

Clark & Associates Land Brokers, LLC

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Presents

WILDCAT HILLS RANCH *McGrew, Banner County, Nebraska*



Listing Price: \$2,950,000

Location: 6755 CR 42

McGrew, Nebraska

Taxes: Approximately \$18,532 annually

Size: 3,299.96± deeded acres

This excellent cattle ranch with amazing hunting opportunities located southeast of Scottsbluff, Nebraska set against the Wildcat Hills. The ranch is comprised of 3,299.96± deeded acres, which includes 122.5± irrigated acres under pivot. It is fenced into seven pastures with 11 stock water tanks located throughout the pastures. A 36'x108' calving barn with heated vet room highlights the cattle facilities on this ranch. A working tub and hydraulic chute are located inside the barn along with several calving pens. There are four large feed pens with approximately 480 feet of concrete feed apron as well as several other sorting pens and alleys. Other improvements include a 3,652 sq. ft. home with three bedrooms, three bathrooms, office and an attached garage. There is also a newer trailer house that the current owner just put in and several other outbuildings. The hunting and outfitting opportunities are endless on this ranch with elk, mule deer, big horn sheep, turkey and pheasants.

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

Ryan Rochlitz –Associate Broker, REALTOR®

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Licensed in WY & NE

Dean Nelson – Sales Associate, REALTOR®

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Licensed in WY& 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.**

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 buyer's agency relationship

 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
 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 perform the

 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)