

# 177 Sudan Grass

---



---

177.1 ± ACRES | SUDAN, TEXAS | LAMB COUNTY

---

*Scott Land Company, LLC*

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

## **PROPERTY SUMMARY**

---

State:	Texas
Region:	Panhandle
Counties:	Lamb
Property Type:	Improved Grass
Acres:	177.1 ± acres
Price:	\$1,250.00 per acre
Estimated Taxes:	\$519.43
Location:	Less than 2 miles south of Sudan, TX

## **COMMENTS**

---

174.1 acres in Labor 16 are improved pasture with a CRP contract expired in 2024. Just south of Highway 84 and a couple miles southeast of Sudan, this property is conveniently close to town and accessible. Combined with a good set of pens and access to electricity, this ground could make for a good ranching opportunity.

Bird hunting and mule deer hunting opportunities are found in the area. This is a nice smaller property for your consideration!

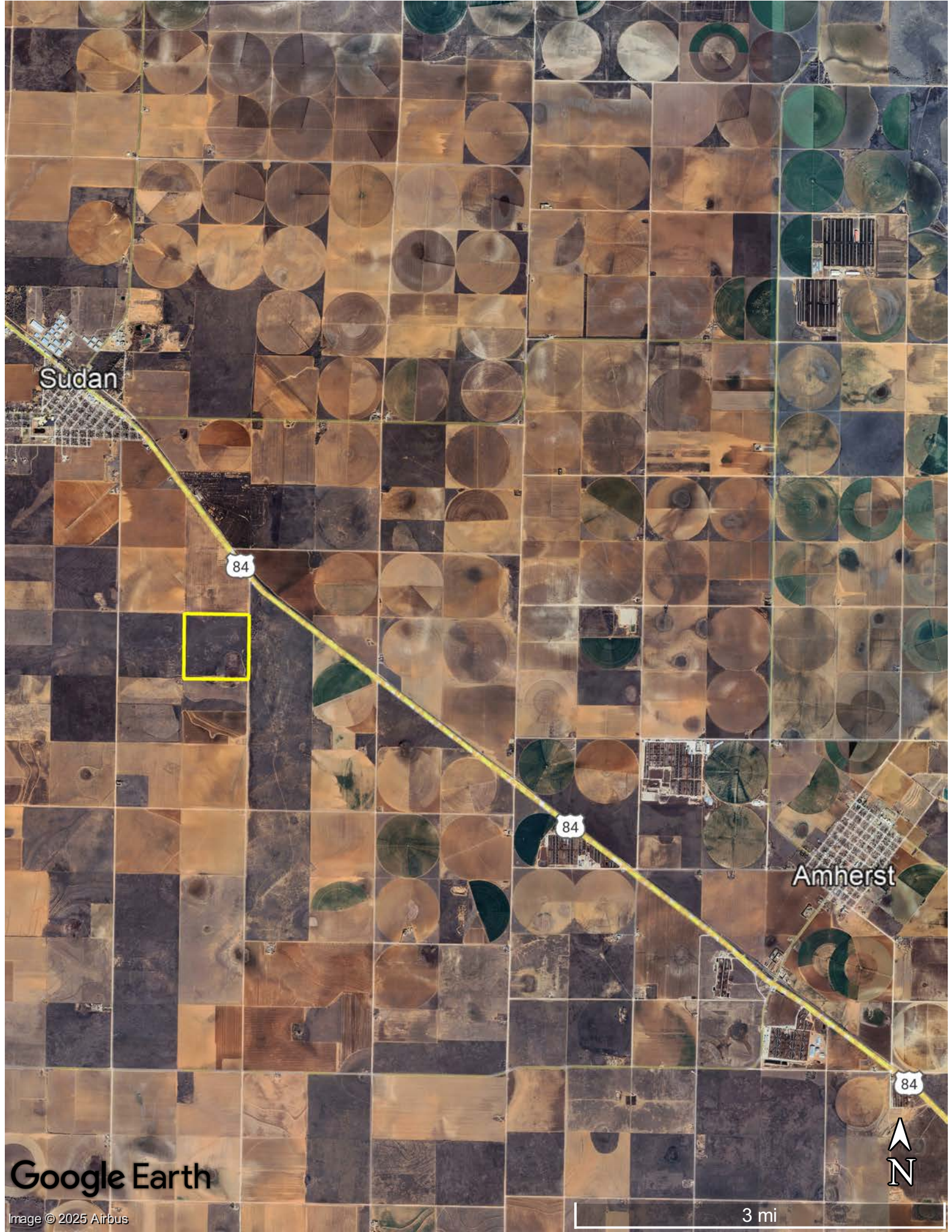












Sudan

84

84

Amherst

84



Google Earth

Image © 2025 Airbus

3 mi





105

Google Earth

Image © 2025 Airbus

105



1000 ft





## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>Ben G Scott Land Company LLC</b>	<b>9000678</b>	<b>ben.scott@scottlandcompany.com</b>	<b>(800)933-9698</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Ben G. Scott</b>	<b>122507</b>	<b>ben.scott@scottlandcompany.com</b>	<b>(806)647-4375</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Ben G. Scott</b>	<b>122507</b>	<b>ben.scott@scottlandcompany.com</b>	<b>(806)647-4375</b>
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

Regulated by the Texas Real Estate Commission

TXR-2501

Scott Land Company, LLC, 1301 Front St Dimmitt TX 79027  
Krystal Nelson

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 8066474375 Fax: 8066470950  
[www.lwolf.com](http://www.lwolf.com)

Cisneros/Kaar

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

# *Scott Land Company, LLC*

## FARM AND RANCH REAL ESTATE

### Robert Nelson

Associate Real Estate Broker - TX & NM

806.647.8176

robert.nelson@scottlandcompany.com

### Krystal Nelson

Associate Real Estate Broker - TX, NM & CO

806.647.6063

krystal.nelson@scottlandcompany.com

scottlandcompany.com

806.647.4375



Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027

Mailing Address: 1301 Front Street - Dimmitt, TX 79027