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

GALYEN HILLS SUBDIVISION
Hay Springs, Sheridan County, Nebraska

Listing Price: Starting at $58,500
Location: Hay Springs, Nebraska
Address: State Hwy 87 and 530 RD

Total Acres: 17.97± to 19.98± Acres
Zoning: Agriculture

Property Features: Galyen Hills Subdivision is a newly created subdivision providing a unique opportunity to build and live in rural Nebraska. Located approximately three miles south of Hay Springs, Nebraska, and approximately 25 miles southeast of Chadron, Nebraska, Galyen Hills Subdivision offers a total of eight lots ranging in size from 17.97± deeded acres to 19.98± deeded acres, all with beautiful views of rolling hills, open farmland and the Nebraska skyline. Access to the subdivision is provided along a maintained county road and private road with Lot 6 also offering access directly to Highway 87. Each property within Galyen Hills Subdivision offers unique building sites and power is conveniently located along Highway 87. Whitetail deer and wild species of birds frequent the area. Covenants are in place for Galyen Hills Subdivision.

For additional information or to schedule a showing, please contact:
Dean Nelson – Sales Associate, REALTOR®
Cell: (307) 340-1114 E-mail: dean@clarklandbrokers.com 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.
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

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**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

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**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 perform the transaction

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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