

Clark & Associates Land Brokers, LLC

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Presents

NEILAN CATTLE CO. IRRIGATED FARM

Minatare, Scotts Bluff County, Nebraska



Listing Price: \$1,687,500

Address: TBD

Location: Minatare, Scotts Bluff County, NE

Zoning: AG

Size: 374.97± Deeded Acres

Taxes: \$4,809.94 Estimated

Property Features: Located approximately 12 miles east of Scottsbluff, NE sits the Neilan Cattle Co. Irrigated Farm. Consisting of 374.97± deeded acres with 160± acres irrigated under pivot and the remainder being flood irrigated. There are also 190 shares of water from the Pathfinder Irrigation District. Irrigated farms in this area typically produce 200+ bushel corn, 100+ bushel wheat, and 45+ bushel beans. In addition to the crop production and cattle grazing on the property, there is a pond that is fed by the Moffat Drain making waterfowl hunting a highlight of the property. The property has had a hunting lease on it in the past for waterfowl, pheasant, and deer. This is an excellent opportunity for a buyer looking for property with a combination of irrigated ground, grass, and hunting opportunities.

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

Ryan Rochlitz – Associate Broker, REALTOR®

Cell: 307-286-3307

E-mail: ryan@clarklandbrokers.com

Licensed in WY, 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*
 - *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