

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

BX RANCH

Hemingford, Box Butte County, Nebraska



Listing Price: \$2,500,000

Address: County Road 79

Location: Hemingford, NE

Zoning: AG

Size: 2,560± deeded acres

Taxes 2024: \$10,856 annually

Property Features: The BX Ranch is an exceptional ranch located in the heart of the Nebraska Sandhills near Hemingford. This property consists of 2,560± total acres, with 1,920± acres of productive grassland and 640± acres of dryland farm ground, making it an excellent combination operation for livestock and crop production. The rolling hills and hearty native grasses provide strong grazing capacity and natural protection for livestock. Currently, it is utilized as a cattle operation for 135 head of pairs during the grazing season. The ranch is well-watered with several wells and tire tanks strategically placed throughout the property, ensuring consistent water availability across all pastures. Improvements include a modest set of working corrals and the ranch is fenced and cross-fenced for efficient pasture rotation. In addition to its ranching potential, the property offers excellent hunting opportunities, with elk and deer seasonally seen throughout the ranch. This is a rare opportunity to own a well-balanced, productive ranch in western Nebraska.

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

Logan Schlinz - Associate Broker, REALTOR®

Cell: 307-575-5236

E-mail: logan@clarklandbrokers.com

Licensed in SD, WY, CO & NE

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
 - about buyer's ability to financially

_____**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)

Nebraska Real Estate Commission/Agency Disclosure Form

5/1/2015