



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



JR RANCH
Gering, Banner County, Nebraska

*The JR Ranch is a unique opportunity to own a piece of the Panhandle of Nebraska.
This property includes exceptional grassland and timbered hills.*

LOCATION & ACCESS

The JR Ranch is located approximately 21 miles southeast of Gering, Nebraska. To reach the property, from Gering, Nebraska, take Hwy 71 south for approximately 15 miles; turn left onto County Road 36, continuing on County Road 36 for approximately 8 miles. The property is on the north side of County Road 36.

Several towns and cities in proximity to the property include:

• Gering, Nebraska, (population 8,560)	21 miles northwest
• Scottsbluff, Nebraska (population 15,039)	24 miles northwest
• Torrington, Wyoming (population 6,120)	58 miles northwest
• Cheyenne, Wyoming (population 22,970)	96 miles southwest
• Fort Collins, Colorado (population 143,986)	140 miles southwest
• Denver, Colorado (population 701,621)	207 miles southwest



SIZE & DESCRIPTION

843± Contiguous Deeded Acres

The JR Ranch is a must-see property to truly appreciate the natural beauty of its setting as well as the pride of ownership that is evident throughout the properties 843± contiguous deeded acres. The property is cross-fenced into three pastures, constructed of four and five-wire fences. This beautiful and scenic ranch offers natural beauty and peaceful atmosphere as well as privacy and seclusion. The property is comprised of pine and cedar tree-covered ridges, and open grass land. The abundance of wildlife that frequents the ranch provides excellent opportunities for viewing and hunting and include big horn sheep, mule and whitetail deer, turkey and upland birds. The well-maintained County Road 36 travels on the south side of the property, providing year-round access.



IMPROVEMENTS

There are no improvements on the property.

MINERAL RIGHTS

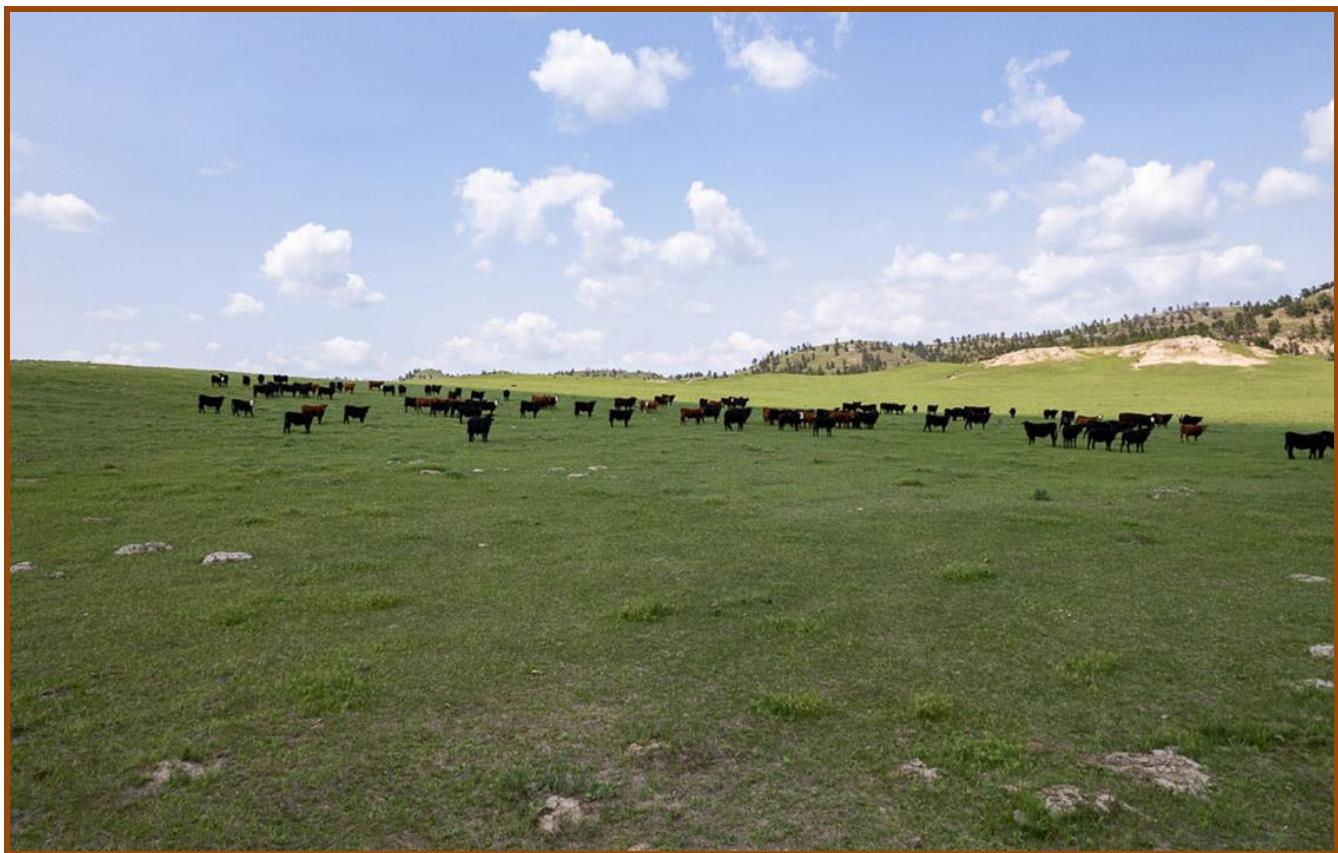
Any and all mineral right owned by the Seller, if any, will be retained by the Sellers.

REAL ESTATE TAXES

According to the Banner County Treasurer's office, the real estate taxes for the JR Ranch are approximately \$3,825 annually. In Nebraska, each year's tax notices are sent to property owners in October of that year with the taxes due and payable the following year; the first half by May 1st and the second half due September 1st.

RANCHING OPERATIONS

The land consists of 843± acres of heavily sodded grass with deep draws covered with pine and cedar trees throughout the northern portion of the property. The owners feel the property would support approximately 70-75 head of cow-calf pairs for summer grazing. In 2025, over 1½ miles of new fence was constructed, consisting of 4-wire and wood posts.



WATER RIGHTS

The JR Ranch is watered with two windmills, one which lies in the northwest part of the property and one in the eastern part of the property. There is a submersible well in the southern end of the grass pasture. There is ample water throughout the ranch for livestock and wildlife. Information about these wells is as follows:

- Windmill located in the northwest portion of the property.
- Windmill located in the east portion of the property.
- Submersible well installed in 2025. Set at a depth of 98 feet, with static water at 35 feet and pumping 22 gallons per minute, this well feeds a new tire tank via 2" underground pipeline.

All water wells deemed applicable to the subject property shall be included in the sale. A preliminary search on the Nebraska Department of Natural Resources website at <http://data.ndr.nebraska.gov/wells> has been completed; however, the windmills on the ranch were drilled and established prior to the required registration date for domestic and stock water wells. For more information, you may contact the North Platte Natural Resources District at 308-632-2749.



WILDLIFE AND RECREATION

With the exceptional tree-covered canyons, the JR Ranch provides an ideal habitat for a number of wildlife species. The ranch has big horn sheep as well as mule deer and whitetail deer traveling in from the surrounding hay fields that find shelter in the deep canyons. In addition, several foxes, coyotes, bobcats, porcupines, raccoons, rabbits, and antelope can be found on the property. Outdoor activities such as hiking, rock climbing, biking, cross-country skiing and snowmobiling are all possible on the ranch. For the outdoor enthusiast, the JR Ranch has it all.

The Wildcat Hills State Recreation Area is located just minutes from the property. Key features include a Nature Center, Shooting Sports Complex, overnight camping and a vast system of trails. The park is situated high on a rocky escarpment and offers extraordinary views of the North Platte River Valley. There are many attractions to the park including birdwatching, camping, exceptional hiking trails, and wildlife viewing. For the hunting enthusiast, the Wildcat Hills Wildlife Management area is nearby and offers hunting opportunities. Visit <https://outdoornebraska.gov/location/wildcat-hills/>

Close proximity to the Rocky Mountains and the front range of Colorado, as well as the cities of Scottsbluff NE, Cheyenne WY, and Denver CO, affords one the opportunity to experience all that cities have to offer while maintaining the western way of life.



COMMUNITY AMENITIES

Gering, Nebraska: Gering, Nebraska, population 8,560, is one of the closest towns to the JR Ranch. Gering, Nebraska is a small community with great people and lies at the foot of the Oregon Trail landmark Scotts Bluff National Monument. A community that invites you to raise your family, retire, or just get away from it all. With the Wildcat Hills as a backdrop, Gering is a picturesque community. It has many annuities that make it welcoming to its population including a great school system, senior center, swimming pool and golf course.

Scottsbluff, Nebraska: Scottsbluff, Nebraska, population 15,309, is approximately a half hour from the JR Ranch, and also offers medical facilities, a good school system, Western Nebraska Community College, theaters, restaurants, several banks and retail stores, shopping malls and centers, golf course, and the Western Nebraska Regional Airport. For additional information regarding Scottsbluff and the surrounding area, log on to www.city-data.com/Scottsbluff-Nebraska.htm.

Torrington, Wyoming: Torrington, Wyoming, population 6,120, is the county seat of Goshen County, Wyoming and offers medical facilities, a K-12 school system, Eastern Wyoming Community College, theater, restaurants, several banks and retail stores, golf course, a nationally-ranked livestock sale barn, and farm and implement dealerships.

Cheyenne, Wyoming: On July 4th, 1867 the first settlers pitched their tents in what is now known as Cheyenne. The first residents moved to the area to work on the Union Pacific Railroad. By 1869, soldiers from Fort D.A. Russell (which is now F.E. Warren Air Force Base) and Camp Carlin combined with the railroad gangs to make up the majority of Cheyenne's population. Today, Cheyenne is not only the state capitol of Wyoming, but is also the seat of Laramie County, the home of F.E. Warren Air Force Base, and of Laramie County Community College, most recently named as the #1 digital savvy midsize community college in the nation.

Cheyenne is strategically located at the intersection of I-80 and I-25 as well as at the crossroads of the Union Pacific and Burlington Northern Railroads. This has made Cheyenne a major transportation hub and an important center of commerce both in the Rocky Mountain Region and nationally. Many consider Cheyenne to be the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is also home to the world's largest outdoor rodeo and western celebration, Cheyenne Frontier Days. Held annually in the last full week in July, Frontier Days is a ten-day celebration of the western heritage that consists of professional rodeos, concerts, art shows, carnival, parades, and air show featuring the US Air Force Thunderbirds.

Cheyenne accounts for approximately 53,000 of the 82,400 Laramie County residents. In addition to the jobs created by the State of Wyoming, Laramie County, local government, and F.E. Warren Air Force Base, Cheyenne has also used its close proximity to the Colorado Front Range to create a thriving business environment. Now known as the Magic City of the Plains, Cheyenne still continues its strong ties to agriculture and its western roots. For more information on Cheyenne please visit: <http://www.cheyenne.org>.



AIRPORT INFORMATION

Commercial airline services are 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, a 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>.

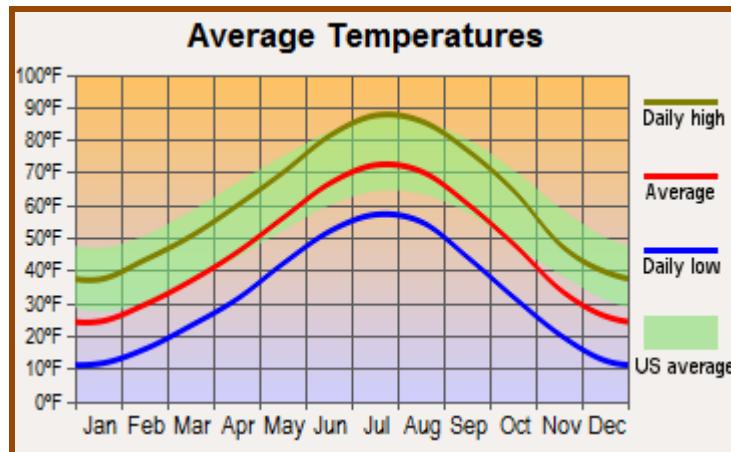
Cheyenne, Wyoming: [Great Lakes Airlines](#) operates flights daily from Cheyenne to [Denver International Airport](#). From there they fly to many cities throughout the west and the airline also has code shares with [United Airlines](#) and [Frontier Airlines](#) to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/pilotinfo.htm>.

Denver, Colorado: **Denver** International Airport is located approximately two and half hours from the Long Canyon Ranch. DIA 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 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com/>.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Gering, Nebraska area is approximately 16.07 inches including 39.4 inches of snow fall. The average high temperature in January is 48 degrees, while the low is 14 degrees. The average high temperature in July is 97 degrees, while the low is 65 degrees. The charts to the right are courtesy of www.city-data.com.

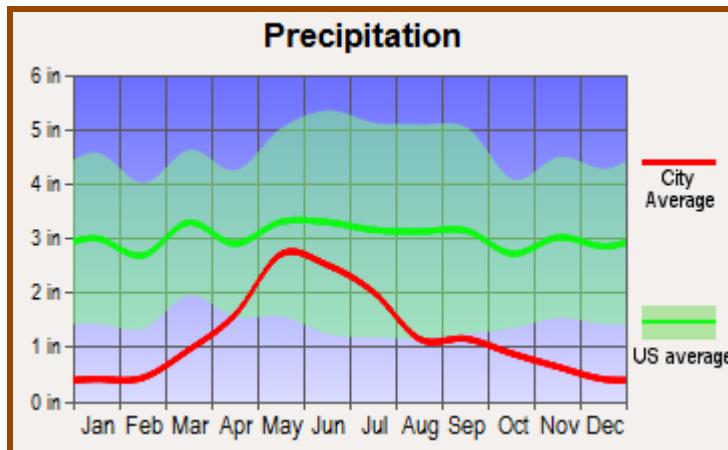


STATE OF NEBRASKA

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. Nebraska is a state that prides itself on "The Good Life" living environment.

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.

The largest ancestry group claimed by Nebraskans is German American. The state also has the largest per capita population of Czech Americans among U.S. states.

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.

OFFERING PRICE

Price Reduced to \$845,000

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 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

- I. All offers shall be:
 - A. in writing.
 - B. accompanied by an earnest money deposit in the minimum amount of five percent (5%) of the offering price; and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the listing broker'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. The 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. The 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.

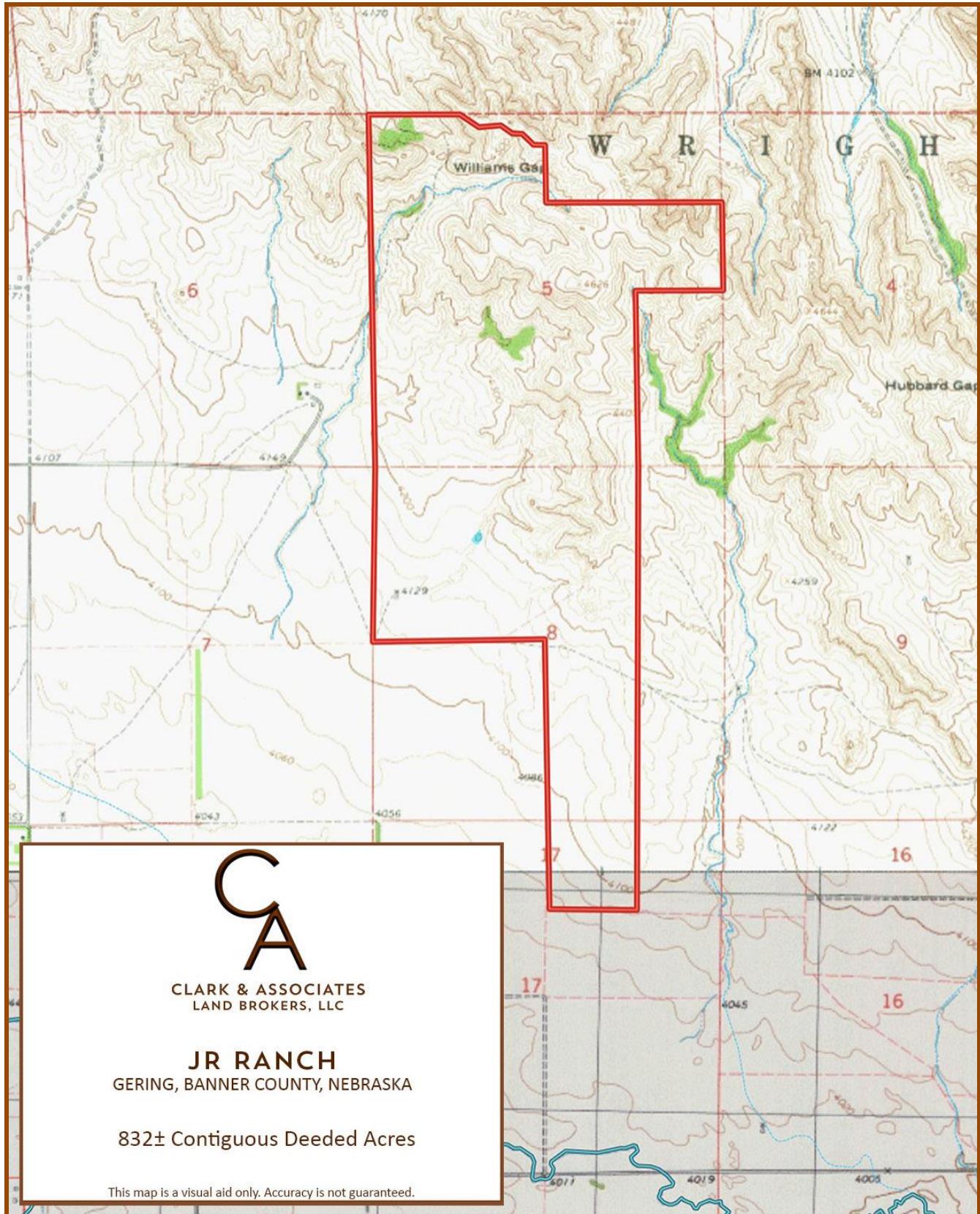
Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage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

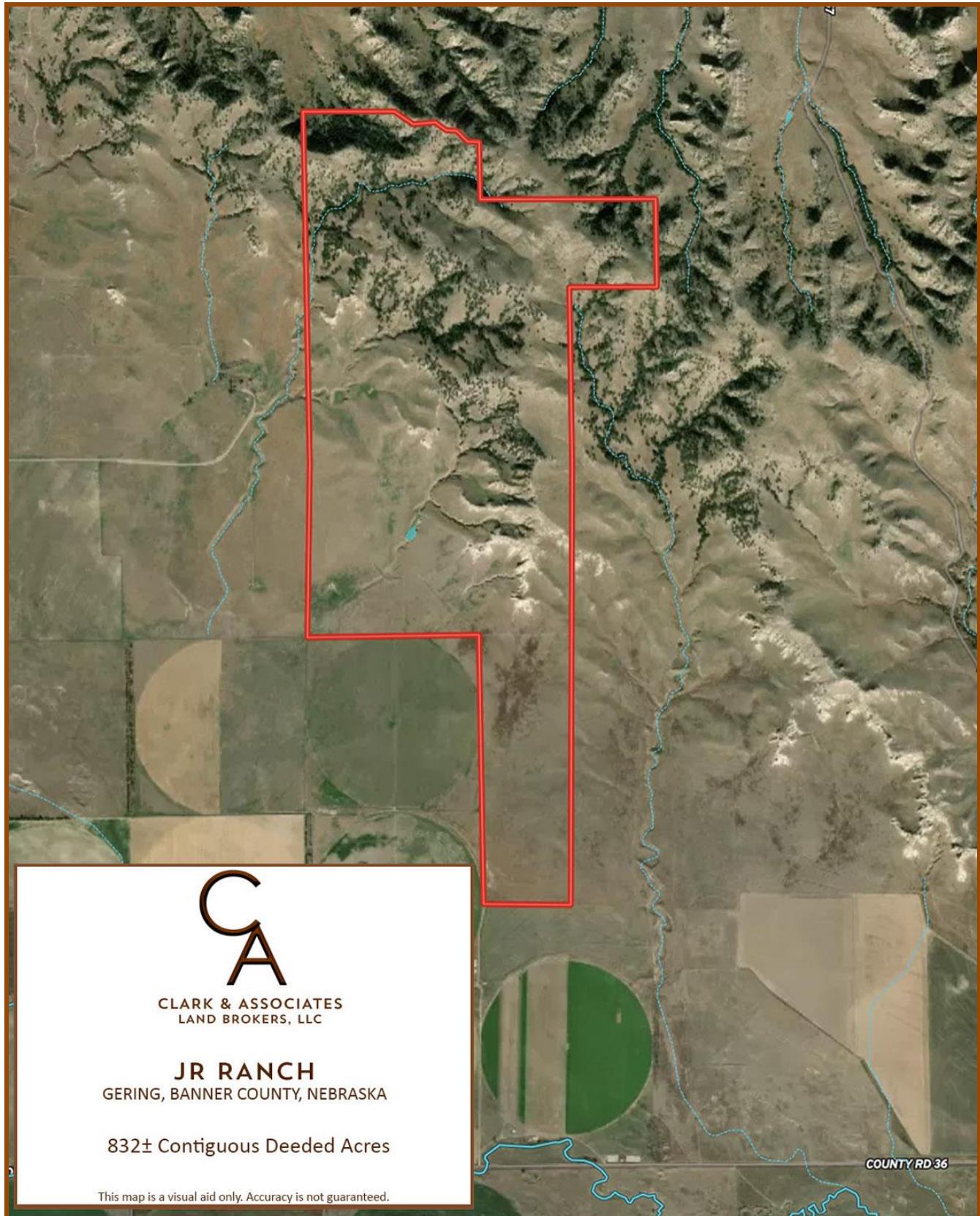


NOTES

JR RANCH TOPO MAP



JR RANCH ORTHO MAP



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



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Billings, MT 59105

Belle Fourche, SD Office

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Belle Fourche, SD 57717

Torrington, WY Office

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Wheatland, WY Office

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Dayton, WY Office

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**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