

Clark & Associates Land Brokers, LLC

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Presents

GALYEN ORGANIC FARM

Hay Springs, Sheridan County, Nebraska



Listing Price: \$680,000

Location: Hay Springs, NE

Address: 4507 500th Road

Total Acres: 623.27± acres

Zoning: Agriculture

Estimated Real Estate Taxes: \$5,015

Property Features: Located approximately eight miles south of Hay Springs, Nebraska, and approximately 25 miles southeast of Chadron, Nebraska, Galyen Organic Farm consists of 623.27± deeded acres including 536.63± acres of dryland farm ground and 84.67± acres of dryland pasture grass all of which is certified organic. The property is fenced in 4 strand wire that is in good condition. In recent years, the organic farm ground has been planted in wheat. The rolling hills common to this part of Nebraska provide excellent farming opportunities as well as out-standing animal habitat. Whitetail deer and game birds frequent Galyen Organic Farm. An old homestead site has power and water. There are many access points to Galyen Organic Farm including a maintained county road only one quarter of a mile from the property.

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

Dean Nelson – Associate Broker, 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

 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)