Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

WILDCAT HILLS CRP
Scotts Bluff County, Nebraska

A well-sodded piece of property lying just to the west of the Wildcat Hills
LOCATION & ACCESS

The Wildcat Hills CRP property is located west of Scottsbluff, Nebraska. To reach the property from Scottsbluff, travel west approximately 2.1 miles on Highway L79G from the intersection with South Beltline Highway; continue west on State Highway 92 approximately 11 miles and turn left onto Stegall Road; travel approximately five miles to County Road R and turn right; travel approximately one mile to County Road 6 and turn left; from there it is approximately a half mile to the northwest corner of the property. The following are approximate distances from the property to surrounding towns and cities:

- Lyman, Nebraska (population 341) 12 miles northwest
- Morrill, Nebraska (population 921) 14 miles north
- Mitchell, Nebraska (population 1,702) 18 miles northeast
- Scottsbluff, Nebraska (population 15,039) 20 miles east
- Gering, Nebraska (population 8,500) 24 miles east
- Torrington, Wyoming (population 6,501) 29 miles northwest
- Cheyenne, Wyoming (population 59,466) 79 miles southwest
- Denver, Colorado (population 600,158) 180 miles southwest

SIZE & DESCRIPTION

The Wildcat Hills CRP consists of 160± total deeded acres. This is a reasonably flat, well-sodded piece of property with a well-established stand of CRP grass. The property currently has an annual Conservation Reserve Program payment of $5,575.01 per year which terminates on September 30, 2013. Several options are available for this property including re-enrollment in CRP, if approved by the appropriate agency; dry land farming; grazing for livestock; or use as a home site.
SOILS

The soils consist of mainly Mitchell silt loam and Bridget fine sandy loam.

IMPROVEMENTS

There are no improvements on the property at this time.

UTILITIES

Although there are no utilities on the property at this time, the utilities in the area are generally provided as follows:

- Electricity – Roosevelt Public Power
- Propane – private providers
- Water – private well
- Sewer – private septic system
- Communications – CenturyLink
- Mobile Phone Coverage – local providers
- TV – Satellite

MINERAL RIGHTS

The property is under a 10 year mineral lease with seven years remaining on the lease. Currently there is no production activity on the property. The seller is retaining all mineral rights.

WATER RIGHTS

There are no water rights or known wells on the property. Water could be provided by installing a private well.
REAL ESTATE TAXES

According to the Scotts Bluff County Assessor’s Office, the Wildcat Hills real estate taxes were $749.48 for 2012, which equates to $4.68 per acre.

CLIMATE

The following historical climate data summary is provided by the High Plains Regional Climate Center at the University of Nebraska:

<table>
<thead>
<tr>
<th></th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Max. Temperature (F)</td>
<td>39.4</td>
<td>43.2</td>
<td>51.1</td>
<td>61.5</td>
<td>71.2</td>
<td>82.0</td>
<td>89.4</td>
<td>87.6</td>
<td>78.2</td>
<td>65.9</td>
<td>51.2</td>
<td>40.8</td>
<td>63.5</td>
</tr>
<tr>
<td>Average Min. Temperature (F)</td>
<td>12.4</td>
<td>15.4</td>
<td>22.6</td>
<td>32.1</td>
<td>42.4</td>
<td>52.1</td>
<td>58.0</td>
<td>55.8</td>
<td>45.2</td>
<td>33.3</td>
<td>21.9</td>
<td>13.9</td>
<td>33.8</td>
</tr>
<tr>
<td>Average Total Precipitation (in.)</td>
<td>0.39</td>
<td>0.50</td>
<td>0.91</td>
<td>1.77</td>
<td>2.64</td>
<td>2.73</td>
<td>1.84</td>
<td>1.23</td>
<td>1.24</td>
<td>0.93</td>
<td>0.55</td>
<td>0.50</td>
<td>15.24</td>
</tr>
<tr>
<td>Average Total Snow Fall (in.)</td>
<td>5.3</td>
<td>5.6</td>
<td>7.5</td>
<td>5.0</td>
<td>0.9</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.3</td>
<td>2.5</td>
<td>4.8</td>
<td>6.0</td>
<td>38.2</td>
</tr>
<tr>
<td>Average Snow Depth (in.)</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

![Annual Precipitation (inches)](image-url)
STATE OF NEBRASKA

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, last year, Nebraska had the second-lowest unemployment rate in the nation at 4.4%. In Lincoln, the state capital, the unemployment rate was 4%, lower than all metropolitan areas in the country, except Bismarck and Fargo in North Dakota. Although far from the nation’s wealthiest state — median income was slightly lower than the U.S. median of $50,502 — Nebraska’s economy is strong relative to the rest of the U.S. The state is one of the leading agricultural producers, with the sector accounting for 8.3% of the state’s GDP last year. The state also had the second-lowest debt per capita in the country in fiscal 2010, at $1,279, compared to an average of $3,614 for states nationwide.

COMMUNITY AMENITIES

This property is located in the rural agricultural area of western Nebraska. The North Platte River Valley is a great agricultural area with irrigated and dry land farming along with all types of livestock operations. The towns of Lyman, Morrill, Mitchell, Scottsbluff, and Gering, Nebraska are all located within approximately 15 miles of the property.

Morrill, Nebraska is a small community with excellent schools, progressive businesses, and pride in community development. If someone was to build a home on this property, school aged children would attend the Morrill school system. For more information about Morrill, go to the town’s website at: www.villageofmorrill.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.

Mitchell hosts the Scotts Bluff County Fair, rodeos, horse shows, and many other events. It is also home to a 9-hole golf course. Several major motels are only ten miles away in Scottsbluff which is located on the New Heartland Expressway connecting Rapid City, South Dakota with Denver, Colorado.

Commercial airline service is available at Scottsbluff, Nebraska; Cheyenne, Wyoming; 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.
RECREATION & WILDLIFE

There are many recreational opportunities in the area. The Wildcat Hills are about two miles to the east of the property and are home to deer, antelope, big horn sheep, and many other types of wildlife. The North Platte River is located approximately ten miles to the north and offers many fishing opportunities along with duck and goose hunting. Pheasants are also hunted in much of the farm country up and down the Platte River Valley. Lake Minatare recreation area is located northeast of Scottsbluff, Nebraska and is home to all kinds of boating and fishing activities. The Scottsbluff National Monument, a tourist attraction, is located a few miles east of the property.

OFFERING PRICE

The offering price for the Wildcat Hills CRP is $192,000 (One Hundred Ninety-Two Thousand Dollars).

The Seller shall require an all cash sale. 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

I. All offers shall be:
   A. in writing;
   B. accompanied by an earnest money deposit check in the minimum amount of $10,000 (Ten 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.

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

Mark Kaufman
Sales Associate

Home: (308) 623-2323
Mobile: (308) 641-0354
mhkaufman@clarklandbrokers.com
Licensed in WY & NE

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, NE & CO

Hulett, WY Office
16 Strawberry Hill Road  •  PO Box 159
Hulett, WY 82720

Mark McNamee - Associate Broker/Auctioneer/Owner
(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD, NE & CO

Billings, MT Office
6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner
(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in MT, SD & ND

Buffalo, WY Office
37 North Main Street  •  PO Box 366
Buffalo, WY 82834

John Gibbs, ALC, CRS - Associate Broker
(307) 620-2125 ~ johgibbs@wyoming.com
Licensed in WY

Belle Fourche, SD Office
515 National Street  •  PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker
(605) 210-0337 ~ emsz@rushmore.com
Licensed in SD, WY, MT & NE

Fort Collins, CO Office
PO Box 271697
Fort Collins, CO 80527

Logan Schliinz - Associate Broker
(970) 222-0584 ~ logan@clarklandbrokers.com
Licensed in CO

Lander, WY Office
1250 McDougall Drive
Lander, WY 82520

Clay Griffith - Associate Broker
(307) 851-9856 ~ griftih@wyoming.com
Licensed in WY

Douglas, WY Office
430 East Richards, Suite 2
Douglas, WY 82633

Scott Leach - Associate Broker
(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY

Wildcat Hills CRP
www.ClarkLandBrokers.com
Nebraska Real Estate Commission

Disclosure of Brokerage Relationships in Real Estate Transactions
For Buyers and Sellers

ACKNOWLEDGEMENT OF DISCLOSURE

Agent Copy - Retain in Records

__________________________________________
(Printed Name of Licensee)

__________________________________________
(Name of Company)

Nebraska statutes require that all licensees, whether brokers or salespersons, inform any and all prospective clients or customers about agency relationships in real estate transactions.

1. The licensee has informed me/us that the licensee will be acting as a:
   ______ Limited Buyer’s Agent
   ______ Limited Seller’s Agent (a written agreement is necessary)
   ______ Limited Dual Agent (a written consent is necessary)
   ______ Common Law Agent of the __________________ (specify seller or buyer, and a written agreement is necessary)

   AND

2. The licensee has informed me/us that the licensee will be providing brokerage services to me/us as a:
   ______ Client, representing me/us
   ______ Customer, not representing me/us

   THIS IS NOT A CONTRACT

By signing below, I acknowledge that I have received the information contained in the pamphlet Brokerage Relationships in Real Estate Transactions 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.

_________________________ ____________________
(Client or Customer Signature) (Date)

__________
(Print Client or Customer Name)

_________________________ ____________________
(Client or Customer Signature) (Date)

__________
(Print Client or Customer Name)

It is your right to know if the licensee involved is representing your interest in the transaction. The information contained in this disclosure is required by Nebraska law.

Authorized for use July 20, 2002 Required January 1, 2003
GENERAL INFORMATION

Nebraska licensed real estate brokers and their associate brokers and salespersons are required by law to disclose the type of brokerage relationship they have with the buyers, tenants, sellers, or landlords to whom they are providing services in a real estate transaction. The buyers, tenants, sellers, or landlords may be either clients or customers of a licensee. A client of a licensee is a person or entity who has a brokerage relationship with that licensee. A customer of a licensee involved in a real estate transaction is a person or entity who does not have a brokerage relationship with that licensee, and who is not represented by any other licensee.

There are several types of brokerage relationships that are possible, and you, whether a client or a customer, should understand them at the time a licensee begins to provide brokerage services to you in a real estate transaction. They are: 1) Buyer Limited Agency; 2) Tenant Limited Agency; 3) Seller Limited Agency; 4) Landlord Limited Agency; 5) Dual Limited Agency; and 6) Common Law Agency.

The licensee who is offering brokerage services to you, or who is providing brokerage services for a particular property, must make certain disclosures regarding his/her brokerage relationship in the transaction. These disclosures must be made at the earliest practicable opportunity during or following the first substantial contact with a buyer, tenant, seller, or landlord who does not have a written agreement for brokerage services with another licensee.

All real estate licensees providing brokerage services are buyer’s or tenant’s limited agents (NO WRITTEN AGREEMENT IS NECESSARY) unless:

1. the licensee has entered into a written agreement with a seller (a listing agreement) or a landlord (a management or leasing agreement) to represent the seller or landlord as their limited agent;
2. the licensee is providing brokerage services as a subagent of another broker who has an agency relationship with a client;
3. the licensee is providing brokerage services under a written consent to dual agency; or
4. the licensee is operating under a written common law agency agreement with a client.

At the end of each of the four sections in this brochure, brokers were given space to include information specifying those brokerage relationships their firms offer, and identifying the services they can provide within each relationship. Broker supplements to this brochure are distinguished by print type, and are in addition to the language prepared and approved by the Nebraska Real Estate Commission.

BUYER AGENCY

A buyer’s limited agent is an agent who represents a buyer. A real estate licensee is a buyer’s limited agent unless one of the written agreements or consents described in this brochure is in place. A buyer’s agency may also be created by written agreement between you and a real estate broker. A buyer’s limited agent, in addition to performing under the terms of any written agreement made with the buyer, exercises reasonable skill and care for the buyer and promotes the interests of the buyer with the utmost good faith, loyalty, and fidelity. A buyer’s limited agent seeks a price and terms which are acceptable to the buyer; presents all written offers to and from the buyer in a timely manner; discloses, in writing, to the buyer all adverse material facts actually known by the limited agent; and advises the buyer to obtain expert advice on known matters beyond the limited agent’s expertise. A buyer’s limited agent must account for all money and property received, and must comply with all applicable federal, state, and local statutes, rules, and ordinances.

A buyer’s limited agent shall not disclose any confidential information about the buyer unless required by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

A buyer’s limited agent may retain and compensate other brokers as subagents only with the written agreement of the buyer. (Subagents have the same duties and obligations as the buyer’s limited agents.)

A buyer’s limited agent may show the same property to competing buyers, and assist competing buyers in attempting to purchase said property, without breaching any duty or obligation to their client.

A buyer’s limited agent owes no duty or obligation to a customer (seller) except to disclose, in writing, all adverse material facts actually known by the licensee. Adverse material facts may include adverse material facts concerning the buyer’s financial ability to perform the terms of the transaction.

A buyer’s limited agent must also act honestly and fairly in their dealings with a seller.

A buyer’s limited agent owes no duty to conduct an independent investigation of the buyer’s financial condition for the benefit of the seller, or to independently verify the accuracy or completeness of statements made by the buyer or any independent inspector.

A buyer’s limited agent must, if the seller is not represented by another licensee, provide a list of tasks that the buyer’s limited agent may perform for the seller (customer).
SELLER AGENCY

A seller’s limited agent is an agent who has entered into a written agreement to represent a seller. A seller’s limited agent performs under the terms of the written agreement; exercises reasonable skill and care for the seller; and promotes the interests of the seller with the utmost good faith, loyalty, and fidelity. A seller’s limited agent seeks a price and terms which are acceptable to the seller; presents all written offers to and from the seller in a timely manner; discloses, in writing, to the seller all adverse material facts actually known by the limited agent; and advises the seller to obtain any necessary expert advice unknown matters beyond the limited agent’s expertise. A seller’s limited agent must account for all money and property received, and must comply with all applicable federal, state, and local statutes, rules, and ordinances.

A seller’s limited agent shall not disclose any confidential information about the seller unless required to do so by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

A seller’s limited agent may retain and compensate other brokers as subagents only with the written agreement of the seller. (Subagents have the same duties and obligations as the seller’s limited agent.)

A seller’s limited agent may show and list alternative or competing properties without breaching any duty or obligation to the seller.

A seller’s limited agent owes no duty or obligation to a customer (buyer) except to disclose, in writing, all adverse material facts actually known by the seller’s limited agent. An adverse material fact may include:

1. environmental hazards affecting the property required by law to be disclosed;
2. physical condition of the property;
3. material defects in the property;
4. material defects in the title to the property; and
5. material limitations on the seller’s ability to perform under a contract.

A seller’s limited agent must also act honestly and fairly in his or her dealings with a buyer.

A seller’s limited agent owes no duty to conduct an independent inspection of the property for the benefit of the buyer, or to independently verify the accuracy or completeness of any statement made by the seller or an independent inspector.

A seller’s limited agent must, if the buyer is not represented by another licensee, provide a list of tasks that the seller’s limited agent may perform for the buyer (customer).

Limited Dual Agency

A limited dual agency is an agent who, with the written, informed consent of all parties to a contemplated real estate transaction, represents both the seller and the buyer. Both parties are clients of the licensee.

A limited dual agent has the same duties and obligations of a limited agent to a seller and the same duties and responsibilities of a limited agent to a buyer except as set out below.

A limited dual agent may disclose any information to one client that is gained from the other, if the information is relevant to the transaction or the client, except that a limited dual agent cannot disclose the following without the informed written consent of the client to whom the information pertains:

1. the buyer is willing to pay more than the purchase price offered;
2. the seller is willing to accept less than the asking price;
3. the motivating factors for any client; or
4. a client will agree to financing terms other than those offered.

The limited dual agent cannot disclose to one client any confidential information about the other unless required by statute or rule, or if failure to disclose would constitute fraudulent misrepresentation.

Common Law Agency

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 this pamphlet 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 or seller 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.