

Clark & Associates Land Brokers, LLC

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Presents

TIGHE RANCH

Morrill, Sioux County, Nebraska



Listing Price: \$3,400,000

Address: 1770 Henry Rd

Location: Morrill, NE

Zoning: Agriculture

Size: 3,694.79± deeded acres

Taxes 2020: Approximately \$18,126 annually

Property Features: The Tighe Ranch is a contiguous 3,694± acre ranch located approximately 12 miles north and eight miles east of Torrington, Wyoming. Of the 3,694± total deeded acres, there are 159± pivot-irrigated acres with the balance of the property being 3,535± acres of native grass and dryland hay with Sheep Creek flowing through the property on the north and south ends. Two pivots that receive water via an irrigation well and Sheep Creek water right, irrigate the 159± acres that are planted to hay. The topography of the property features heavily-sodded grass pastures with scattered deciduous trees along Sheep Creek with rolling hills and buttes that offer cover throughout providing ample protection for livestock and wildlife. The ranch offers excellent habitat for several species of wildlife including deer and antelope and offers a hunting cabin in which they currently use to accommodate hunters. The Tighe Ranch has been well managed and is owner-rated at 200 head year-round with supplemental winter feed. There are 10 wells that provide water throughout the ranch with four of those wells being solar to increase efficiency. The property headquarters includes two modular homes built in 2013, two 48'x60' metal shops, one of which features a concrete floor, heat provided by a wood-burning stove, and office/bathroom. The livestock improvements include a feedlot with 900 feet of fence-line bunks, additional pens, load out and more. This outstanding grass ranch with hunting opportunity is just minutes from Torrington with year-round access.

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

Logan Schliinz

Associate Broker, REALTOR®

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Licensed in WY, CO, NE & SD

Cory Clark

Broker/Owner, REALTOR®

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Licensed in WY, CO, NE, MT, ND & 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
 - 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)