

Scott Land Company, LLC

Ben G. Scott

1301 Front Street / Dimmitt, Texas 79027-3246

Phone (806) 647-4375 or (800) 933-9698 5:00am to 10:00pm * Fax (806) 647-0950

www.scottlandcompany.com * ben.scott@scottlandcompany.com

FM 145 Feedyard & Farm

State: Texas
Region: Southern Panhandle
County: Parmer
Property Type: Feedyard, Irrigated Farmland & Homes
Acres: 623.746 acres more or less
Price: \$2,500,000.00
Taxes: \$10,454.31 estimated Parmer CAD
Location: Parmer County
Contact Name: Robert D. Nelson/Ben G. Scott
Contact Address: Scott Land Company, LLC
Mailing Address: 1301 Front Street
Dimmitt, Texas 79027-3246
Physical Address: 1368 US Hwy N 385
Dimmitt, Texas 79027-3246
Office Phone #: 800/933-9698 or 806/647-4375
5:00am to 10:00pm
Cell Phone #: 806-647-8176 (Robert)
Contact's Email Address: robert.nelson@scottlandcompany.com

Comments: This 624 +/- acre property is well suited for backgrounding calves or raising dairy heifers. The 6,000 head permitted feedyard is situated on a section of land with highway access and an exceptional owner's home. The feedyard has an excellent ongoing business.

Feedyard Tract - 623.746 +/- acres

- *6,000 head TCEQ active permit.
- *9,400 +/- linear feet of bunk space.
- *Truck scales
- *Walk-in cattle scales
- *Quonset barn – 160 X 40
- *Excellent permanent fence around perimeter.
- *20,000 Gallon Water Storage Tank
- *Owners home (3,464 sq ft) w/ recent renovation.
- *Greenhouse 17 X 32
- *2 employee houses at feedyard
- *Additional home on 6 acres a half-mile away
- *Three circles w/ grass & 60 ac cultivated
- *5 irrigation wells / 4 wells at Feedyard
- *FM frontage & caliche road

Ranch & Farm Real Estate

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Feedyard Equipment Included

*2019 Hyundai Loader

*1992 Intl Feed Truck w/ 620 Roto Mix Box

*Manure Truck(Silage Hauler)

*2012 Ford Diesel Pickup

*7140 International Tractor w/grinder

*2012 Intl Feed Truck w/ 620 Roto Mix Box

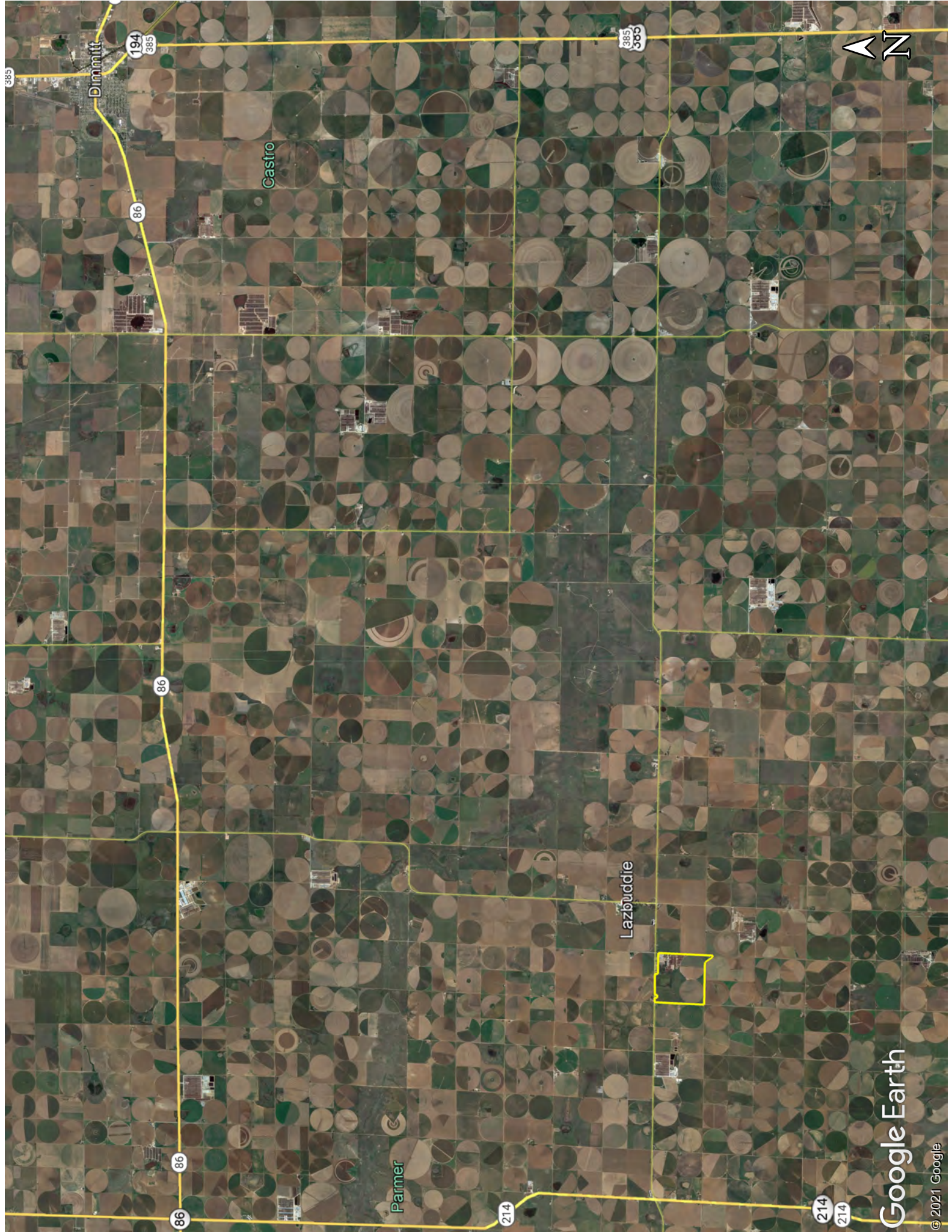
*2012 Chevy Pickup - gas

*2010 Chevy Pickup - gas

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Ranch & Farm Real Estate





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Dimmitt

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385

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Castro

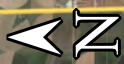
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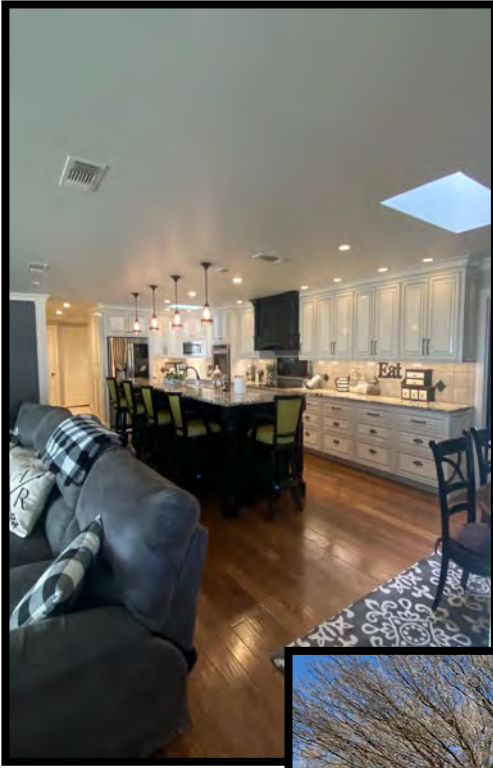
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date