

Clark & Associates Land Brokers, LLC

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Presents

187 MILO ROAD

Crawford, Sioux County, Nebraska



Listing Price: \$1,250,000

Address: 187 Milo Road

Location: Crawford, NE

Zoning: Agriculture

Total Acres: 183± deeded acres

Estimated Real Estate Taxes: \$4,549

Property Features: This 183± acre paradise has incomparable views and is extremely secluded with end-of-the-road privacy. The property features an incredible log home, a large 45'x70' shop building featuring a great "man cave" area and a huge 55'x120' equipment building. The handcrafted log home is 1-½ stories with approximately 3,256 sq. ft of finished living space complete with three bedrooms, three baths and elevator. The open floor plan on the main level creates a spacious combination of living room, dining room and kitchen space with an abundance of windows and rock accents throughout plus an ornate wood cook stove inset in dining room. Also on the main level is a bedroom and bathroom, plus access to the attached garage through the mud room/laundry room. An expansive wrap around deck surrounds the majority of the main floor. The upstairs loft features an open area and master bedroom suite with its own balcony overlooking the ranch, walk-in closet with built-ins and a fabulous master bath with large tiled walk-in shower. The basement has a family room area and a nice bedroom and bath with walk out access to covered patio. The attached oversized garage features 986 sq. ft and has additional shop space in it. The property is surrounded by many acres of United States Forest Service lands. Wildlife abounds with elk, deer and turkeys often on the property. The home has a fully automatic backup generator.

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

Cory Clark - Broker, REALTOR®

Office: (307) 334-2025

E-mail: clark@clarklandbrokers.com

Licensed in WY, MT, SD, ND, NE & CO

Logan Schliinz - Associate Broker, REALTOR®

Cell: 307-575-5236

E-mail: logan@clarklandbrokers.com

Licensed in SD, WY, CO & NE

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
 - about buyer's ability to financially

_____**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)

Nebraska Real Estate Commission/Agency Disclosure Form

5/1/2015