

# JAMES

— LAND CO. —

## Kimball County Dryland Farm Kimball, Nebraska



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SARATOGA • WYO

Creed James  
Office: (307)326-3104  
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creed@jameslandco.com

Broker / Owner  
Ranch • Farm • Recreation  
Serving: WY • NE • CO  
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The Kimball County Dryland Farm is located approximately 16 miles south of Kimball, Nebraska. The subject property is comprised of 154.05 acres +/- with 150.93 acres in production. This productive farm is located 4 miles west of HWY 71 and easily accessed on two sides via County Roads 10S & 33W. It has historically been planted in wheat and millet and is leased through the 2025 season. All mineral rights owned by the seller, if any, shall transfer to buyer at closing.

**Price:** \$130,900.00

**Terms:** Cash

**Legal Description:** SW $\frac{1}{4}$ , Section 27, Township 13 North, Range 56 West, 6<sup>th</sup> P.M., Kimball County, Nebraska

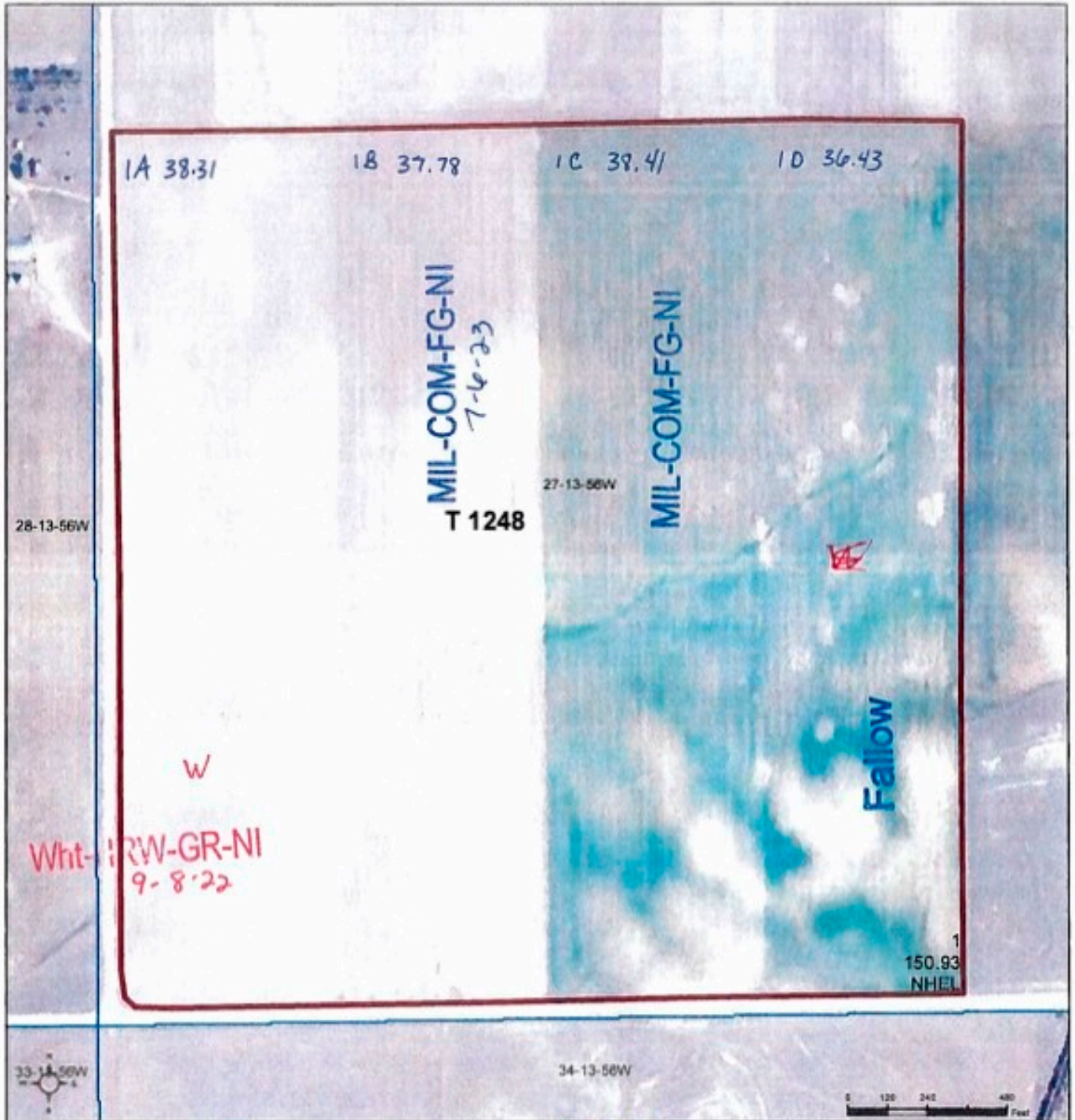
**Possession:** Subject to existing farm lease.

**Acreage:** 154.05 Acres +/-

**Real Estate Taxes:** \$971.80 (2023)

**Improvements:** None.

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Common Land Unit  PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

*2/3 Charles  
1/9 Dorothy  
1/9 Fred  
1/9 Robert*

2023 Program Year  
Map Created September 12, 2022

**Farm 2793**  
**Tract 1248**

Tract Cropland Total: 150.93 acres

2022 EAWS Provisional Ortho Imagery  
**Kimball County, Nebraska**

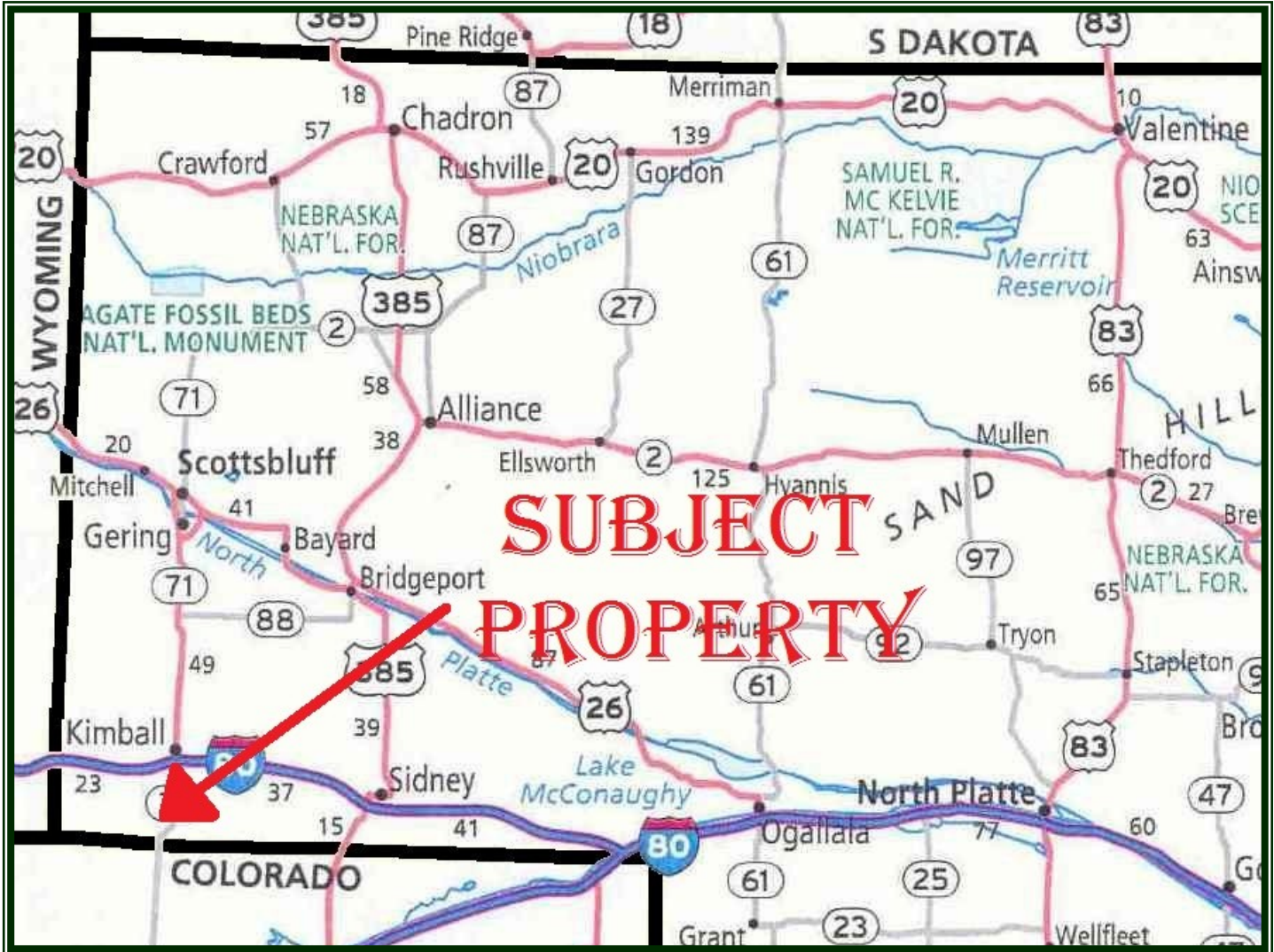
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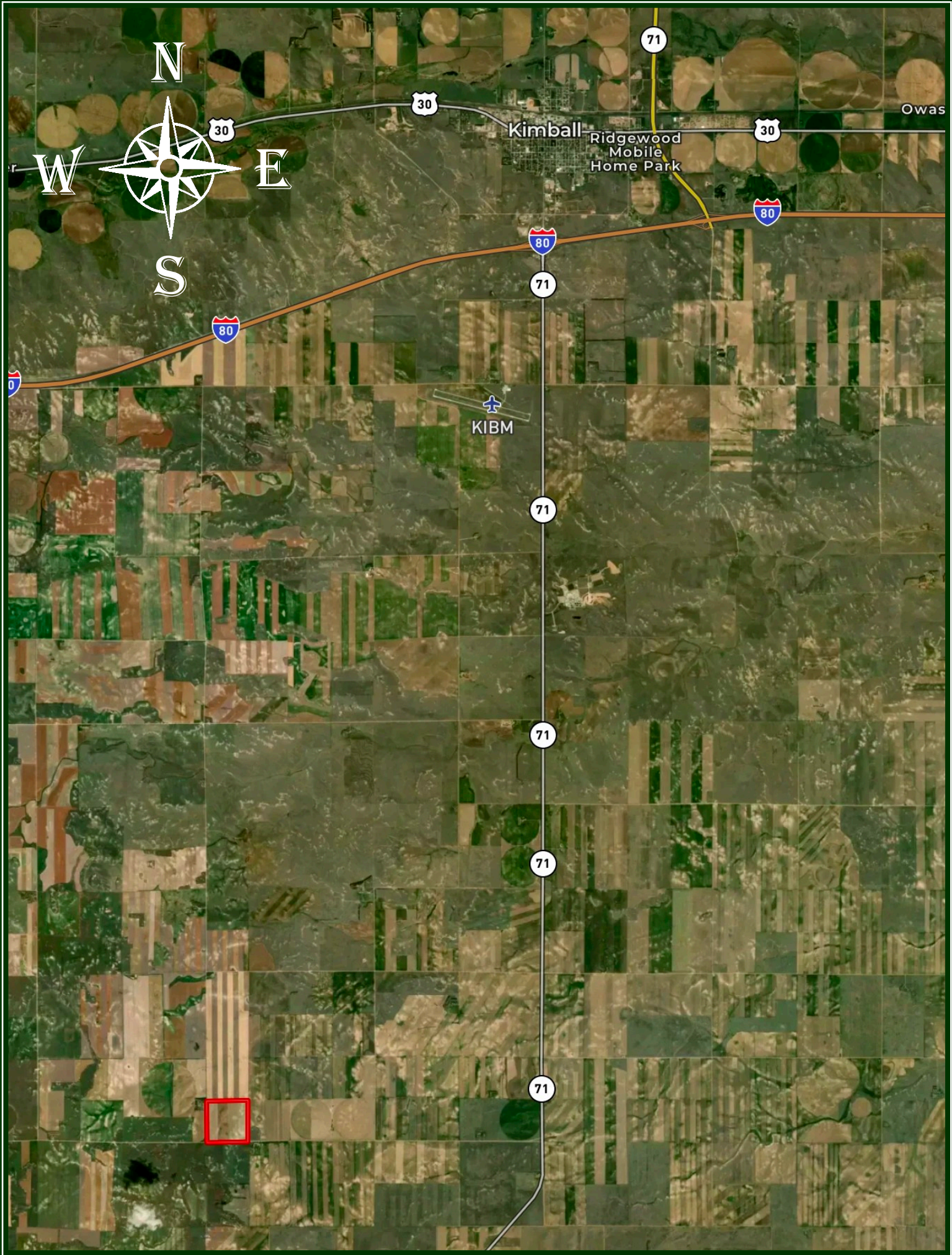
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Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of 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 visual aids only. Their accuracy is not guaranteed.





ROAD 10S

ROAD 35W

ROAD 10S

ROAD 10S

ROAD 10S

ROAD 33W

ROAD 23W



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## Contact Information

### **Creed James (Broker / Owner)**

Cell: (307)399-7973 Email: [creed@jameslandco.com](mailto:creed@jameslandco.com)

*\*Licensed in Wyoming, Nebraska & Colorado*

### **Curt James (Associate Broker)**

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### **Brad James (Sales Associate)**

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### **Cody Nye (Sales Associate)**

Cell:(308)760-8588 Email: [cody@jameslandco.com](mailto:cody@jameslandco.com)

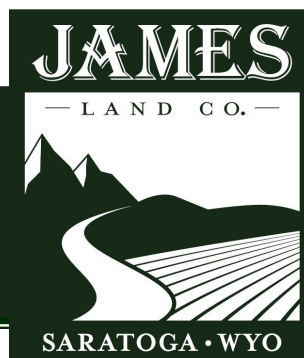
*\*Licensed in Nebraska*

**Note:** This Information and any other information presented by James Land Company, LLC has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company, LLC. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

**Agency Disclosure:** James Land Company, LLC and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

**\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company, LLC is an agent for the seller.**

Office: (307)326-3104  
116 South 1st Street  
Saratoga, WY 82331



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[Jameslandco.com](http://Jameslandco.com)



## Agency Disclosure Information for Buyers and Sellers

Company James Land Company, LLC Agent Name Creed James

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):**

|  |
|--|
| <b>Limited Seller's Agent</b>  |
| <ul style="list-style-type: none"><li>• Works for the seller</li><li>• Shall not disclose any confidential information about the seller unless required by law</li><li>• May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property</li><li>• Must present all written offers to and from the seller in a timely manner</li><li>• Must exercise reasonable skill and care for the seller and promote the seller's interests</li></ul> <p><u>A written agreement is required to create a seller's agency relationship</u></p> |

|  |
|--|
| <b>Limited Buyer's Agent</b>   |
| <ul style="list-style-type: none"><li>• Works for the buyer</li><li>• Shall not disclose any confidential information about the buyer unless required by law</li><li>• May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction</li><li>• Must present all written offers to and from the buyer in a timely manner</li><li>• Must exercise reasonable skill and care for the buyer and promote the buyer's interests</li></ul> <p><u>A written agreement is not required to create a buyer's agency relationship</u></p> |

|   |
|---|
| <b>Limited Dual Agent</b>   |
| <ul style="list-style-type: none"><li>• Works for both the buyer and seller</li><li>• May not disclose to seller that buyer is willing to pay more than the price offered</li><li>• May not disclose to buyer that seller is willing to accept less than the asking price</li><li>• May not disclose the motivating factors of any client</li><li>• Must exercise reasonable skill and care for both buyer and seller</li></ul> <p><u>A written disclosure and consent to dual agency required for all parties to the transaction</u></p> |

|  |
|--|
| <b>Customer Only</b> (list of services provided to a customer, if any, on reverse side)  |
| <ul style="list-style-type: none"><li>• <b>Agent does not work for you</b>, agent works for another party or potential party to the transaction as:<br/>  ___ Limited Buyer's Agent    <input checked="" type="checkbox"/> Limited Seller's Agent<br/>  ___ Common Law Agent (attach addendum)<br/>  ___ Assignable Contract, Seller's Agent</li><li>• Agent may disclose confidential information that you provide agent to his or her client</li><li>• Agent must disclose otherwise undisclosed adverse material facts:<ul style="list-style-type: none"><li>- about a property to you as a buyer/customer</li><li>- about buyer's ability to financially perform the transaction to you as a seller/customer</li></ul></li><li>• Agent may not make substantial misrepresentations</li></ul> |

|   |
|---|
| ___ <b>Common Law Agent for</b> ___ Buyer ___ Seller (complete and attach Common Law Agency addendum) |
|---|

|  |
|--|
| ___ <b>Assignable Contract Representation</b> (complete and attach Assignable Contract 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 (Including Information on back of form)

\_\_\_\_\_  
(Client or Customer Signature)                      (Date)

\_\_\_\_\_  
(Client or Customer Signature)                      (Date)

\_\_\_\_\_  
(Print Client or Customer Name)

\_\_\_\_\_  
(Print Client or Customer Name)

Contact Information:

1. Agent(s) name(s) and phone number(s): Creed James - (307)326-3104 (Office) (307)399-7973 (Cell)

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. \_\_\_Init. \_\_\_Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

2. Team name, Team Leader name and phone number (only if applicable):

3. Managing Broker(s) name(s) and phone number(s) (only if applicable):

4. Designated Broker name, name designated broker does business under (if different), and phone number:

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer

Client or Customer name(s): \_\_\_\_\_, \_\_\_\_\_