

Clark & Associates Land Brokers, LLC

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Presents

SIoux COUNTY FARM

Morrill, Sioux County, Nebraska



Listing Price: \$1,125,000

Address: S-4 Road

Location: Morrill, NE

Size: 240± Deeded Acres

Zoning: Agriculture

2024 Taxes: \$5,027

Property Features: The Sioux County Farm is located five miles northeast of Henry, Nebraska offering year-round access from S-4 County Road. Of the 240± total deeded acres, there are 190± pivot-irrigated acres; with the balance of the property being 50± acres of native grass. There are two pivots located on the property. The first is a low-pressure, 7-tower Reinke pivot, with 125± acres planted in corn that receives water from an irrigation well that is adjudicated for 133± acres. The second pivot is a 7-tower Valley wiper pivot with 65± acres of alfalfa seeded in the Fall 2022, that receives 95.5± acres of water from Pathfinder Irrigation. Corn yields in 2024 were 192 bushels per acre and alfalfa averaged 5 ton per acre with the 2nd, 3rd, and 4th cuttings (1st cutting is chopped). This farm features quality farm ground and is located in a very sought-after area along the Nebraska/Wyoming state line.

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, 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)