

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

5 OPEN A RANCH *Harrison, Sioux County, Nebraska*



Within five minutes of Harrison, Nebraska, this contiguous, well maintained grass ranch is known for its excellent gains on livestock.

The 5 Open A Ranch has a rich history dating back five generations. Pride of ownership is shown throughout the ranch which is being offered for sale for the first time during the ownership of the ranch.

LOCATION AND ACCESS

The 5 Open A Ranch is located approximately four miles west of Harrison, Nebraska and it is easily accessed from US Highway 20. To reach the ranch headquarters from Harrison, travel west on US Highway 20 for approximately three miles, then turn south onto a private road and travel approximately one mile to the ranch headquarters. There is approximately one mile of highway frontage for the ranch.

Several towns and cities in the four-state area are in close proximity to and easily accessed from the ranch:

Harrison, Nebraska (population 279)	4 miles east
Lusk, Wyoming (population 1,504)	28 miles west
Crawford, Nebraska (population 997)	30 miles east
Chadron, Nebraska (population 5,851)	55 miles east
Scottsbluff, Nebraska (population 14,732)	71 miles south
Torrington, Wyoming (population 5,561)	82 miles southwest
Casper, Wyoming (population 55,316)	132 miles west
Rapid City, South Dakota (population 67,956)	150 miles northeast
Cheyenne, Wyoming (population 59,466)	165 miles southwest
Deadwood, South Dakota (population 1,312)	162 miles northeast
Denver, Colorado (population 600,158)	264 miles south



Sioux County, Nebraska grass is known for its excellent gains on livestock.

SIZE & DESCRIPTION

The 2,812± deeded acres of the 5 Open A Ranch is located in the heart of cattle country. The ranch is known for fantastic gains on cattle that graze on its hard grass plains. The rich soils allow for an abundance of native grasses that cover the rolling pasture land. The predominant grasses are Western wheat grass, needle and thread, blue gramma, and green needle grass; all of which are high in protein content.

The elevation of the ranch is approximately 4,000 ft. above sea level. Topographically there are a few draws located on the ranch that provide natural protection for livestock. The ranch is fenced into approximately six separate pastures. The cross fences are five strands of barb wire, as are the perimeter fences, all of which are in excellent condition.

CARRYING CAPACITY

The carrying capacity of the historic 5 Open A Ranch is owner-rated at 125 cow/calf pairs year-round, or 350 head of yearling cattle grazing during the summer for approximately 4-1/2 to five months. During the winter months, the owners typically feed their cattle one to one 1-1/2 of a ton of hay per cow as supplemental feed.

NOTE: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.

WATER RIGHTS

Water is provided by six reliable windmills or by a well with submersible pump that feeds water from underground pipelines to four watering tanks strategically located throughout the ranch so livestock do not have to travel far for water. Most of the tanks have float systems. Water from a separate well with submersible pump provides water to the two residences located at the ranch headquarters as well as to a stock tank in the corrals.

For more information on any permitted water rights for the 5 Open A Ranch, one may contact the Department of Natural Resources at 402-471-2363 or visit their website at: <http://dnr.ne.gov/website/MainPage.aspx>.

MINERAL RIGHTS

One-third of any and all mineral rights owned by the seller, if any, shall transfer to the buyer at day of closing. The remaining mineral rights shall be negotiable.

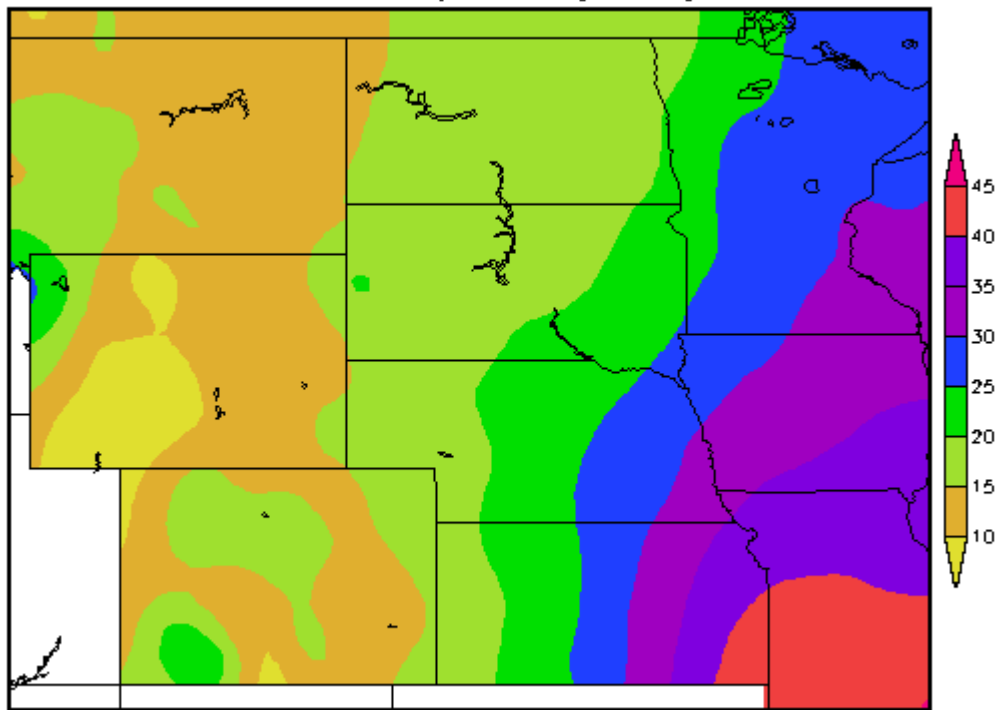
CLIMATE

The following Period of Record Monthly Climate Summary is provided from the University of Nebraska's web site, <http://www.hprcc.unl.edu>:

HARRISON, NEBRASKA Period of Record Monthly Climate Summary Period of Record: 3/ 1/1893 to 12/31/2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	33.4	37.7	44.4	55.1	65.3	76.1	85.6	84.1	73.8	60.8	45.1	36.1	58.1
Average Min. Temperature (F)	9.8	13.8	19.9	29.0	38.9	48.3	55.1	52.9	42.9	31.9	20.6	12.6	31.3
Average Total Precipitation (in.)	0.49	0.51	1.14	2.25	3.31	2.89	2.05	1.40	1.39	1.14	0.67	0.50	17.74
Average Total Snow Fall (in.)	7.0	7.2	11.8	9.7	1.9	0.1	0.0	0.0	0.7	3.3	6.4	6.9	55.1
Average Snow Depth (in.)	1	1	1	0	0	0	0	0	0	0	0	1	0

Annual Precipitation (inches)



High Plains Climate Center

REAL ESTATE TAXES

The annual real estate taxes are approximately \$6,300.



Pride of ownership is found throughout the 5 Open A Ranch.

IMPROVEMENTS

There are two residences on the 5 Open A Ranch as well as several outbuildings.

The main residence is 1,488 sq. ft. with a 528 sq. ft. attached two-car garage. This one story, vinyl-sided, modular home has three bedrooms, two baths, and is heated with a forced-air propane furnace. There is also a raised open porch and 44 sq. ft. wooden deck attached to the home.

The second home consists of a total of 1,440 sq. ft. which includes a partially finished basement. This stucco home has a 7'x5' enclosed porch and is heated with electric radiant heat. The seller wishes to retain a life estate in this residence.

Other outbuildings on the ranch include:

- 1,269 sq. ft. barn with a metal roof.
- 288 sq. ft. chicken house.
- 240 sq. ft. storage building.
- 100 sq. ft. grain storage building.
- Set of working corrals.

UTILITIES

Electricity – Niobrara Electric Association
Gas – Propane
Water – Private Wells

Sewer – Septic Tanks
Communications – CenturyLink



The 1978 three bedroom, two bath modular home has 1,488 sq. ft. along with an attached, 528 sq. ft. garage.

RECREATIONAL RESOURCES

The 5 Open A Ranch offers excellent hunting opportunities for trophy mule deer, whitetail deer, antelope, sharp-tail grouse, and other upland game bird species as well as an occasional elk.



A working set of corrals and loading chute are located at the headquarters.

COMMUNITY AMENITIES

Sioux County has 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. According to the State of Nebraska website, this historical outpost served from the days of the Indian wars until after World War II. 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.

Harrison, Nebraska is located approximately five miles east of the ranch, has a population of 279, 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, two restaurants, government offices, town library, and the county fairgrounds. For more information about the area, visit: <http://www.city-data.com/city/Harrison-Nebraska.html>.

The city of Crawford 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 Sandhills", is now a peaceful city 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.

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 Plains Heritage Center, and much more.

Located in and around Chadron are several historical sites:

- Chadron State Park, Nebraska's oldest state park
- Toadstool Park which is known for its unusual geological formations
- The Hudson-Meng Bison Kill, a modern archeological excavation in progress
- Agate Fossil Beds National Monument, a 3,050 acre National Monument located on the Niobrara River

Chadron hosts annual events such as Fur Trader Days held every July and the Dawes County Fair usually held the last week of July into the first week of August each year.

Several cities within a 200 mile radius of the property have two-year or four-year colleges including Chadron State College in Chadron, NE; Black Hills State College in Spearfish, SD; Eastern Wyoming College in Torrington, WY; and Western Community College in Scottsbluff, NE.

Chadron, Nebraska, Scottsbluff, Nebraska, and Rapid City, South Dakota all have airports which make both commercial and private air travel in the area very convenient. The following is information on each of these airports:

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

- Hard Surface Runway is 100' X 5,998'
- Field Elevation 3,298
- ILS GPS VOR Approaches
- Fuel Available: AVGAS JET
- For more information, visit www.acukwik.com/airportinfo/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, 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>.

Rapid City, South Dakota: The Rapid City Regional Airport is located 8 miles southeast of the Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, American, Delta, and United. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit <http://www.rcgov.org/Airport/pages>.



Six windmills located throughout the ranch along with two wells provide ample water for livestock and wildlife.

OFFERING PRICE

The 5 Open A Ranch is being offered for \$975,000 (Nine Hundred Seventy-Five Thousand Dollars).

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

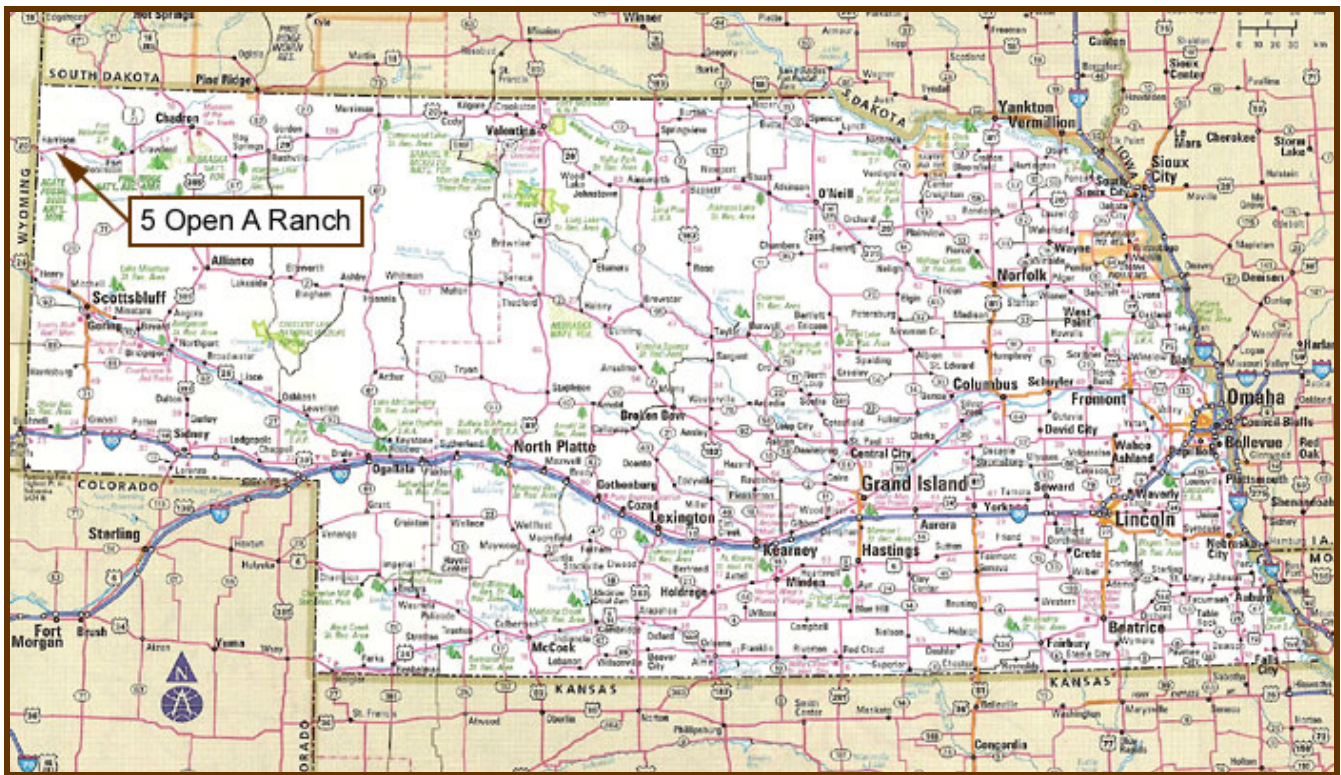
- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$45,000 (Forty-Five Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability 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 for 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.

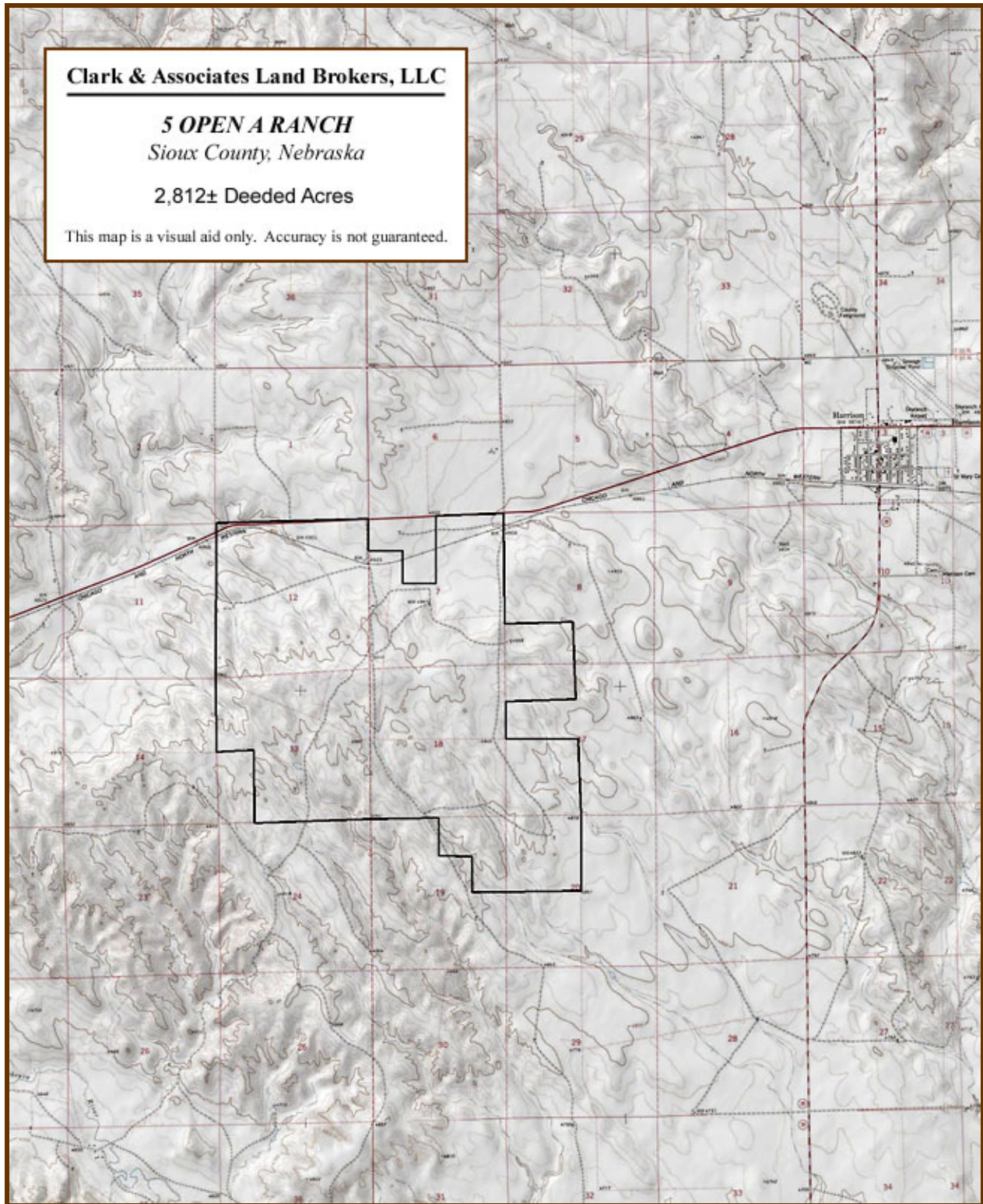
NEBRASKA LOCATION MAP



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 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.**

5 OPEN A RANCH TOPOGRAPHY MAP



5 OPEN A RANCH ORTHO MAP



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, & NM

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, CO, SD, ND, NE, MT & NM

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 title 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.