



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



BANNER COUNTY ACREAGE

Harrisburg, Banner County, Nebraska

The Banner County Acreage offers the chance to own one of Nebraska's choice acreages, located in the southern part of the panhandle with isolation, yet county road access to the property. This property is a twenty-minute drive to Kimball, NE and a thirty-five-minute drive to Scottsbluff, NE. With an abundance of pine and cedar trees, numerous outbuildings, and a beautiful home, this must-see acreage is one-of-a-kind in the area.

BROKER'S COMMENTS

The Banner County Acreage is a must-view to truly appreciate the natural beauty of its setting as well as the pride of ownership that is evident throughout the home and the numerous outbuildings. A well-maintained county road travels to the property, with no other homes on the county road. The stall barn and small pastures make this a horse lovers dream.

LOCATION

Distances to surrounding towns and cities from Banner County Acreage are as follows:

Kimball, NE	17 miles	Torrington, WY	68 miles
Scottsbluff, NE	35 miles	Fort Collins, CO	128 miles
Pine Bluffs, WY	39 miles	Denver, CO	174 miles
Cheyenne, WY	84 miles	Sterling, Co	89 miles

SIZE & DESCRIPTION

The Banner County Acreage is a 10+/- deeded acre property which consists of pine and cedar trees, numerous fenced pastures and useable outbuildings. This beautiful and scenic acreage offers natural beauty and a peaceful atmosphere as well as privacy and seclusion. The lush pastures found throughout the acreage, supply an abundance of forage for a couple of horses. The tree-covered windbreaks provide excellent protection for horses and livestock.

County Roads 8, 35 and 6 provide year-round access to the ranch.



REAL ESTATE TAXES

According to the Banner County Treasurer's office, the real estate taxes for the Banner County Acreage are \$1555.04. In Nebraska, each year's tax notices are sent to property owners in October of that year with the taxes due and payable the following year; the first half by May 1st and the second half due September 1st.

UTILITIES

Electricity- High West Energy
Propane – Panhandle Coop, Scottsbluff, NE, (800) 732-4546
Communications- Cell Phone
Television- Satellite
Internet- Star link
Water – private well
Sewer – private septic system

IMPROVEMENTS

The Banner County Acreage has an adequate number of improvements on the property. The main house is 1504 sq. feet in size. The beautiful home is a 1 ½ stories with three bedrooms and two full baths. The master bedroom has a sliding glass door with a deck off of the bedroom. The main floor has a woodburning stove for comfort. The kitchen has in-floor heat with up-to-date appliances. The entire home is heated by base board heat. The home also has on demand water heater and a water softener. The septic system was replaced within the last 5 years.





The outbuildings are as follows:

- 1,200 sq. foot garage/shop.



- 1,920 sq. foot Quonset with warming room.



- 800 sq. foot small barn with chicken coop.
- 960 sq. foot Granary/barn.
- 352 sq. bunkhouse.

All the outbuildings have concrete floors and electricity in the buildings.



COMMUNITY AMENITIES

Scottsbluff, Nebraska:

Scottsbluff, Nebraska, population 14,732, is approximately a half hour from the Wild Cat Hills Ranch, and also offers medical facilities, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping malls and centers, golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff and the surrounding area, log on to www.city-data.com/Scottsbluff-Nebraska.htm.

Torrington, Wyoming:

Torrington, Wyoming, population 5,631, is the county seat of Goshen County and offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, a nationally ranked livestock sale barn, and farm and implement dealerships.

Cheyenne, Wyoming:

On July 4th, 1867 the first settlers pitched their tents in what is now known as Cheyenne. The first residents moved to the area to work on the Union Pacific Railroad. By 1869, soldiers from Fort D.A. Russell (which is now F.E. Warren Air Force Base) and Camp Carlin combined with the railroad gangs to make up the majority of Cheyenne's population. Today, Cheyenne is not only the state capitol of Wyoming, but is also the seat of Laramie County, the home of F.E. Warren Air Force Base, and of Laramie County Community College, most recently named as the #1 digital savvy midsize community college in the nation.

Cheyenne is strategically located at the intersection of I-80 and I-25 as well as at the crossroads of the Union Pacific and Burlington Northern Railroads. This has made Cheyenne a major transportation hub and an important center of commerce both in the Rocky Mountain Region and nationally. Many consider Cheyenne to be the northern anchor city of the Front Range of the Rocky Mountains.

Cheyenne is also home to the world's largest outdoor rodeo and western celebration, Cheyenne Frontier Days. Held annually in the last full week in July, Frontier Days is a ten-day celebration of the western heritage that consists of professional rodeos, concerts, art shows, carnival, parades, and air show featuring the US Air Force Thunderbirds.

Cheyenne accounts for approximately 53,000 of the 82,400 Laramie County residents. In addition to the jobs created by the State Of Wyoming, Laramie County, local government, and F.E. Warren Air Force Base, Cheyenne has also used its close proximity to the Colorado Front Range to create a thriving business environment. Now known as the Magic City of the Plains, Cheyenne still continues its strong ties to agriculture and its western roots. For more information on Cheyenne please visit: <http://www.cheyenne.org>.



AIRPORT INFORMATION

Commercial airline service is available at Scottsbluff, Nebraska; Cheyenne, Wyoming; and Denver, Colorado. The following is information on each of these airports:

Scottsbluff, Nebraska: Great Lakes Airlines provides flights to and from Denver, Colorado from the Western Nebraska Regional Airport. Valley Airways, fixed base operator for the airport, provides charter flights, in-transit charter refueling, airplane maintenance and repair and flight training. For more information, please visit <http://www.flyscottsbluff.com>. Complete aeronautical information for the Western Nebraska Regional Airport can be found at <http://www.airnav.com/airport/KBFF>.

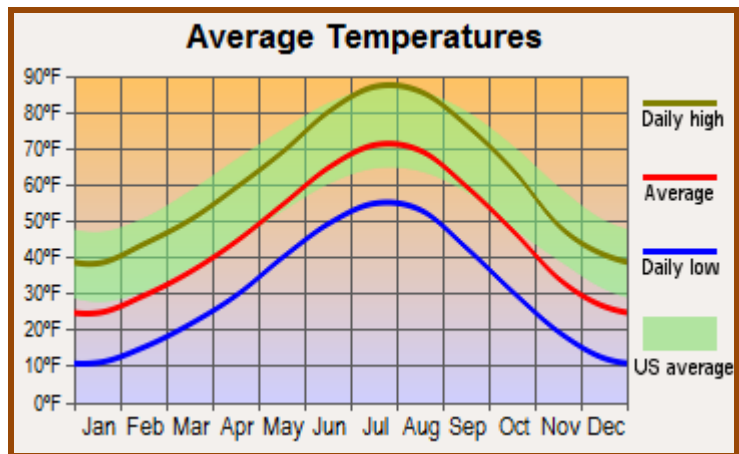
Cheyenne, Wyoming: [Great Lakes Airlines](#) operates flights daily from Cheyenne to [Denver International Airport](#). From there they fly to many cities throughout the west and the airline also has code shares with [United Airlines](#) and [Frontier Airlines](#) to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>.

Denver, Colorado: Denver International Airport is located approximately two and half hours from the Long Canyon Ranch. DIA is open 24-hours-a-day, seven days a week and is served by most [major airlines and select charters](#), providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com/>.



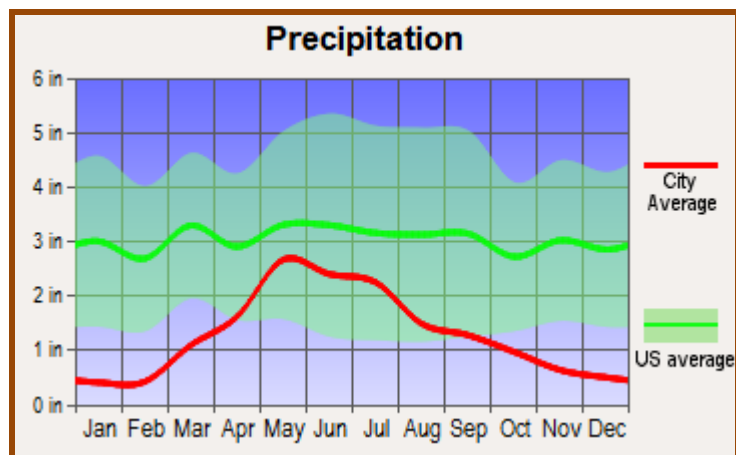
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Harrisburg, NE area is approximately 21.04 inches including 46.3 inches of snow fall. The average high temperature in January is 41 degrees, while the low is 14 degrees. The average high temperature in July is 89 degrees, while the low is 56 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF NEBRASKA

Nebraska is a state that lies in both the Great Plains and the Midwestern United States. Its state capital is Lincoln and its largest city is Omaha, which is on the Missouri River. Nebraska is a state that prides itself on "The Good Life" living environment. The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867. The climate has wide variations between winter and summer temperatures, and violent thunderstorms can be commonplace. The state is ideal for cattle-grazing and is a major producer of beef, as well as pork, corn, and soybeans.



The largest ancestry group claimed by Nebraskans is German American. The state also has the largest per capita population of Czech Americans among U.S. states.

Nebraska has a progressive income tax. Nebraska has a state sales and use tax of 5.5%. Some Nebraska cities assess a city sale and use tax, in 0.5% increments, up to a maximum of 1.5%. All real property within the state of Nebraska is taxable unless specifically exempted by statute. Since 1992, only depreciable personal property is subject to tax and all other personal property is exempt from tax. Inheritance tax is collected at the county level.

According to the BLS current population survey (CPS), the unemployment rate for Nebraska in December 2014 was 3.1%. The state unemployment rate was 2.5 percentage points lower than the national rate for the month. According to the United States Census Bureau QuickFacts, the State Of Nebraska median household income, 2009-2013 was \$51,672 compared to the national average of \$53,046.

OFFERING PRICE

\$360,000

The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as it does not risk incurring any additional liability or expense.



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of five percent (5%) of the offering price; and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the listing broker's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.
- V. The Banner County Acreage is being sold in as-is condition.

Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

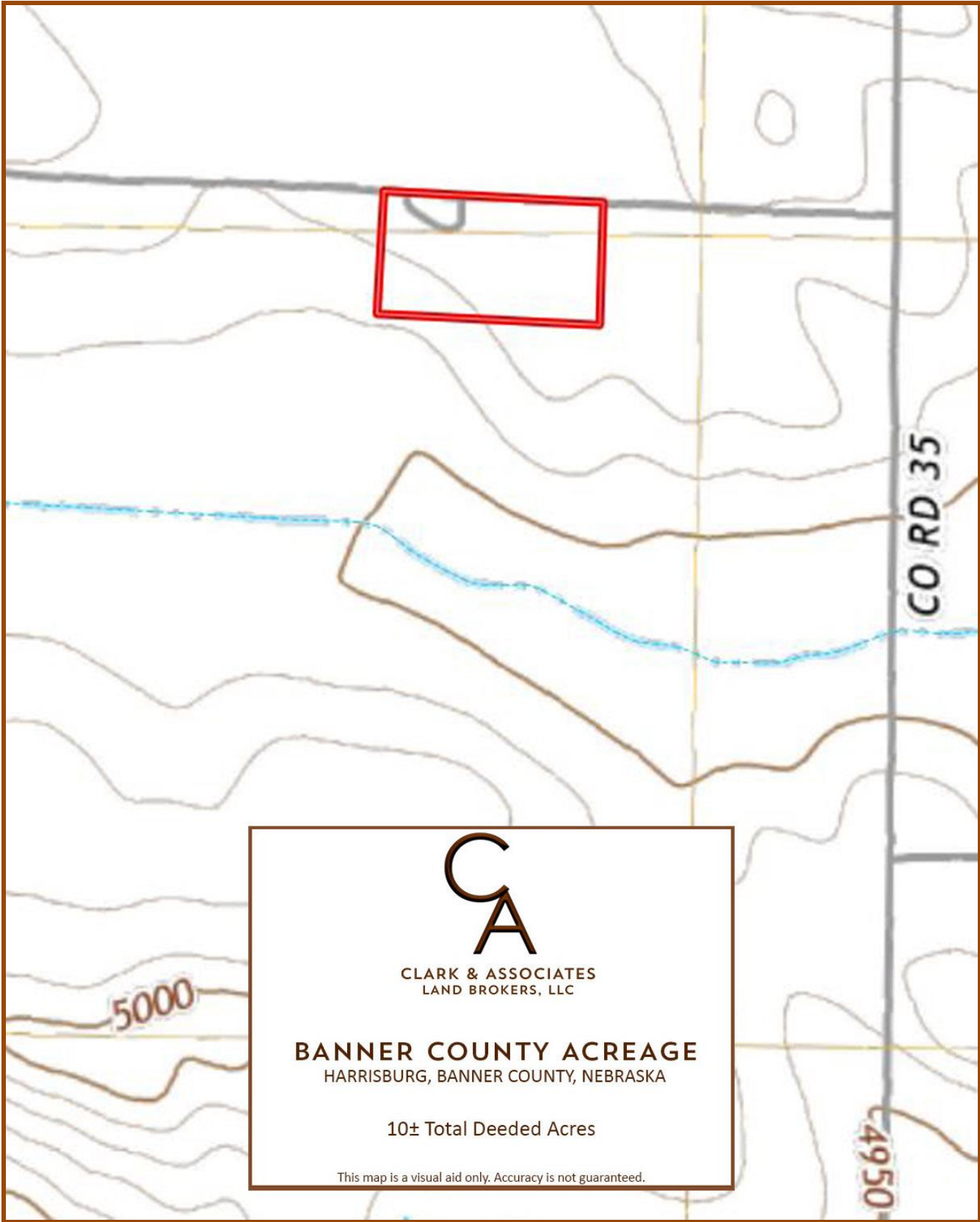
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

STATE LOCATION MAP



NOTES

BANNER COUNTY ACREAGE TOPO MAP



BANNER COUNTY ACREAGE ORTHO MAP



CLARK & ASSOCIATES
LAND BROKERS, LLC

BANNER COUNTY ACREAGE
HARRISBURG, BANNER COUNTY, NEBRASKA

10± Total Deeded Acres

This map is a visual aid only. Accuracy is not guaranteed.

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



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Licensed in WY, NE & SD

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**Agency Disclosure
Common Law Agency Addendum
(Attach to Agency Disclosure)**

Company: Clark & Assoc. Land Brokers, LLC Agent Name _____

Common Law Agent

*The duties and obligations of an agent under a common law agency agreement exceed the duties and obligations of a limited agent as described in the agency disclosure document and in Nebraska Statutes, Neb. Rev. Stat. § 76-2401 through 76-2430. For example, a licensee who is authorized by the principal to bind the principal to terms or conditions in a real estate transaction would be a common law agent. **A buyer, tenant, seller, or landlord and the real estate broker must enter into this type of agency through a written agreement which specifies the agent's duties and responsibilities**, including the duty of confidentiality and the terms of compensation. An agreement such as this will be subject to the common law requirements of agency applicable to real estate licensees.*

If Agency relationship offered is Customer Only, and agent is acting as a common law agent for another party to the transaction please check the appropriate box below:

Agent will act as—

- Common Law Agent for the Buyer
- Common Law Agent for the Seller
- Common Law Agent for the Tenant
- Common Law Agent for the Landlord

I acknowledge that this addendum page and the additional information on common law agency has been presented to me (us):

(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 CLA Addendum