

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

Gardner Farm & Pasture Alliance, Nebraska



Presented By:

CURT JAMES

Office: (307)326-3104 Cell: (307)399-8644

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Gardner Farm & Pasture Alliance, Nebraska



Price: \$4,000,000

Features: 372.2 Acres Under 3 Pivots, Productive Farm Ground, Very Good Working Facilities, Well Watered, Turnkey Operation

Location: Alliance, Nebraska

Acreage: 4,441 Deeded Acres +/-

Improvements: Newer Modular Home, 2 Older Ranch Houses, Large Shop, 4 - 22, Behlen Grain Bins, Cattle Pens, Working Facilities, Calving Barns & Other Outbuildings

Taxes: \$37,809.18 (2018)

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Brokers Comments

The Gardner Farm & Pasture is a combination of productive irrigated farm ground and prime ranch land, located 12 miles west of Alliance, Nebraska in the Snake Creek Valley. Spanning 4,441 deeded acres +/- the subject property is comprised of 372.2 certified irrigated acres under three pivots with the balance being in grass. Improvements include; good cattle facilities, a newer modular home, two older ranch houses, a large equipment shop and four 22,000 bu Behlen grain bins which were newly rewired in 2016.

All three center-pivot irrigated circles have excellent shallow irrigation wells in the prolific Arikaree Aquifer, with shallow levels that have stayed nearly static over the past 40 years. The wells and pivots have been annually serviced by Western Valley Irrigation and Dustin White Pump Service and are electric powered (PREMA) except for the south pivot, which is powered by a John Deere diesel generator. These irrigation wells are metered and



have been conservatively used with a large unused future water reserve established with the Upper Niobrara – White Natural Resource District. The soils are sandy silt loam which produces excellent crops and grazing. The farm has raised corn (220 bu/a in 2015), wheat (100-120 bu/a in most years), edible beans (40-50 bu/a most years), sugar beets with top yields, excellent dairy alfalfa for many years and excellent potatoes (cash rented) over the past 40 years.

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The ranch land on the Gardner Farm and Pasture is crossed fenced into 9 pastures. It is well watered with shallow stock water wells equipped with windmills and electric submersible pumps on the same well with large watering tanks. Set up as a turnkey cattle operation, working improvements include; good cattle feeding pens, very good cattle working facilities and calving barns.

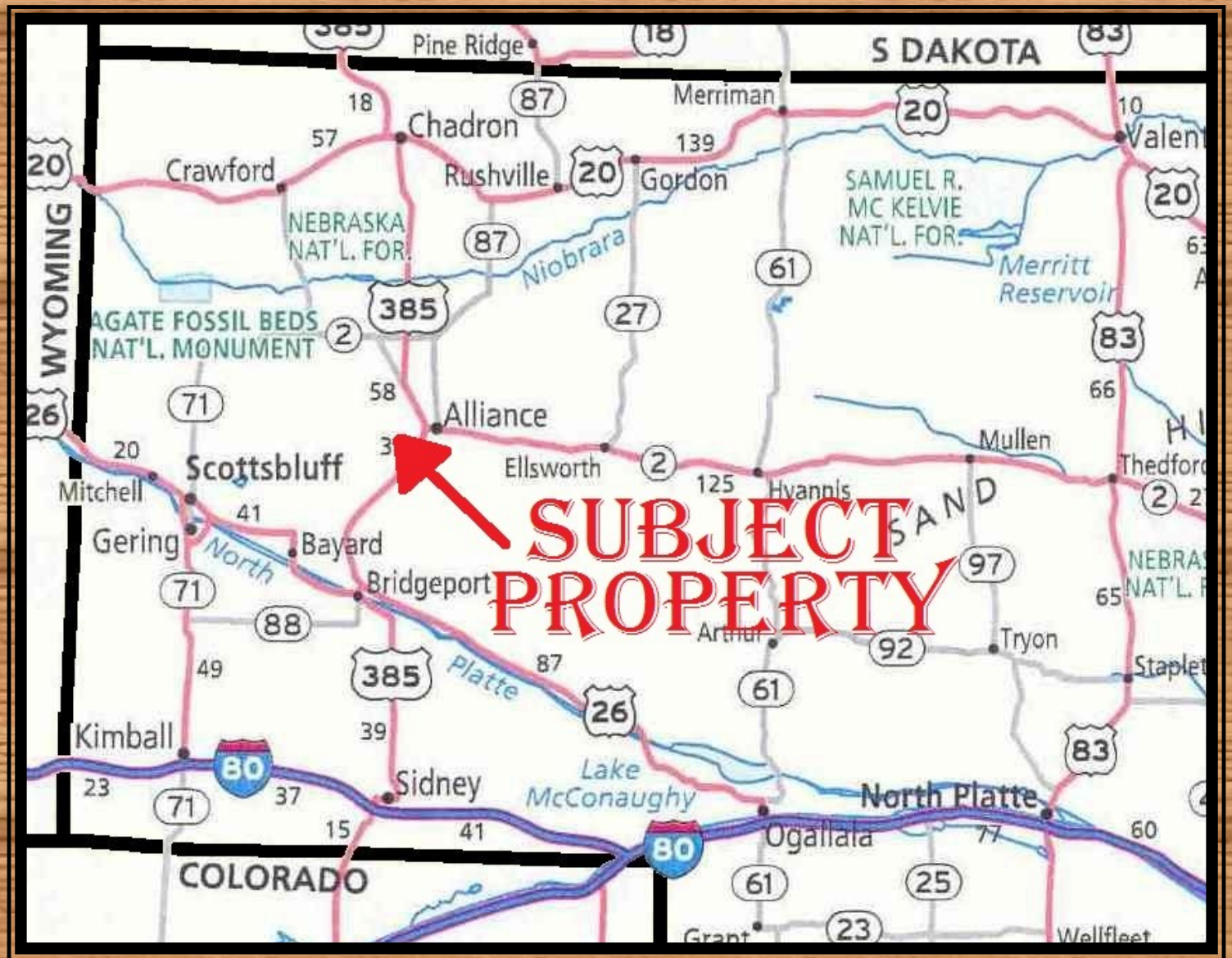


The Gardner Farm & Pasture offers a turnkey, well balanced operation that few other properties have to offer. This property has been well cared for and managed by the owner/operator (farmer-rancher) in cooperation with good tenant farmers and ranchers. To arrange a time to view the Gardner Farms & Pasture call James Land Company today at 307-326-3104.



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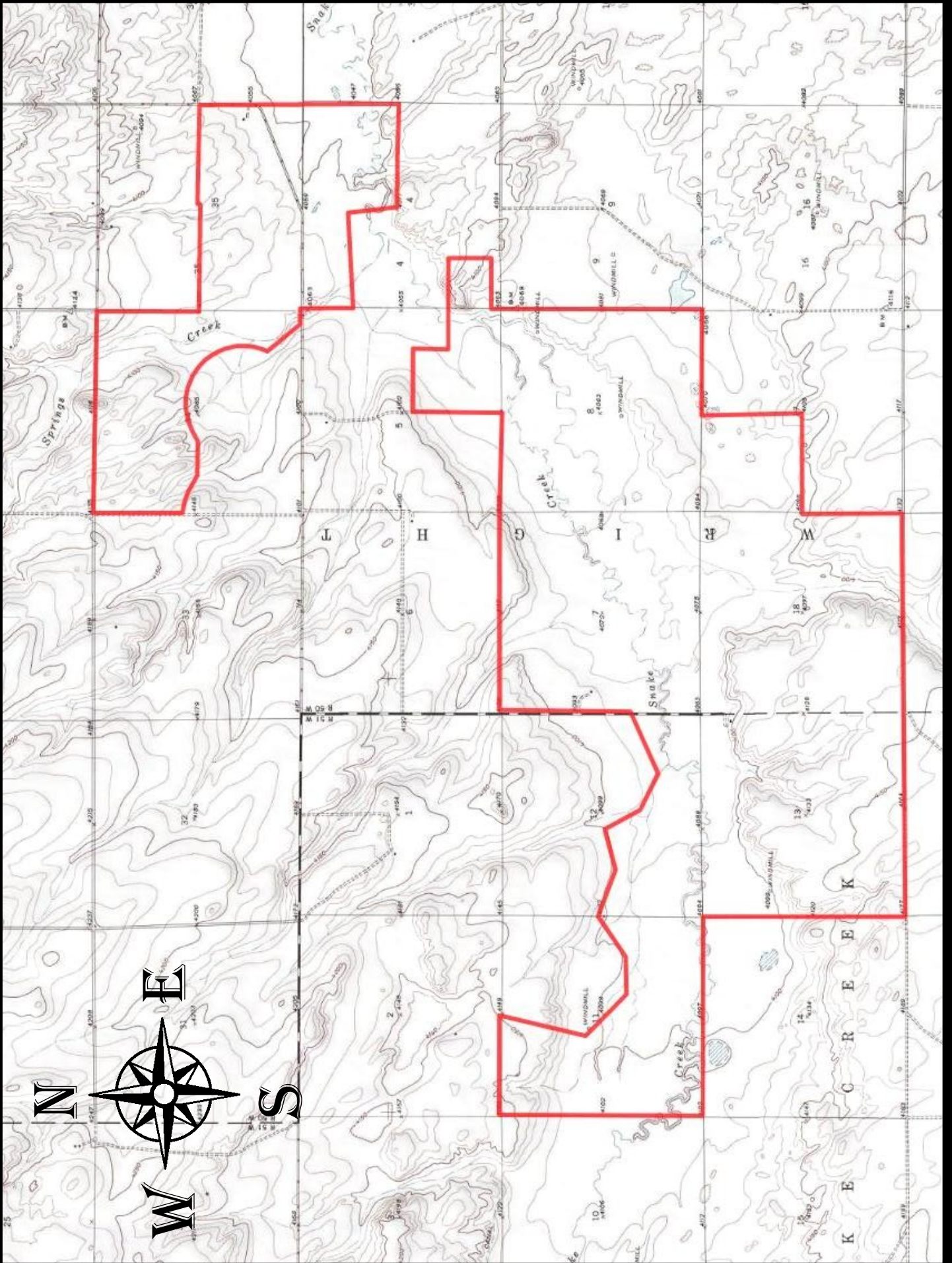
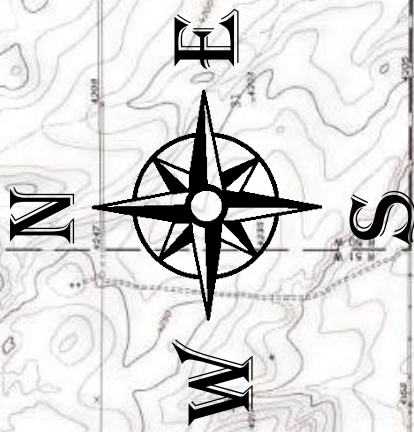
Gardner Farm & Pasture Alliance, Nebraska

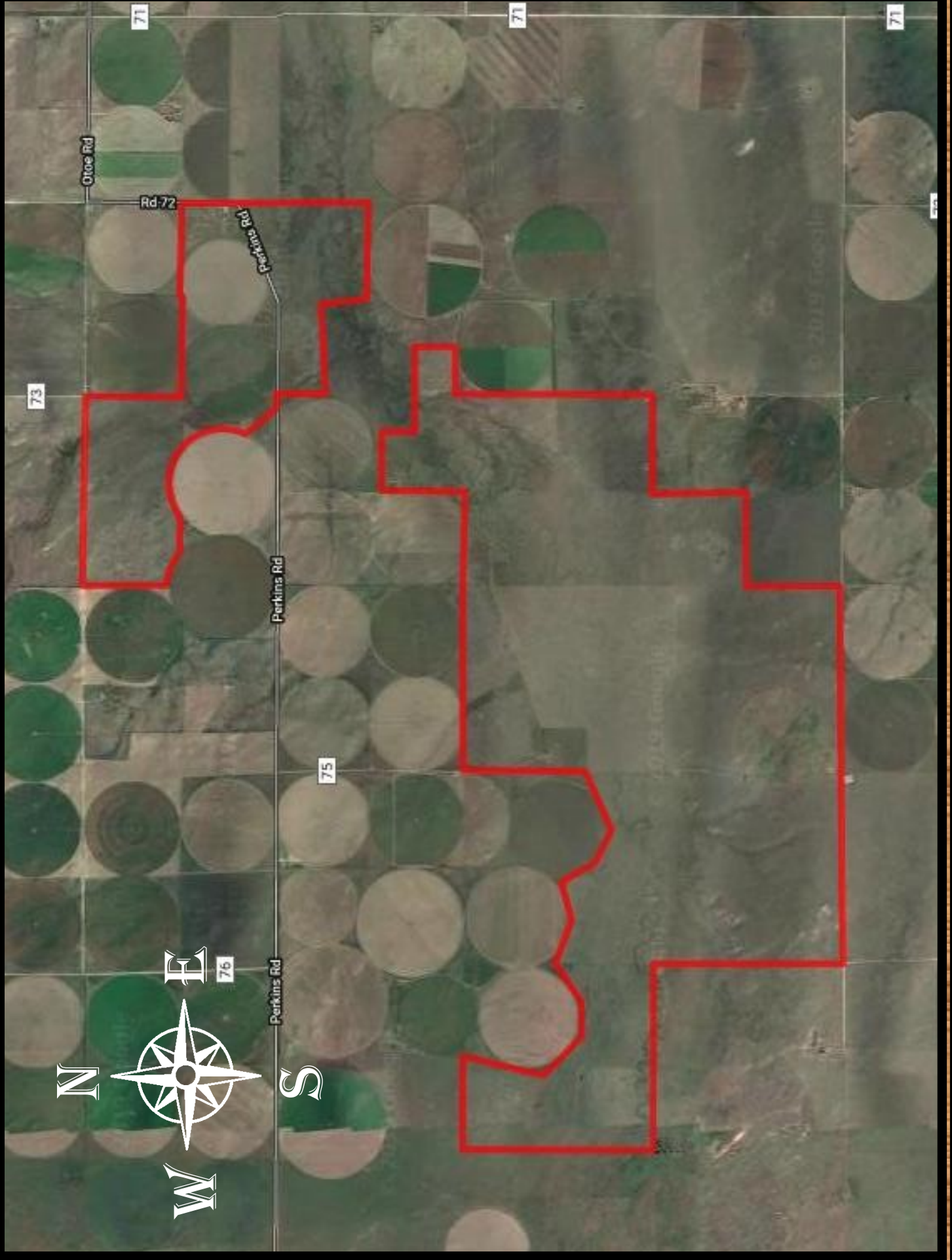


Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an “as is” condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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71

71

71

Otoe Rd

Rd-72

Perkins Rd

73

Perkins Rd

75

76

Perkins Rd



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Contact Information

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Note: This information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and James Land Company recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, zoning, land use regulations, state, federal and private permits) be independently verified by the purchaser and their attorney.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.**

Agency Disclosure Information for Buyers and Sellers

Company James Land Company Agent Name Curtis E. James

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):

<p><u> </u> Limited Seller's Agent</p> <ul style="list-style-type: none">• 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 <p><u>A written agreement is required to create a seller's agency relationship</u></p>	<p><u> </u> Limited Buyer's Agent</p> <ul style="list-style-type: none">• 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 <p><u>A written agreement is not required to create a buyer's agency relationship</u></p>
<p><u> </u> Limited Dual Agent</p> <ul style="list-style-type: none">• 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 <p><u>A written disclosure and consent to dual agency required for all parties to the transaction</u></p>	<p><u> </u> Customer Only (list of services provided to a customer, if any, on reverse side)</p> <ul style="list-style-type: none">• Agent does not work for you, agent works for another party or potential party to the transaction as: <u> </u> Limited Buyer's Agent <input checked="" type="checkbox"/> Limited Seller's Agent <u> </u> 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:<ul style="list-style-type: none">- about a property to you as a buyer/customer- about buyer's ability to financially perform the transaction to you as a seller/customer• Agent may not make substantial misrepresentations
<p><u> </u> Common Law Agent for <u> </u> Buyer <u> </u> Seller (complete and attach Common Law Agency addendum)</p>	

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 (Including Information on back of form)

(Client or Customer Signature) (Date)

(Client or Customer Signature) (Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

Contact Information:

1. Agent(s) name(s) and phone number(s):

Curtis E. James - Office: (307)326-3104 Cell:(307)399-8644

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. ___Init. ___Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

2. Team name, Team Leader name and phone number (only if applicable):

3. Managing Broker(s) name(s) and phone number(s) (only if applicable):

4. Designated Broker name, name designated broker does business under (if different), and phone number: James Land Company
Curtis E. James
(307)326-3104

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer

Client or Customer name(s): _____, _____