

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

230 SOUTH 6TH ROAD

Morrill, Sioux County, Nebraska



LOCATION & ACCESS

230 South 6th Road is located approximately eight miles northwest of Morrill, Nebraska in southern Sioux County. Easy year-round accessibility is provided by paved and gravel county roads either traveling to the property from Morrill or from Henry, Nebraska.

From Morrill, Nebraska, travel east approximately 3/4 of a mile to Liberty Road (CR 9) and turn left and travel approximately 1.8 miles to the county line where this road becomes 79B. Continue north approximately one mile to S-B Road and turn left, travel west for three miles to S-6 (South 6th) Road; turn right, travel approximately 3/8 of a mile north to the property.

Towns and cities in a three-state area which are in close proximity to and easily accessible from the farm are:

Henry, Nebraska (pop. 162)	5.5 miles southwest
Morrill, Nebraska (pop. 957)	7 miles southeast
Mitchell, Nebraska (pop. 1,831)	12 miles southeast
Torrington, Wyoming (pop. 5,561)	14 miles northwest
Scottsbluff, Nebraska (pop. 14,732)	23 miles southeast
Harrison, Nebraska (pop. 279)	61 miles north
Cheyenne, Wyoming (pop. 59,466)	97 miles southwest
Denver, Colorado (pop. 600,158)	196 miles south
Lincoln, Nebraska (pop. 258,379)	423 miles east



SIZE & DESCRIPTION

The 80± deeded acres of 230 South 6th Road is located in a farming area known as the “Valley” which follows the North Platte River from Fort Laramie, Wyoming into the western Nebraska

Panhandle region. At an elevation of approximately 3,800 feet above sea level, in an area known for mild year-round weather and a generous growing season, the soils of the property's level fields and gently sloping hills are primarily sandy loams.

WATER RIGHTS

There are two wells located on the property. One of the wells is located approximately 50 yards east of the residence and currently supplies water to the home and the rest of the property. The pump on this well was replaced in December 2010 and is set at 35 feet with the static water level on the well at 20 feet. The second well is located west of the house which, at one time, was operated by a windmill and is currently in need of repair. In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyers.



IMPROVEMENTS

Improvements on 230 South 6th Road consist of a recently remodeled 854 sq. ft. home with kitchen, living room, two bedrooms, and one full bath on the main level as well as two additional bedrooms on the upper level. Completed upgrades to the home include new wiring, plumbing, door, windows, roof, oak cabinets, laminate countertops, carpet, and linoleum along with new ductwork for the forced-air propane furnace. The property also has a detached garage and lean-to sheds.

UTILITIES

Electricity – Roosevelt Public Power
Gas – Propane
Communications – United Telephone

Sewer – Septic Tanks
Water – Private Well



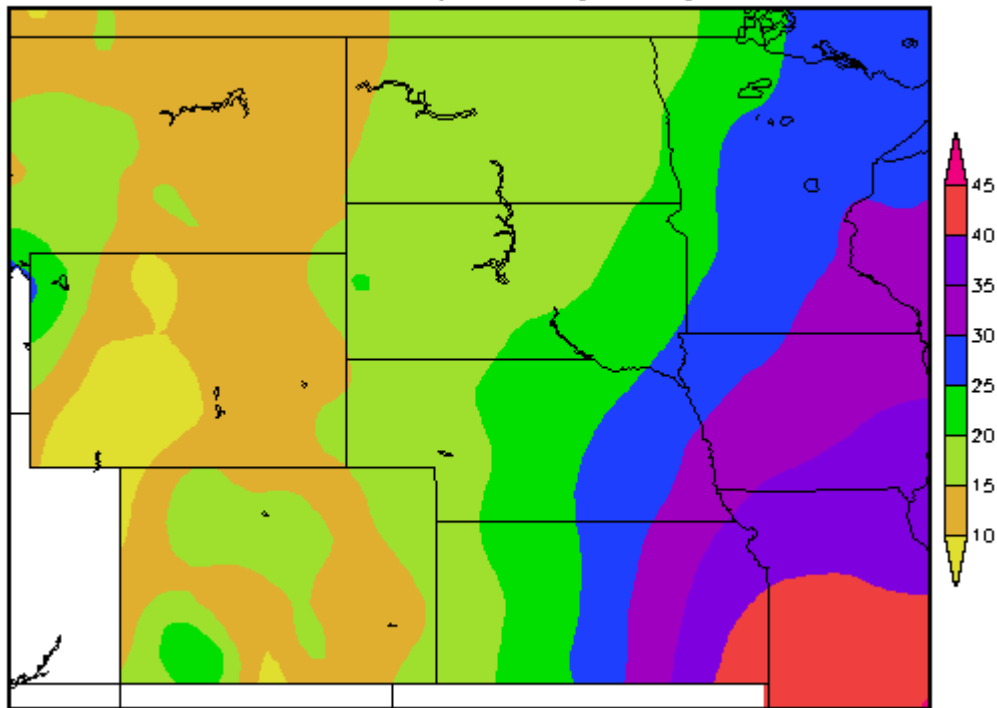
CLIMATE

The following historical climate data summary is provided by the High Plains Regional Climate Center at the University of Nebraska:

SCOTTSBLUFF, NEBRASKA
 Period of Record Monthly Climate Summary
 Period of Record: 1/ 1/1893 to 12/31/2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	39.4	43.2	50.9	61.5	71.3	82.0	89.4	87.5	78.2	65.9	51.2	40.8	63.4
Average Min. Temperature (F)	12.3	15.4	22.5	32.1	42.4	52.1	58.0	55.7	45.2	33.2	21.9	13.9	33.8
Average Total Precipitation (in.)	0.39	0.50	0.92	1.76	2.61	2.72	1.84	1.24	1.25	0.93	0.55	0.50	15.23
Average Total Snowfall (in.)	5.3	5.6	7.6	5.1	0.9	0.0	0.0	0.0	0.3	2.5	4.8	6.1	38.3
Average Snow Depth (in.)	1	1	1	0	0	0	0	0	0	0	1	1	0

Annual Precipitation (inches)



High Plains Climate Center

MINERAL RIGHTS

Any and all mineral rights associated with the property owned by the Seller, if any, shall transfer to the Buyer at day of closing.

REAL ESTATE TAXES

Annual real estate taxes for 230 South 6th Road are approximately \$653.

RECREATIONAL RESOURCES

Several species of wildlife frequent the property including mule deer, whitetail deer, antelope, turkeys, pheasant, and sharp-tail grouse.

COMMUNITY AMENITIES

Morrill, Nebraska, population 957, is located approximately seven miles southeast of the property. The town's website at www.villageofmorrill.com states that Morrill is a small community with excellent schools, progressive businesses, and pride in community development. School age children living at 230 South 6th Road would attend school in Morrill with the school bus picking up the children almost at the front door.

Mitchell, Nebraska, population 1,831, is located approximately 12 miles southeast from the property. This city hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. Mitchell also has an excellent K-12 school system as well as being home to an 18-hole golf course located north of the city.

Scottsbluff, Nebraska, population 14,732, is within thirty minutes of the property and offers medical facilities, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping malls and centers, golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff and the surrounding area, log on to www.city-data.com/Scottsbluff-Nebraska.htm. www.visitscottsbluff.com

Commercial airline service is available at Scottsbluff, Nebraska; Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

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, please visit <http://www.flyscottsbluff.com>. Complete aeronautical information for the Western Nebraska Regional Airport can be found at <http://www.airnav.com/airport/KBFF>.

Cheyenne, Wyoming: Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. From there they fly to many cities throughout the west and the airline also has code shares with United Airlines and Frontier Airlines to connect you with flights around the world. American Express has a daily flight to/from Dallas/Ft.Worth and there are some charter services offered at certain times of the year. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>.

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 web site for Denver International Airport: <http://www.flydenver.com>.



OFFERING PRICE

230 South 6th Road is being offered for \$150,000. The Seller shall require an all cash sale.

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). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as they do not risk incurring any additional liability or expense.

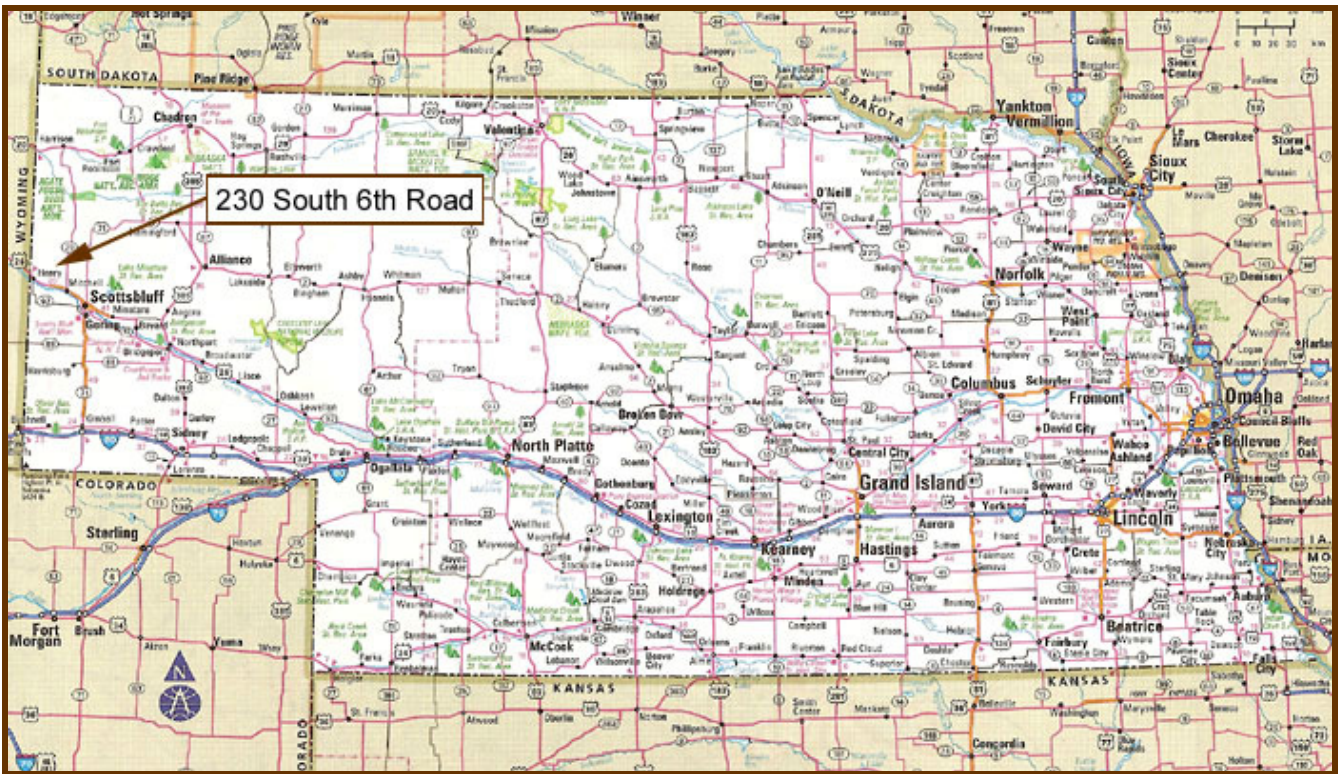
CONDITIONS OF SALE

- I. All offers shall be:
 - A. In writing;
 - B. Accompanied by an earnest money deposit check in the minimum amount of \$7,500; 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 230 South 6th Road company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's 230 South 6th Road 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.**

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



Cory Clark
Broker / Owner

Office: (307) 334-2025
Mobile: (307) 351-9556

clark@clarklandbrokers.com

Licensed in WY, MT, SD, ND, NE & CO

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
Office: (307) 334-2025 Fax: (307) 334-0901

Cory G. Clark

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

Hulett, WY Office

16 Strawberry Hill Road • PO Box 159
Hulett, WY 82720
Office: (307) 467-5523 Fax: (307) 467-5581

Mark McNamee

Associate Broker / Auctioneer
(307) 760-9510
mcnamee@clarklandbrokers.com
Licensed in WY, NE, SD & CO

Billings, MT Office

6806 Alexander Road
Billings, MT 59105
Office: (406) 697-3961 Fax: (406) 252-0044

Denver Gilbert

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

Buffalo, WY Office

37 North Main Street
Buffalo, WY 82834
Office: (307) 684-2125 Fax: (307) 684-4545

John Gibbs

Associate Broker
(307) 620-2125
johngibbs@wyoming.com
Licensed in WY

NOTES

Nebraska Real Estate Commission
Disclosure of Brokerage
Relationships
in Real Estate Transactions
For Buyers and Sellers

ACKNOWLEDGEMENT OF DISCLOSURE

Agent Copy - Retain in Records

(Printed Name of Licensee)

(Name of Company)

Nebraska statutes require that all licensees, whether brokers or salespersons, inform any and all prospective clients or customers about agency relationships in real estate transactions.

1. The licensee has informed me/us that the licensee will be acting as a:

- Limited Buyer's Agent
- Limited Seller's Agent (a written agreement is necessary)
- Limited Dual Agent (a written consent is necessary)
- Common Law Agent of the _____ (specify seller or buyer, and a written agreement is necessary)

AND

2. The licensee has informed me/us that the licensee will be providing brokerage services to me/us as a:

- Client, representing me/us
- Customer, not representing me/us

THIS IS NOT A CONTRACT

By signing below, I acknowledge that I have received the information contained in the pamphlet **Brokerage Relationships in Real Estate Transactions** 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.

(Client or Customer Signature) (Date)

(Print Client or Customer Name)

(Client or Customer Signature) (Date)

(Print Client or Customer Name)

It is your right to know if the licensee involved is representing your interest in the transaction.
The information contained in this disclosure is required by Nebraska law.

Authorized for use July 20, 2002 Required January 1, 2003

GENERAL INFORMATION

Nebraska licensed real estate brokers and their associate brokers and salespersons are required bylaw to disclose the type of brokerage relationship they have with the buyers, tenants, sellers, or landlords to whom they are providing services in a real estate transaction. The buyers, tenants, sellers, or landlords may be either clients or customers of a licensee. A client of a licensee is a person or entity who has a brokerage relationship with that licensee. A customer of a licensee involved in a real estate transaction is a person or entity who does not have a brokerage relationship with that licensee, and who is not represented by any other licensee.

There are several types of brokerage relationships that are possible, and you, whether a client or a customer, should understand them at the time a licensee begins to provide brokerage services to you in a real estate transaction. They are: 1) Buyer Limited Agency; 2) Tenant Limited Agency; 3) Seller Limited Agency; 4) Landlord Limited Agency; 5) Dual Limited Agency; and 6) Common Law Agency.

The licensee who is offering brokerage services to you, or who is providing brokerage services for a particular property, must make certain disclosures regarding his/her brokerage relationship in the transaction. These disclosures must be made at the earliest practicable opportunity during or following the first substantial contact with a buyer, tenant, seller, or landlord who does not have a written agreement for brokerage services with another licensee.

All real estate licensees providing brokerage services are buyer's or tenant's limited agents (NO WRITTEN AGREEMENT IS NECESSARY) unless:

1. the licensee has entered into a written agreement with a seller (a listing agreement) or a landlord (a management or leasing agreement) to represent the seller or landlord as their limited agent;
2. the licensee is providing brokerage services as a subagent of another broker who has an agency relationship with a client;
3. the licensee is providing brokerage services under a written consent to dual agency ; or
4. the licensee is operating under a written common law agency agreement with a client.

At the end of each of the four sections in this brochure, brokers were given space to include information specifying those brokerage relationships their firms offer, and identifying the services they can provide within each relationship. Broker supplements to this brochure are distinguished by print type, and are in addition to the language prepared and approved by the Nebraska Real Estate Commission.

BUYER AGENCY

A buyer's limited agent is an agent who represents a buyer. A real estate licensee is a buyer's limited agent unless one of the written agreements or consents described in this brochure is in place. A buyer's agency may also be created by written agreement between you and a real estate broker. A buyer 's limited agent, in addition to performing under the terms of any written agreement made with the buyer, exercises reasonable skill and care for the buyer and promotes the interests of the buyer with the utmost good faith, loyalty, and fidelity. A buyer's limited agent seeks a price and terms which are acceptable to the buyer; presents all written offers to and from the buyer in a timely manner; discloses, in writing, to the buyer all adverse material facts actually known by the limited agent; and advises the buyer to obtain expert advice on known matters beyond the limited agent's expertise. A buyer 's limited agent must account for all money and property received, and must comply with all applicable federal, state, and local statutes, rules, and ordinances.

A buyer's limited agent shall not disclose any confidential information about the buyer unless required by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

A buyer's limited agent may retain and compensate other brokers as subagents only with the written agreement of the buyer. (Subagents have the same duties and obligations as the buyer's limited agents.)

A buyer 's limited agent may show the same property to competing buyers, and assist competing buyers in attempting to purchase said property, without breaching any duty or obligation to their client.

A buyer's limited agent owes no duty or obligation to a customer (seller) except to disclose, in writing, all adverse material facts actually known by the licensee. Adverse material facts may include adverse material facts concerning the buyer's financial ability to perform the terms of the transaction.

A buyer's limited agent must also act honestly and fairly in their dealings with a seller.

A buyer's limited agent owes no duty to conduct an independent investigation of the buyer's financial condition for the benefit of the seller, or to independently verify the accuracy or completeness of statements made by the buyer or any independent inspector.

A buyer's limited agent must, if the seller is not represented by another licensee, provide a list of tasks that the buyer's limited agent may perform for the seller (customer).

SELLER AGENCY

A seller's limited agent is an agent who has entered into a written agreement to represent a seller. A seller's limited agent performs under the terms of the written agreement; exercises reasonable skill and care for the seller; and promotes the interests of the seller with the utmost good faith, loyalty, and fidelity. A seller's limited agent seeks a price and terms which are acceptable to the seller; presents all written offers to and from the seller in a timely manner; discloses, in writing, to the seller all adverse material facts actually known by the limited agent; and advises the seller to obtain any necessary expert advice unknown matters beyond the limited agent's expertise. A seller's limited agent must account for all money and property received, and must comply with all applicable federal, state, and local statutes, rules, and ordinances.

A seller's limited agent shall not disclose any confidential information about the seller unless required to do so by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

A seller's limited agent may retain and compensate other brokers as subagents only with the written agreement of the seller. (Subagents have the same duties and obligations as the seller's limited agent.)

A seller's limited agent may show and list alternative or competing properties without breaching any duty or obligation to the seller.

A seller's limited agent owes no duty or obligation to a customer (buyer) except to disclose, in writing, all adverse material facts actually known by the seller's limited agent. An adverse material fact may include:

1. environmental hazards affecting the property required by law to be disclosed;
2. physical condition of the property;
3. material defects in the property;
4. material defects in the 230 South 6th Road to the property; and
5. material limitations on the seller's ability to perform under a contract.

A seller's limited agent must also act honestly and fairly in his or her dealings with a buyer.

A seller's limited agent owes no duty to conduct an independent inspection of the property for the benefit of the buyer, or to independently verify the accuracy or completeness of any statement made by the seller or an independent inspector.

A seller's limited agent must, if the buyer is not represented by another licensee, provide a list of tasks that the seller's limited agent may perform for the buyer (customer).

Limited Dual Agency

A limited dual agency is an agent who, *with the written, informed consent* of all parties to a contemplated real estate transaction, represents both the seller and the buyer. Both parties are clients of the licensee.

A limited dual agent has the same duties and obligations of a limited agent to a seller *and* the same duties and responsibilities of a limited agent to a buyer except as set out below.

A limited dual agent may disclose any information to one client that is gained from the other, if the information is relevant to the transaction or the client, *except* that a limited dual agent *cannot* disclose the following without the informed written consent of the client to whom the information pertains:

1. the buyer is willing to pay more than the purchase price offered;
2. the seller is willing to accept less than the asking price;
3. the motivating factors for any client; or
4. a client will agree to financing terms other than those offered.

The limited dual agent cannot disclose to one client any confidential information about the other unless required by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

Common Law Agency

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 this pamphlet 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 or seller 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.