

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

TIGHE RANCH OPTION 1

Morrill, Sioux County, Nebraska



Listing Price: \$1,900,000

Address: 1770 Henry Rd

Location: Morrill, NE

Zoning: Agriculture

Size: 1,785± deeded acres

Taxes 2020: TBD

Property Features: The Tighe Ranch Option 1 is a contiguous 1,785± acre ranch located approximately 12 miles north and eight miles east of Torrington, Wyoming. Of the 1,785± total deeded acres, there are 159± pivot-irrigated acres, 80± deeded acres of CRP, 280± deeded acres of dryland hay, with the balance of the property being 1,266± acres of native grass pasture. Two pivots receive water via an irrigation well and Sheep Creek water right which irrigate the 159± acres that have 65± acres planted to alfalfa, 63± acres planted to oats, 31± acres planted to Triticale. After harvest, the 31± acres currently planted to Triticale will be planted to Sudan grass for winter grazing. The topography of the property features heavily-sodded grass pastures with rolling hills and buttes that provide ample protection for livestock and wildlife. The ranch has excellent habitat for several species of wildlife including deer and antelope and offers a hunting cabin in which the owners currently use to accommodate hunters. There are six wells that provide water throughout the ranch with three 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®

Cell: (307)-575-5236

E-mail: logan@clarklandbrokers.com

Licensed in WY, CO, NE & SD

Cory Clark

Broker/Owner, REALTOR®

Cell: (307)-351-9556

E-mail: clark@clarklandbrokers.com

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)