



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



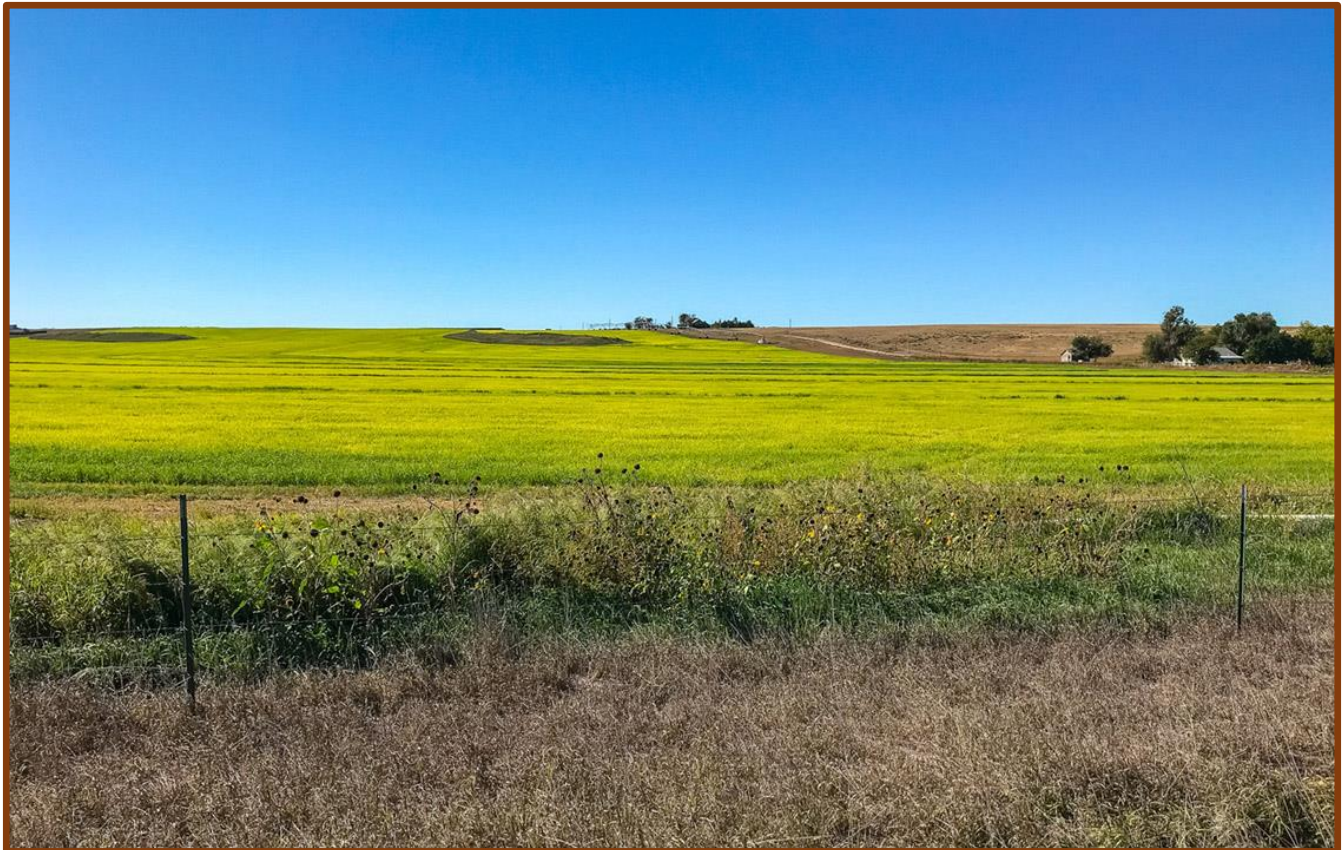
CROSS CREEK PIVOTS
Lyman, Scotts Bluff County, Nebraska

329.92± highly productive farm acres with three low-pressure pivots.

LOCATION & ACCESS

The Cross Creek Pivots consists of 329.92± highly productive contiguous farm acres located just north of the city limits of Lyman, Nebraska. Paved and gravel county roads bisect the property allowing equipment easy access to the fields. Towns and cities in a three-state area which are in close proximity to the farm are:

| | |
|---|---------------------|
| Lyman, Nebraska (population 341) | 1 mile south |
| Morrill, Nebraska (population 921) | 11 miles northeast |
| Mitchell, Nebraska (population 1,702) | 19 miles east |
| Torrington, Wyoming (population 6,501) | 14 miles northwest |
| Scottsbluff, Nebraska (population 15,039) | 23 miles east |
| Cheyenne, Wyoming (population 59,466) | 85 miles southwest |
| Denver, Colorado (population 701,621) | 184 miles southwest |
| Omaha, Nebraska (population 408,958) | 471 miles east |



SIZE & DESCRIPTION

250± acres under pivot irrigation

35± acres under gravity irrigation

329.92± Total Deeded Acres

The Cross Creek Pivots are located in a farming area known as the “Valley” which follows the North Platte River from Fort Laramie, Wyoming into the western Nebraska Panhandle region. At an elevation of approximately 3,800 feet above sea level, in an area known for mild year-round weather and a generous growing season, this farm stands out as an extremely productive farm rich in soil and water.

The soils of the farm’s level fields and gently sloping hills are a fertile mixture of Mitchell Silt Loam, Bayard Loam, Buffington Silty Clay Loam, Valentine/Dwyer Loamy Fine Sands, and Las Loam.



SOILS

The State of Nebraska Department of Revenue lists that the soils in the irrigated portion of the farm are approximately 46% Mitchell Silt Loam, 38% Bayard Loam and Buffington Silty Clay Loam, 10% Valentine/Dwyer Loamy Fine Sands, and 3% Las Loam.

FARM OPERATIONS

At this time, the majority of the Cross Creek Pivots fields are planted to alfalfa, beans and grass. The current owner's primary objective is to produce horse-quality hay for sale to horse enthusiasts in Colorado, Texas, Oklahoma as well as horse owners in Wyoming and Nebraska.

With its abundance of irrigation water, the farm can produce three cuttings of high-quality hay even in a dry year. Historically, the yields are six to seven tons of hay per irrigated acre. Although currently producing hay, Cross Creek Pivots have demonstrated its ability to produce all valley crops such as corn, dry edible beans, and sugar beets. Other crops have also produced excellent yields with oats at four tons per acre, corn at 200 bushels per acre, and sudex chopped at 25 tons per acre. The tillable acres represented have been provided by the USDA office located in Torrington, Wyoming.

There are a total of three low-pressure pivots on the property. All of the pivots can use surface water or well water with the well water delivered to the pivots via underground pipeline.



UTILITIES

- Electricity – Wyo-Elec
- Communications – Consolidated Telco
- Natural Gas – Black Hills Energy
- Mobile Phone Coverage – multiple carriers
- Water – Private Well
- TV – satellite
- Sewer – Private Septic

IMPROVEMENTS

The North Pivot is an eight-tower, low-pressure Valley pivot that irrigates approximately 90± acres. The pivot is currently planted in grass. There are approximately 15± acres of flood-irrigated ground located in the northeast corner of the property.

The Middle Pivot is a five-tower, low-pressure pivot that irrigates approximately 75± acres. The pivot is planted in alfalfa which is currently in its third year. This pivot has historically produced four cuttings with 5-6½ tons per acres.

The South Pivot is a seven-tower Zimmatic pivot that irrigates approximately 85± acres. The pivot is currently planted in beans and has historically produced 40 bushels per acre. There are approximately 20± acres of flood-irrigated ground contiguous to the seven-tower pivot.

The electrical services is provided to the pivots by Wyo-Elec and electrical costs for the pivots are estimated at approximately \$15-\$20 per acre.



WATER RESOURCES

There is an appropriation of water under the Gering–Fort Laramie Irrigation District as follows:

| | |
|-------------------------|-------------------------|
| Section 21-23-58 | |
| Lot 2 | 28 acres |
| S½ NE¼ | 2 acres |
| Lot 3 | 37 acres |
| N½ SE¼ | <u>14 acres</u> |
| | |
| Section 21-23-58 | |
| S½ SE¼ | <u>59 acres</u> |
| | |
| Section 28-23-58 | |
| NE ¼ NE ¼ | 31 acres |
| PT W ½ NE ¼ Lot 1 | 36 acres |
| SE ¼ NE ¼ | 32 acres |
| | |
| Farm Acres | <u>239 acres</u> |

The 2024 Gering–Fort Laramie Irrigation District Irrigation tax is approximately \$36 per acre of water.

In addition to the water rights set out above, there is a supplemental irrigation well on the farm. Permit #G-084125- located in the NWNE, Section 21- drilled 4-23-94 with static water at 21 feet, rated 900 GPM and services the three sprinklers. The 5 year allocation of water for this well be restarting in 2025 and will have the full allocation of water of 70 inches, plus an additional 24 inches of carry over, totaling 94 inches of water for the next 5 years.

A complete description of the surface and ground water rights will be readily available to prospective buyers upon request. In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyers.

REAL ESTATE TAXES

According to the Scotts Bluff County Assessor, the 2023 real estate taxes on the Cross Creek Pivots are approximately \$10,421 per year.

MINERAL RIGHTS

Any and all mineral rights associated with the property owned by Seller, if any, will be retained by Seller.

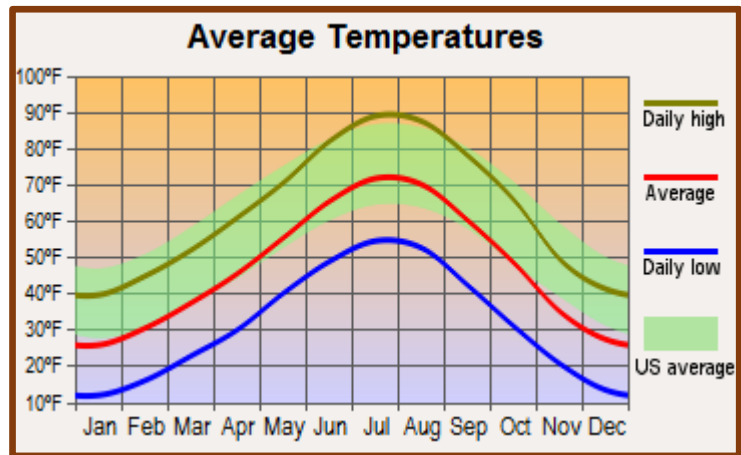
RECREATION & WILDLIFE

An abundance of wildlife frequents the property including mule deer, whitetail deer, antelope, turkeys, pheasant, geese and sharp-tail grouse.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lyman area is approximately 15.4 inches including 31.2 inches of snow fall. The average high temperature in January is 42 degrees, while the low is 15 degrees. The average high temperature in July is 91 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.

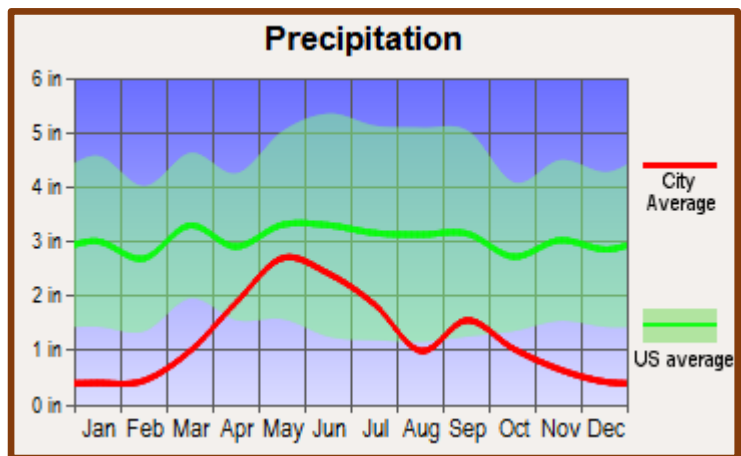


STATE OF NEBRASKA

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.

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.



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.

COMMUNITY AMENITIES

Lyman, Nebraska is situated on the western edge of Scotts Bluff County, Nebraska, just east of the Wyoming state line on State Highway 92. Although Lyman is one of the smaller towns within the county, it is close enough to larger towns and cities for a family to enjoy country living just minutes from schools, shopping, and other city conveniences. School age children, kindergarten through eighth grade, who reside at the Big Sky Farm, would attend public school in Morrill, Nebraska. Bus service is provided. For higher education, Torrington, Wyoming and Scottsbluff, Nebraska both have accredited community colleges.

Nearby Mitchell, Nebraska hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. It is also home to a 9-hole golf course.

Torrington, Wyoming is the county seat of Goshen County and was founded and named by W.G. Curtis after his hometown of Torrington, Connecticut. It was originally a water and coal station for the Chicago, Burlington & Quincy Railroad before being officially incorporated in 1908. Torrington offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, two sale barns, and farm and implement dealerships.

Torrington Livestock Market is Wyoming's largest livestock market. They offer cattle for sale daily by several marketing options: live cattle auctions, video cattle auctions, and private treaty. The auction calendar can be accessed at www.torringtonlivestock.com.

Scottsbluff, Nebraska offers medical facilities at the Regional West Medical Center, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping, a golf course, and the Western Nebraska Regional Airport, a commercial airport. For additional information regarding Scottsbluff as well as the surrounding area, visit www.visitscottsbluff.com.



AIRPORT INFORMATION

Commercial airline service is available at Cheyenne, Wyoming; Scottsbluff, Nebraska; 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. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/>.

Denver, Colorado: Denver International Airport 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 170 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.



OFFERING PRICE

\$1,650,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. 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).



CONDITIONS OF SALE

All offers shall be:

- a. in writing;
 - b. accompanied by an earnest money deposit check in the minimum amount of \$90,000 (Ninety Thousand Dollars); 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 title company/closing agent'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.

FENCES AND BOUNDARY LINES

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 the 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 for visual aid only. Their accuracy is not guaranteed.



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.

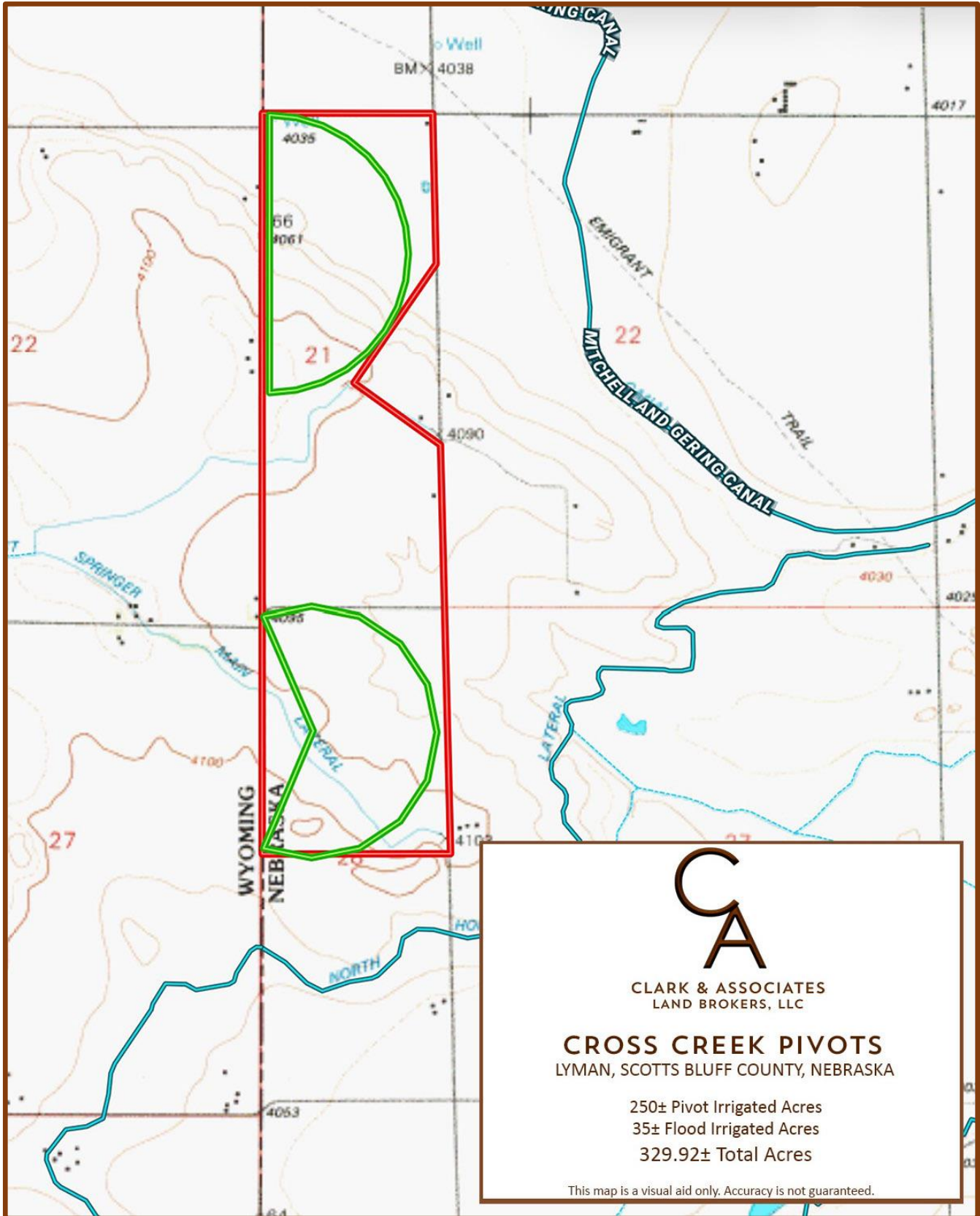
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage 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

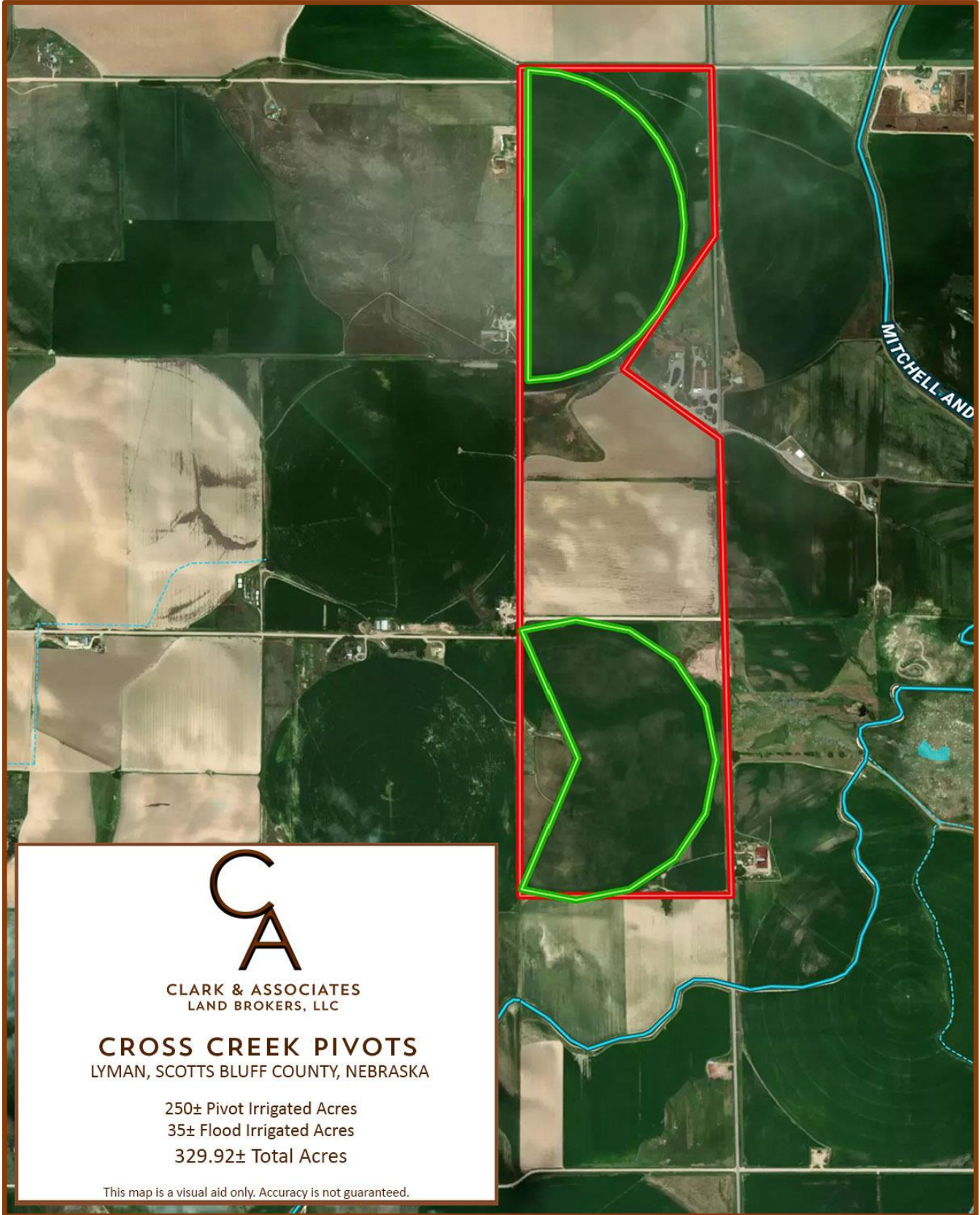


NOTES

CROSS CREEK PIVOTS TOPO MAP



CROSS CREEK PIVOTS ORTHO MAP



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



Cory Clark
Broker, REALTOR®

Cell: (307) 351-9556

clark@clarklandbrokers.com

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



Mark McNamee
Associate Broker,
REALTOR®

Cell: (307) 760-9510

mcmamee@clarklandbrokers.com

Licensed in WY, MT,
NE & SD

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Cheyenne, WY Office

2092 Road 220
Cheyenne, WY 82009

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcmamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Belle Fourche, SD Office

907 Ziebach Street, Lot 804 • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Torrington, WY Office

6465 CR 39
Torrington, WY 82240

Michael McNamee - Associate Broker

(307) 534-5156 ~ mcmameeauction@gmail.com
Licensed in WY & NE

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Dayton, WY Office

157 Tongue Canyon Road • PO Box 358
Dayton, WY 82836

Matt Johnson – Associate Broker

(307) 751-4951 ~ matt@clarklandbrokers.com
Licensed in WY

**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