

## 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*

# **WEST CHERRY COUNTY RANCH**

*Gordon, Cherry County, Nebraska*



**Listing Price:** \$1,300,000

**Address:** Cherry County

**Location:** Cherry County, Nebraska

**Zoning:** Agriculture

**Size:** 1,194± Acres

**Taxes 2023:** \$6,711.92

**Property Features:** The West Cherry County Ranch is comprised of 1,194± contiguous, deeded acres located approximately three miles south and 15 miles east of Gordon, Nebraska. Presently in use for livestock grazing the native and improved pasture ground, the property is divided into two pastures with the fences being in very good condition and the land has been well managed. The property is watered by a solar well pump on the west portion of the property, a windmill in the center portion of the property as well a windmill in the eastern portion of the property. In addition to the Niobrara River that flows through the northeast portion of the ranch, there is a spring that runs year-round on the eastern side of the property along with drainage from springs, which are located on the neighbor's property, that run into the southeastern side of the property. There is an old homestead on the eastern side of the property with a water well and electricity provided by Northwest Public Power. A power line runs through the property from the southeastern corner to the northwestern corner of the ranch. The topography provides excellent habitat and natural protection for wildlife which includes mule deer, antelope, and upland game birds.

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

**Cory Clark** – Broker/Owner, REALTOR®

Cell: 307-351-9556

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

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