

Clark & Associates Land Brokers, LLC

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Presents

EDWARDS FARM

Henry, Souix County, Nebraska



Listing Price: \$998,000

Address: 830 Henry Rd.

Location: North of Henry NE

Zoning: Agriculture

Size: 80.72± acres

Taxes 2023: \$4,447.18

Property Features: Clark & Associates Land Brokers, LLC is pleased to present the Edwards Farm. A total of 80.72± acres is comprised of 69.2± irrigated acres, including 61.2± flood-irrigated acres of alfalfa and 8± acres of alfalfa that is irrigated via a subsurface drip irrigation system. These 8± acres were formally utilized as a production for a fruit and vegetable truck and could easily be transitioned back into such. There are a total of 76± acres of water rights associated with the Edwards Farm. This property is move-in ready with extensive recent updates that will insure maintenance free living. The home is a 3 bedroom, 2.5 bath manufactured home with add-ons that include a sunroom, a screened porch, and an oversized, insulated 2 car garage. The landscaping is updated with underground sprinklers on the yard and drip systems on the trees. There is a 40'X60' shop that includes a 1 bedroom, 1 bath, 2 story apartment, equipped with a full commercial kitchen. The balance of the shop is insulated throughout with R40 insulation. Other improvements include a 960 sq. ft. high tunnel greenhouse with built-in growing beds and irrigation already plumbed in. This property is easily accessible and located directly off of the Henry Oil Road.

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

Michael McNamee

Associate Broker/Auctioneer, REALTOR®

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Licensed in WY & NE

Michael Schmitt

Sales Associate, REALTOR®

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Licensed in WY

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)