

# JAMES

— LAND CO. —

## Morrill County Irrigated Farm Bayard, Nebraska



JAMES

— LAND CO. —



SARATOGA • WYO

Creed James  
Office: (307)326-3104  
Cell: (307)399-7973  
creed@jameslandco.com

Broker / Owner  
Ranch • Farm • Recreation  
Serving: WY • NE • CO  
Jameslandco.com

# JAMES

— LAND CO. —



The Morrill County Irrigated Farm is located approximately 8 miles north of Bayard, Nebraska. This productive farm is comprised of two separate parcels totaling 83 acres of quality flood irrigated farm ground. The north field (38.23 acres +/-) was put into alfalfa in 2023. The south field (44.83 acres +/-) has been planted in corn for the past several years. Water to both fields is provided by the Pathfinder Irrigation District. Both farms are easily accessed off County Road 77 and lay less than a half mile apart.

**Price:** \$348,600.00

**Terms:** Cash

**Legal Description:** A parcel in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 24; and a parcel in the NW $\frac{1}{4}$ , Section 25, Township 22 North, Range 52 West, 6<sup>th</sup> P.M., Morrill County, Nebraska. Complete legal description to be provided by survey.

**Possession:** At closing, subject to existing farm lease for 2025 season.

**Acreage:** 83.06 Acres +/-

**Improvements:** None.

# JAMES

— LAND CO. —

## SOUTH PARCEL



# JAMES

— LAND CO. —

## NORTH PARCEL





**SOUTH  
PARCEL**

**Common Land Unit**  
 Non-Cropland  
 Cropland

**Wetland Determination**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Wetland

Tract Boundary  
 PLSS

**2024 EAWS Production Ortho Imagery**  
 Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

**2025 Program Year**  
 Map Created February 18, 2025

**Farm 3210**

**25-22-52W**

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



**Common Land Unit**  
 Non-Cropland  
 Cropland

**Tract Boundary**  
 PLSS

**Wetland Determination**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Wetland

**2024 EAWS Production Ortho Imagery**  
 Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

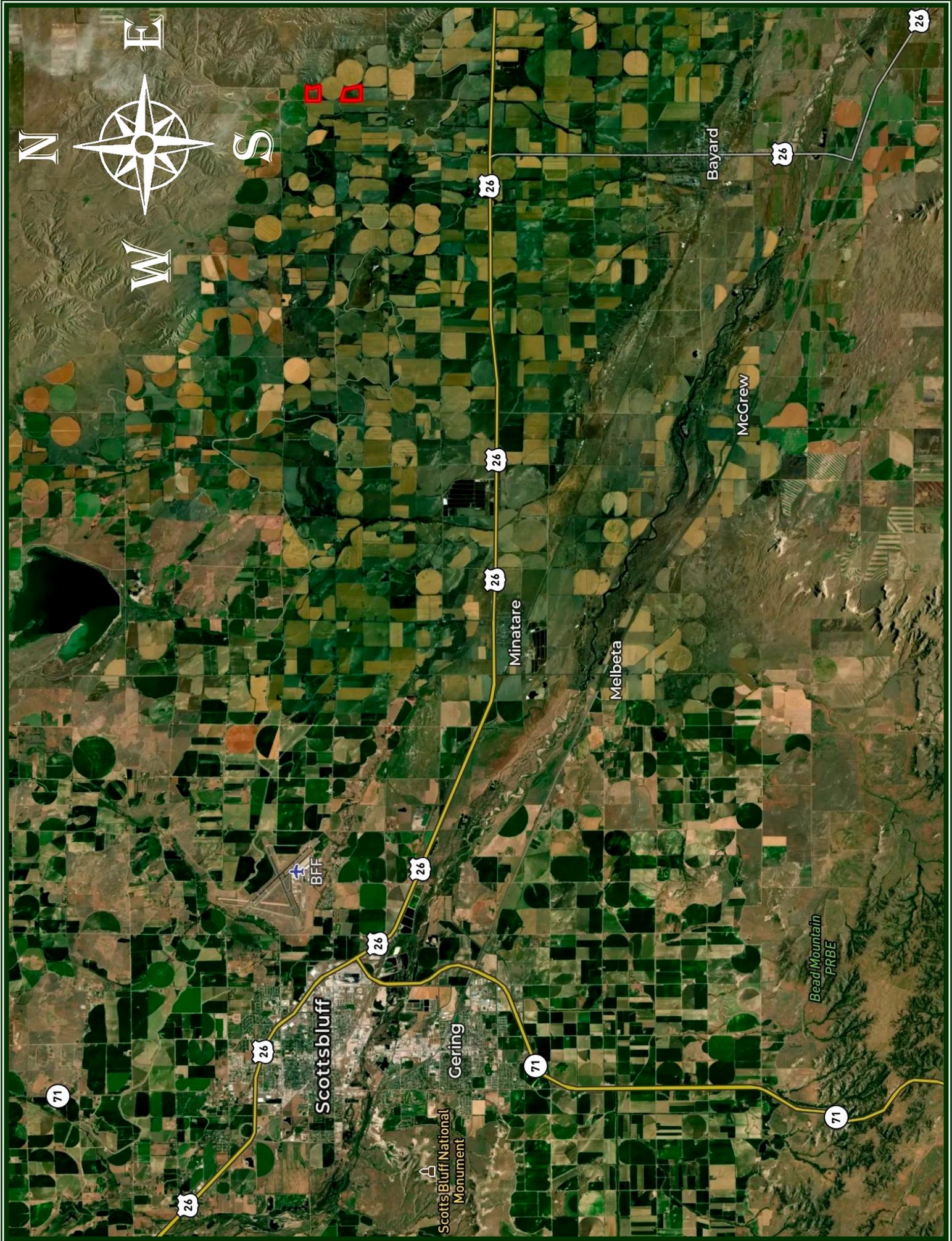
**2025 Program Year**  
 Map Created February 18, 2025

**Farm 3210**

**24-22-52W**

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





Scottsbluff

Scotts Bluff National Monument

Gering

Minatare

Melbeta

McCrew

Bayard

71

26

26

26

26

26

26

26

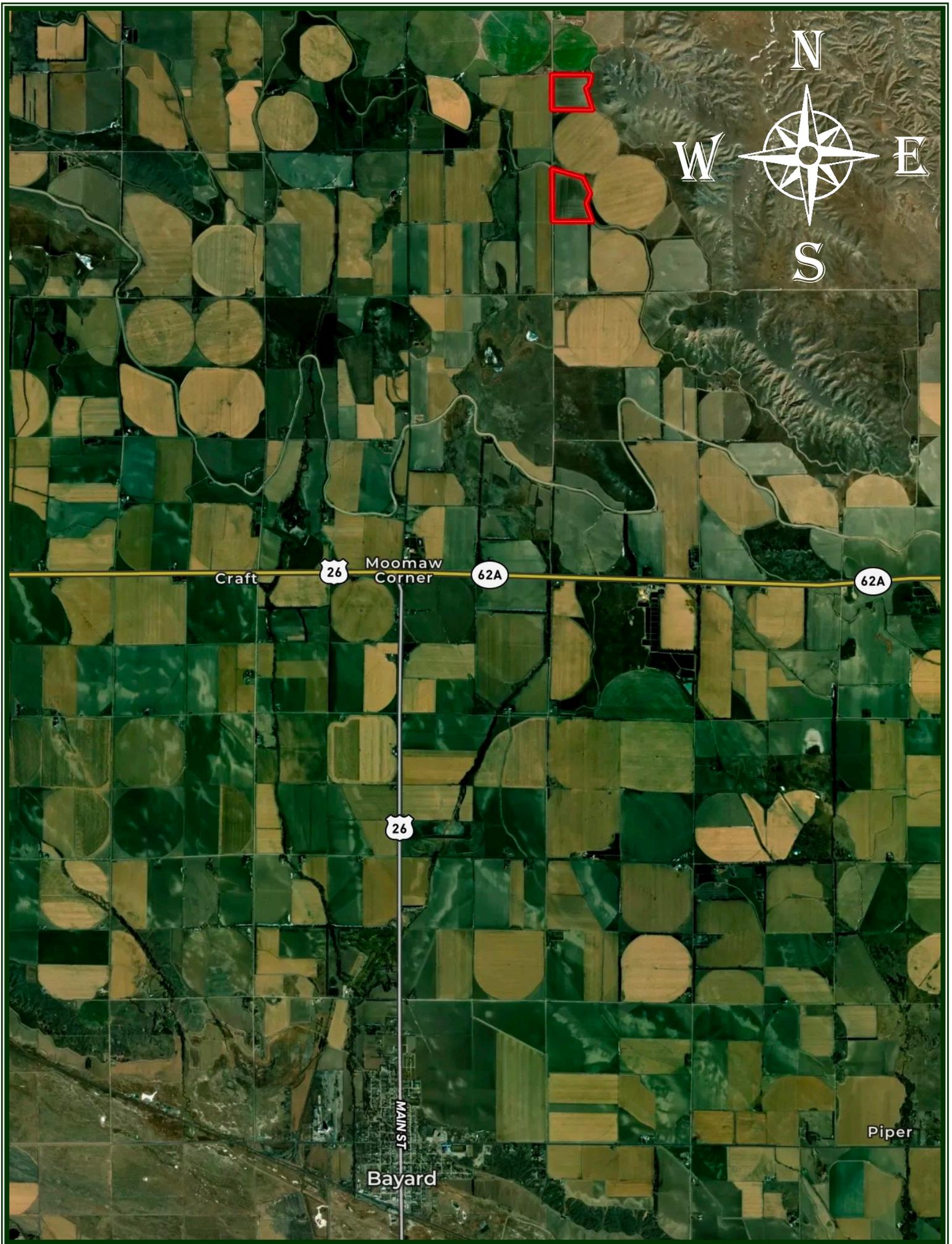
71

71

26

26





# JAMES

— LAND CO. —

## Contact Information

**Creed James (Broker/Owner)**

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

*\*Licensed in Wyoming, Nebraska & Colorado*



**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.***

## JAMES

— LAND CO. —



SARATOGA • WYO

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

Ranch • Farm • Recreation  
Serving: WY • NE • CO  
[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>

<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: ___ Limited Buyer's Agent    <input checked="" type="checkbox"/> Limited Seller's Agent ___ Common Law Agent (attach addendum) ___ 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): \_\_\_\_\_,