

Clark & Associates Land Brokers, LLC

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Presents

KURTZ FARM

Mitchell, Scottsbluff County, Nebraska



Listing Price: \$995,000

Address: County Road 15

Location: Mitchell, NE

Legal: S1/2 NW& PT S1/2N1/2 NW (S HWY 92) 23-22-56

Size: 106.07± Deeded Acres

Zoning: Agriculture

Taxes 2024: \$6,113 annually

Property Features: The Kurtz Farm is 106± deeded acres with 98± irrigatable acres of productive farm ground and is located approximately six miles southeast of Mitchell, Nebraska with easy access off of County Road 15. The farm is flood-irrigated with 97.9± acres of water via Gering Ft. Laramie Irrigation District with annual costs of \$4,013 for the 2025 growing season. Historically, the farm has been planted to corn and beans with yields averaging 45 bushels for the beans and 200 bushels for the corn. Improvements include a two-story farmhouse with basement, built in 1976, featuring four bedrooms and three baths with an office/den. The outdoor features a spacious landscaped yard with mature trees to provide a beautiful space with privacy to overlook the well-maintained farm. Located just minutes from Scottsbluff, Nebraska which offers many amenities including shopping and dining.

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

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Licensed in WY, NE & SD

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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)

