case made from large logs with rustic railing leads to the upstairs loft which features an open area over-looking the main level, perfect for a home office or a sitting area complete with built in bookcases designed in the rustic theme of the home. Located upstairs is the master bedroom suite complete with French doors that lead to a private balcony overlooking the property. A large walk-in closet with built-ins and a fabulous master bath with double vanity sink, tile floor and a large tiled walk-in shower complete out the master suite.

Located in the finished basement is a large family room with a third bedroom and bathroom. The basement floors are stained concrete. A set of French doors provides natural light to the basement family room and provides access to the walkout, covered patio.

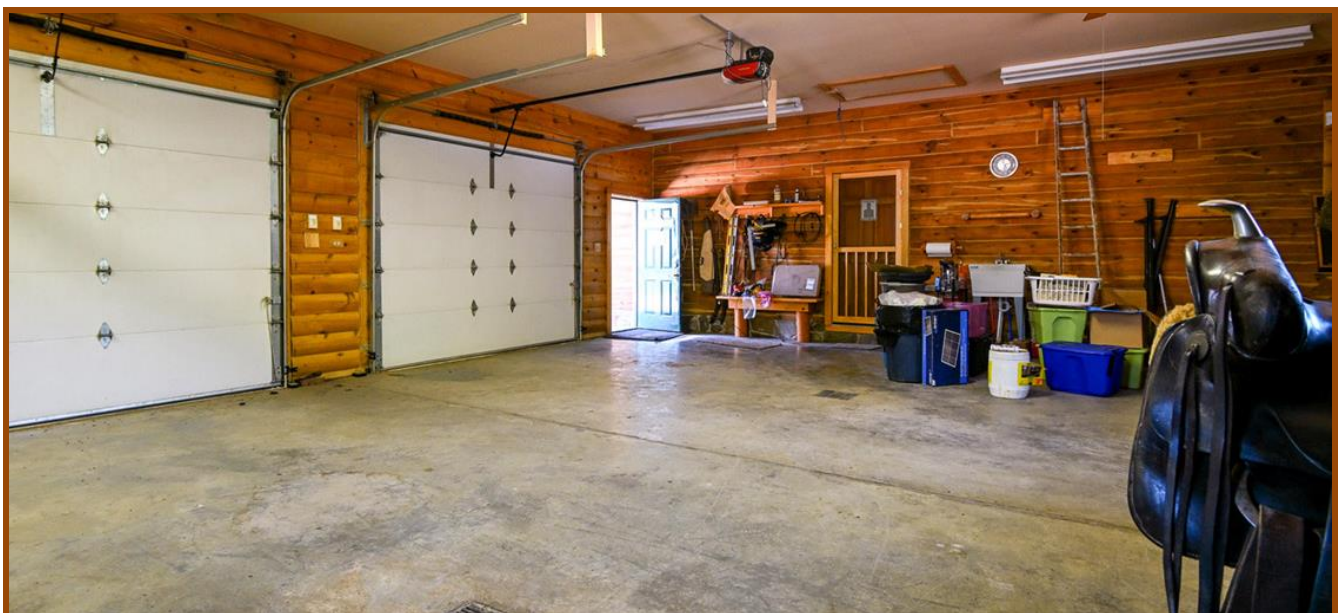




An extensive wrap-around deck features log pole railing and surrounds approximately half of the main level. The western facing section of the deck is covered and is accented with large log poles and a tongue-and-groove ceiling. Extensive masonry work featuring rustic stones that matches the interior stonework, accents the exterior of the home.



An attached two-car garage features 986 sq. ft with ample parking space and additional storage complete with two large and fully automatic garage doors. The garage walls are also finished in the same logs found throughout the home and a concrete floor is complete with in-floor drains. Ample lighting and ceiling fans create not only storage, but also workshop space. A large concrete slab is conveniently located in front of the garage doors.



A large 45' X 70' metal shop building. One side of the building features a finished "man-cave" with vaulted ceiling also done in the tongue-and-groove knotty pine found throughout this property. Stained concrete flooring, ample windows and drop-down lighting, plus a wood burning stove make this a prime space for gaming table or exercise equipment. A large, fully automatic overhead door provides access to the remainder of the shop space which is complete with a concrete floor, lighting, fans and wood burning stove.



Finally, a huge equipment building measuring 55' X 120' rounds out the improvements on the property. This building features two oversized, automatic overhead doors, lighting and a gravel floor.



Extensive gravel work has been done around the home and two metal buildings on this property, creating not only a visually appealing space, but also solid and reliable access to buildings during wet weather. Also adding to the visual appeal of this property, all buildings are of similar color and construction.



COMMUNITY AMENITIES

Sioux County is home to several notable attractions including; the Agate Fossil beds National Monument, the Cheyenne Outbreak Historical Monument, and the War Bonnet Battlefield. In addition, Sioux and Dawes counties are home to Fort Robinson, Western Nebraska's premier state park. Fort Robinson was the site of the 1879 Cheyenne Outbreak and the surrender and eventual death of the famous Sioux war chief, Crazy Horse. Over the years, the fort served as the Red Cloud Indian Agency, as a cavalry remount station, K-9 training center, POW camp, and a beef research station. Currently, the park and its many well-preserved attractions serve as the region's largest tourist attraction.

The city of Crawford, population 947, is located in Dawes County, and was established in 1886 as a result of the Fremont-Elkhorn Railroad's westward push. Like many western railroad towns, Crawford had a rough and rowdy beginning. Modern day Crawford, also known as "The Garden beyond the Sandhill's", is now a peaceful town with a western flare. Crawford is also known as the big game capital of Nebraska, and has become a destination for not only hunters but nature lovers and historians alike. In addition to the numerous hiking, biking, and horseback trails, the Pine Ridge of Nebraska offers several lakes, streams, and rivers which provide a multitude of boating, fishing, and camping opportunities. For the historian, this fossil-rich area is known for its two world-class bone beds. For more information visit <http://crawfordnebraska.net/>.

Harrison, Nebraska, located approximately 37 miles west of the ranch, has a population of 227, and is the county seat of Sioux County. Harrison offers residents all the amenities of a traditional, rural Nebraska town. It has an excellent K-12 school system with a low student/teacher ratio, bank, retail stores, several churches, restaurants, government offices, town library, and the county fairgrounds. For more information about the area, visit: <https://co.sioux.ne.us/>.

Chadron, Nebraska, population 5,851, is the county seat of Dawes County and home to Chadron State College. This historic city features several amenities including schools, shopping, medical facilities, banks, restaurants, golf course, several museums, libraries, Mari Sandoz High Planes Heritage Center, and much more.

Located in and around Chadron are several historical sites:

- Chadron State Park, Nebraska's oldest state park
- Fort Robinson State Park, 22,000 acres steeped in military, western and Native American history.
- Toadstool Park, known for unusual geological formations
- The Hudson-Meng Bison Kill, modern archeological excavation in progress
- Agate Fossil Beds National Park, a 3,000 acre monument located on the Niobrara River

Chadron hosts annual events such as Fur Trader Days and the Dawes County Fair. For more information visit <https://www.chadron-nebraska.com/>.



WILDLIFE

The area surrounding the property and Fort Robinson State Park have a multitude of wildlife including, mule deer, white tail deer, wild turkeys, coyotes, bobcats, porcupine, bighorn sheep, elk, and occasional antelope.

HUNTING AND RECREATIONAL ACTIVITIES

Excellent hunting opportunities are present in the general area and on Fort Robinson State Park. There are numerous scenic riding trails near the property and there is also convenient access to the vast additional acres on Fort Robinson and the many acres of United States Forest Service lands near the property.

AIRPORT INFORMATION

Chadron and Scottsbluff, Nebraska and Rapid City, South Dakota all have airports which make both commercial and private air travel in the area very convenient.

Chadron, Nebraska: The Chadron Airport is located five miles west of the city. Additional information and data:

- Hard Surface Runway is 100' X 5,998'
- Field Elevation 3,297 ft.
- ILS GPS VOR Approaches
- Fuel Available: 100LL JET-A
- For more information <https://www.airnav.com/airport/KCDR>

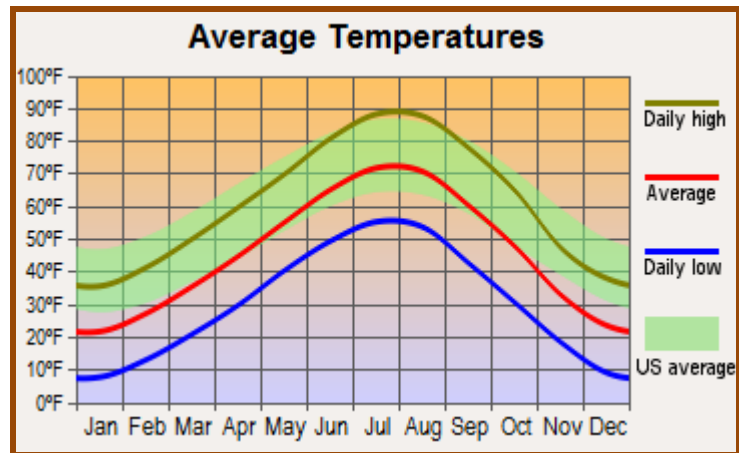
Scottsbluff, Nebraska: Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair, and flight training. For more information, visit www.flyscottsbluff.com.

Rapid City, South Dakota: The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. For more information, visit www.rcgov.org/Airport/pages.



CLIMATE

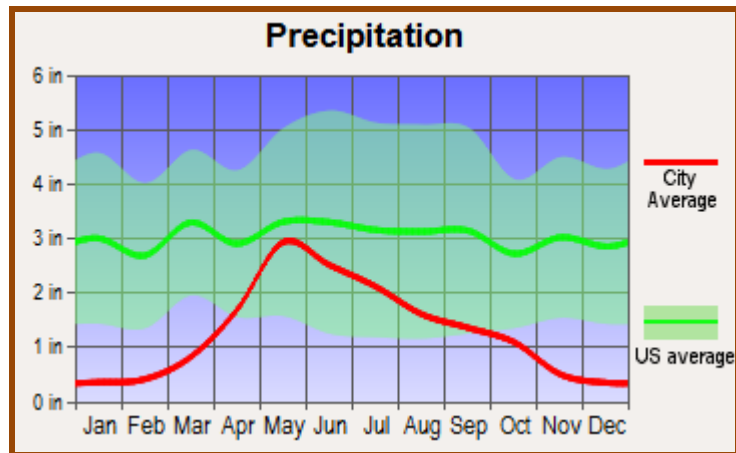
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Crawford area is approximately 18.13 inches including 49.7 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 12 degrees. The average high temperature in July is 90 degrees, while the low is 59 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

Price Reduced to \$1,050,000

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 \$40,000 (Forty 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.**

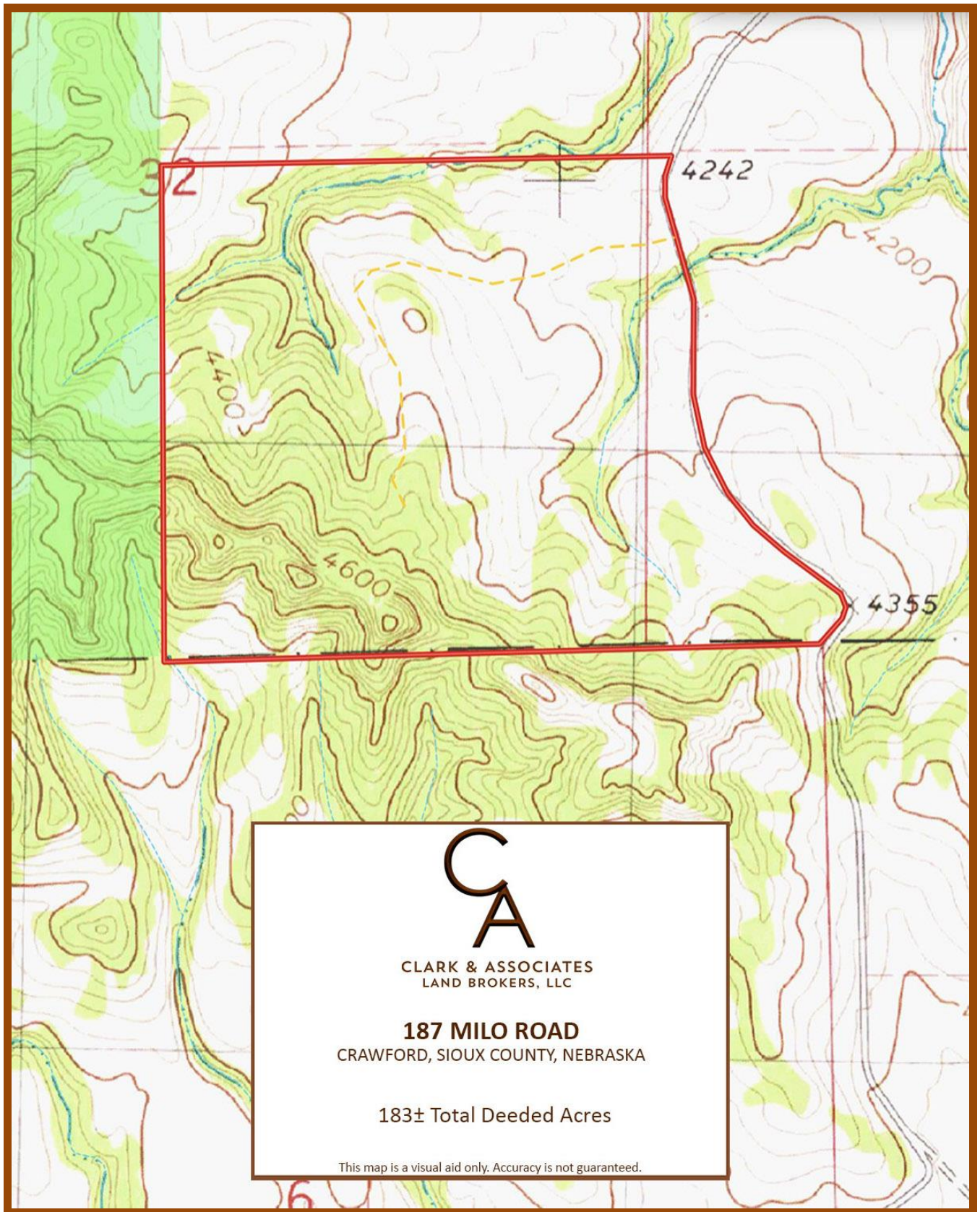
STATE LOCATION MAP



NOTES

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187 MILO ROAD TOPO MAP



187 MILO ROAD ORTHO MAP



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



Cory Clark
Broker / Owner

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NE

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Billings, MT 59105

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Dayton, WY Office

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Matt Johnson – Associate Broker

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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