

Clark & Associates Land Brokers, LLC

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Presents

LEGACY FEEDERS, LLC

Scottsbluff, Scotts Bluff County, Nebraska



Listing Price: \$1,500,000

Address: 160495 Haig Road, Scottsbluff, NE

Location: Scotts Bluff County, NE

Zoned: Agriculture

Size: 101± Acres

Taxes: \$19,173.32

Property Features This 4,000 head feedlot is situated on 101± acres and has 27 modern pens of varying sizes, 20 of which have new waterers and the balance of existing waterers have been refurbished. The condition of the bunk line and apron are all updated and very functional, which was designed to confine bison. The entire feedlot has new perimeter fence. The working facilities include an updated hospital area which includes a new Silencer chute with scale and a 6-way hydraulic sorting system. Outside facilities include a large truck scale and office, two 25,000 BU grain bins, three liquid or dry supplement tanks, a large shop area and two open face commodity sheds. All facilities have been cleaned and organized to optimize function. There are 45± acres that are flood irrigated from the Mitchell Ditch and have Class 1 Mitchell silt loam soils. An additional 17± acres are irrigated from a three-tower Pierce pivot that draws its water from a collection pit and has native grass under it. There are also three permitted stocks wells, including two that are newer and provide water to the feed yard. Included in this listing is an 885 sq. ft. 2 bedroom, 1 bath home with a detached garage. The home also includes 353 sq. ft. basement and is adjacent to the feedlot. This operation is ready for immediate use and has adequate feed resources from area producers.

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

Michael Schmitt

Sales Associate, REALTOR®

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Licensed in WY

Michael McNamee

Associate Broker, REALTOR®

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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)