

## 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*

# **JR FARM AND RANCH**

*Gering, Banner County, Nebraska*



**Listing Price:** \$1,200,000

**Location:** Banner County, Nebraska

**Size:** 952± deed acres

**Taxes 2022:** \$5,736.32

**Property Features:** The JR Farm and Ranch features 952± contiguous deeded acres. Located approximately 15 miles southeast of Gering, Nebraska, the property is easily accessed from County Road 36 that runs along the southern boundary of the property for a quarter mile. A seven-tower low pressure Zimmatic pivot irrigates 69± acres which is currently planted in a 4-year-old stand of alfalfa. The pivot is split between two separate land owners with the JR Farm and Ranch owning the west half the pivot. The irrigation well that provides water to the pivot is located on the JR Farm and Ranch portion of the pivot. The balance of the land consists of 883± acres of heavily sodded grass with deep draws covered with pine and cedar trees throughout the northern portion of the property. A windmill is located along the northwestern edge of the property and a second windmill is located on the eastern portion of the ranch. Electricity is available on the property. In recent years, the property has been used in conjunction with neighboring properties for grazing, however the current owners feel the property would support approximately 70-75 head of cow-calf pairs for summer grazing. The recreational possibilities are endless throughout the surrounding Wild Cat Hills. The JR Farm and Ranch is home to an abundance of wildlife including turkey, mule deer, upland birds and mountain sheep.

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

**Cory Clark - Broker / Owner**

Cell: (307) 351-9556

E-mail: [clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)

Licensed in WY, MT, SD, ND, NE & CO

**Dean Nelson – Associate Broker, REALTOR®**

Cell: 307-340-1114

E-mail: [dean@clarklandbrokers.com](mailto:dean@clarklandbrokers.com)

Licensed in WY, NE & SD

**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

\_\_\_ **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)