

# Deeds Crossfire Ranch

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1,822 ± ACRES | SEDAN, NEW MEXICO | UNION COUNTY

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*Scott Land Company, LLC*

FARM AND RANCH REAL ESTATE

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## PROPERTY SUMMARY

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State:	New Mexico
Region:	North Eastern NM
County:	Union
Property Type:	Grassland
Acres:	1,822 ± acres
Price:	\$1,100.00 per acre
Estimated Taxes:	\$2,552.67
Location:	South and Northwest of Sedan, NM

**\*\*\*BROKER OWNED\*\*\***

## COMMENTS

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This ranch is located in some of the most sought after cattle grazing country in the Continental USA. This productive 1,822 acre ranch is located in two parcels; one is 1,187 acres +/- located approximately 15 miles south of Clayton, NM on Hwy 402 to Boggs Road (all weather) and the northeast corner of the subject property with 1 mile of frontage on paved Hwy 402 and 2 miles of frontage on the south side of Boggs Road thence on south on Hwy 402 to New Mexico Highway 421 (Texas Highway 102) heading east to Sedan, NM thence south on Callis Road (all weather) 3 ½ miles to the northwest corner of the first half section of grassland in this 635 acre +/- property thence ½ mile south along the west end of said half section to Steed Road thence west on Steed Road to the southeast corner of the second half section of grassland.

The first (larger) property consists of four pastures which are ideally fenced for rotational grazing and watered by one domestic well equipped with a submersible electric motor and pump with water being distributed to the four pastures with underground pipeline furnishing water in each pasture for a fiber glass tank (one 24 ft. and three 16 ft. tanks) with a float water system in each tank in each pasture. This ranch is fenced with a new 5 strand barbed wire fence on roughly 50% of the ranch with the remaining fencing (five strand barbed wire fence) being older but well maintained and in good and useable condition.

The first half section of the 635 acre +/- tract located in two parcels south of Sedan, NM is fenced with approximately two miles of new five strand barbed wire fencing with one mile of older fencing in good condition. This first half section has a virtually new set of steel working pens and a domestic well equipped with a submersible electric motor and pump (well and pump owned by Seller-water is shared with a neighbor on a 50/50 basis for maintenance and utilities) and a 16 ft. fiber glass tank by the well which furnishes water for livestock and wildlife and which is piped ½ mile to the west to the second half section of grassland with a 24 ft. fiber glass tank on the second half section of grassland.

Of the 1187 acre +/- tract, 120 acres is fenced separately into one pasture with a pipeline delivering water to a drinking tub and which is in the standard Conservation Reserve Program for approximately 8 more years. The remaining 1,067 acres +/- divided into three pastures, is in the new Grasslands Conservation Reserve Program for approximately 13 more years. There is a wind lease on the entire 1,187 acre +/- tract and the two half sections for approximately 10 more years. This very productive and well maintained ranch consists of mainly grama and buffalo grasses and is currently being operated as a cow-calf operation but could also be operated as an excellent yearling operation.

The configuration of the pastures and the ability to rotate the grazing program will accommodate the CRP and Grasslands CRP requirements.

This ranch is located in the heart of cattle country and deserves your attention.

The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.











## CRP SUMMARY

### **1,187 ± acre Tract**

**938.47** acres - Grassland CRP  
\$19.00 per acre - \$17,831.00 annually  
2021 - 2036

**189.00** acres - General CRP  
\$27.30 per acre - \$5,160.00 annually  
2022 - 2032

### **635 ± acre Tract**

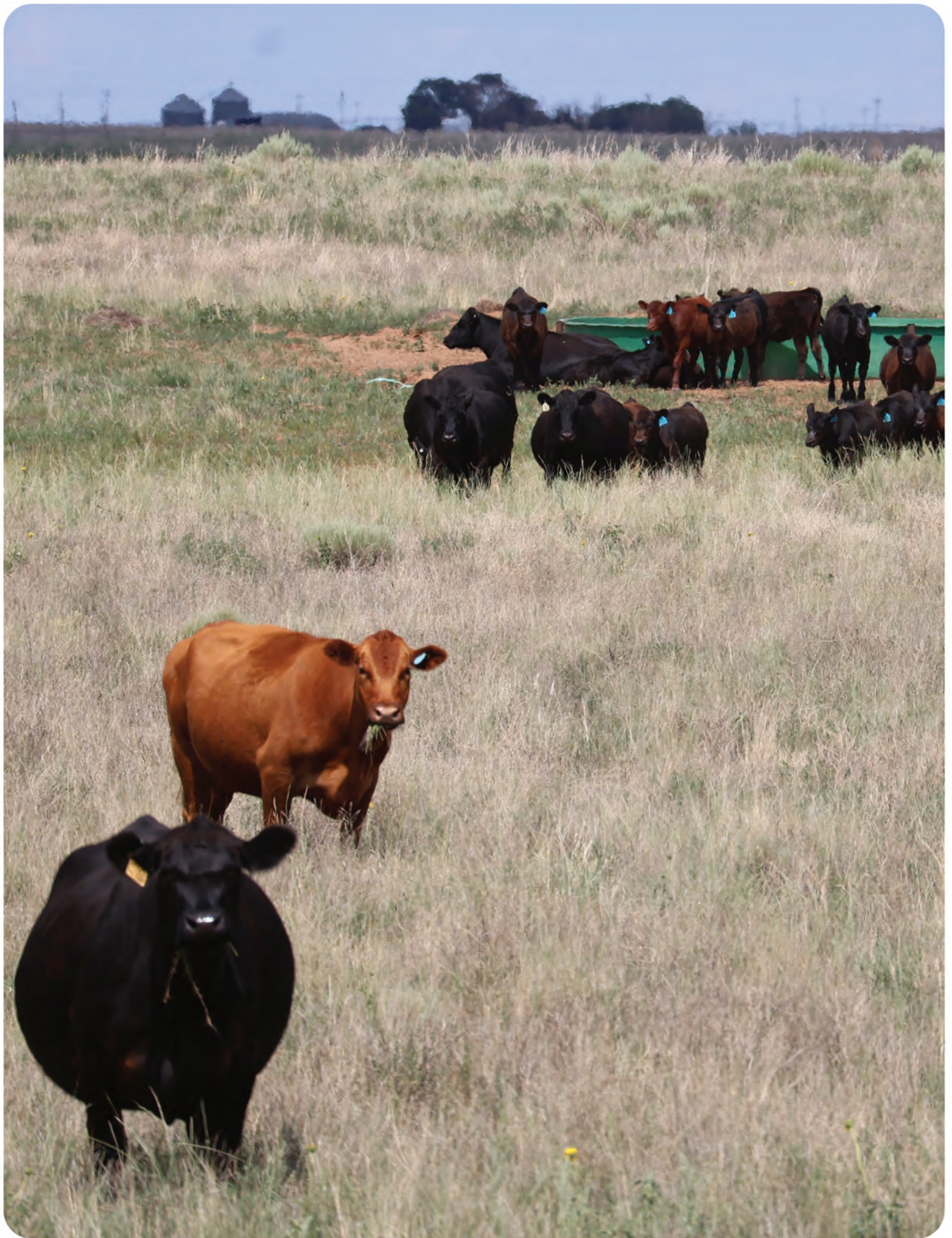
**321.73** acres - Grassland CRP  
\$17.00 per acre - \$5,469.00 annually  
2023 - 2038

**307.26** acres - Grassland CRP  
\$17.00 per acre - \$5,223.00 annually  
2023 - 2038

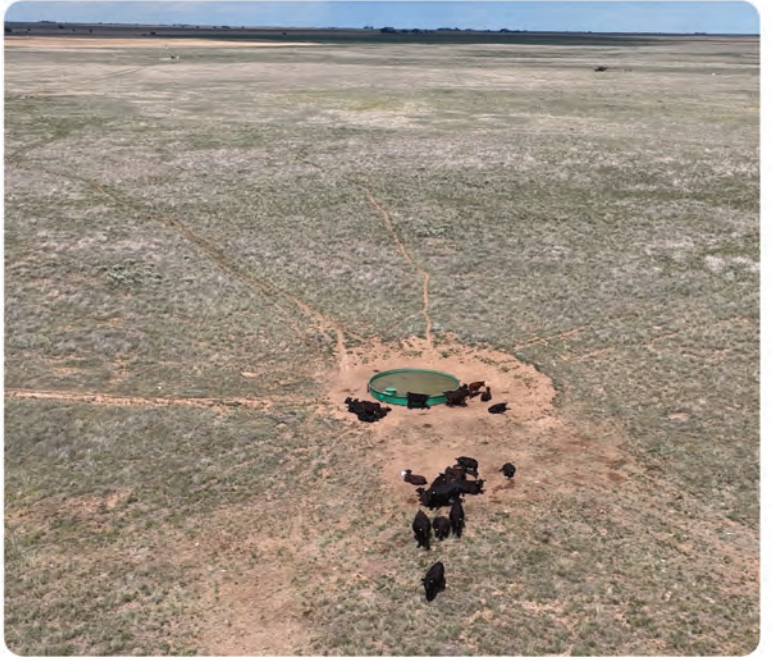
\*Ask us for additional information on CRP\*











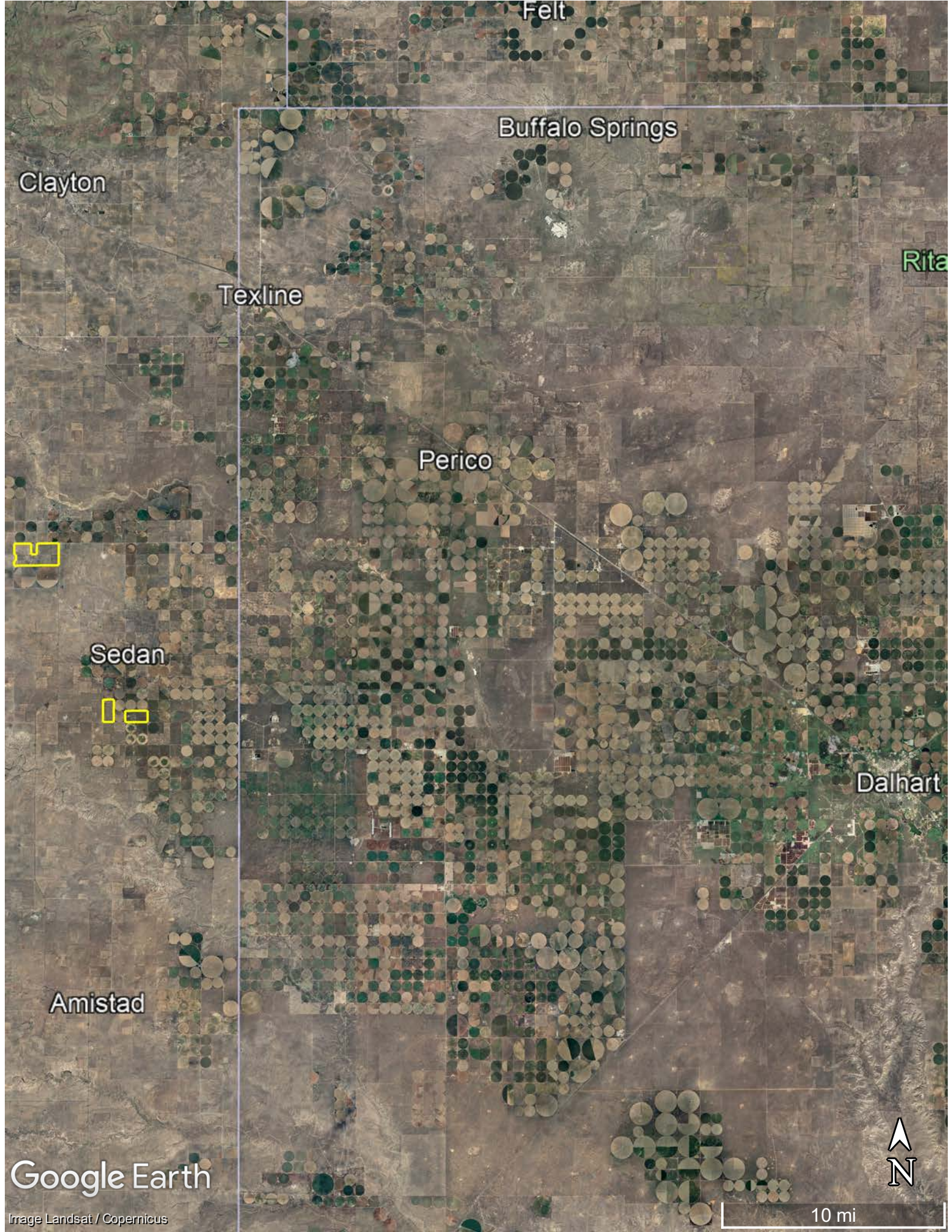












Felt

Buffalo Springs

Clayton

Rita

Texline

Perico

Sedan

Dalhart

Amistad

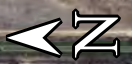
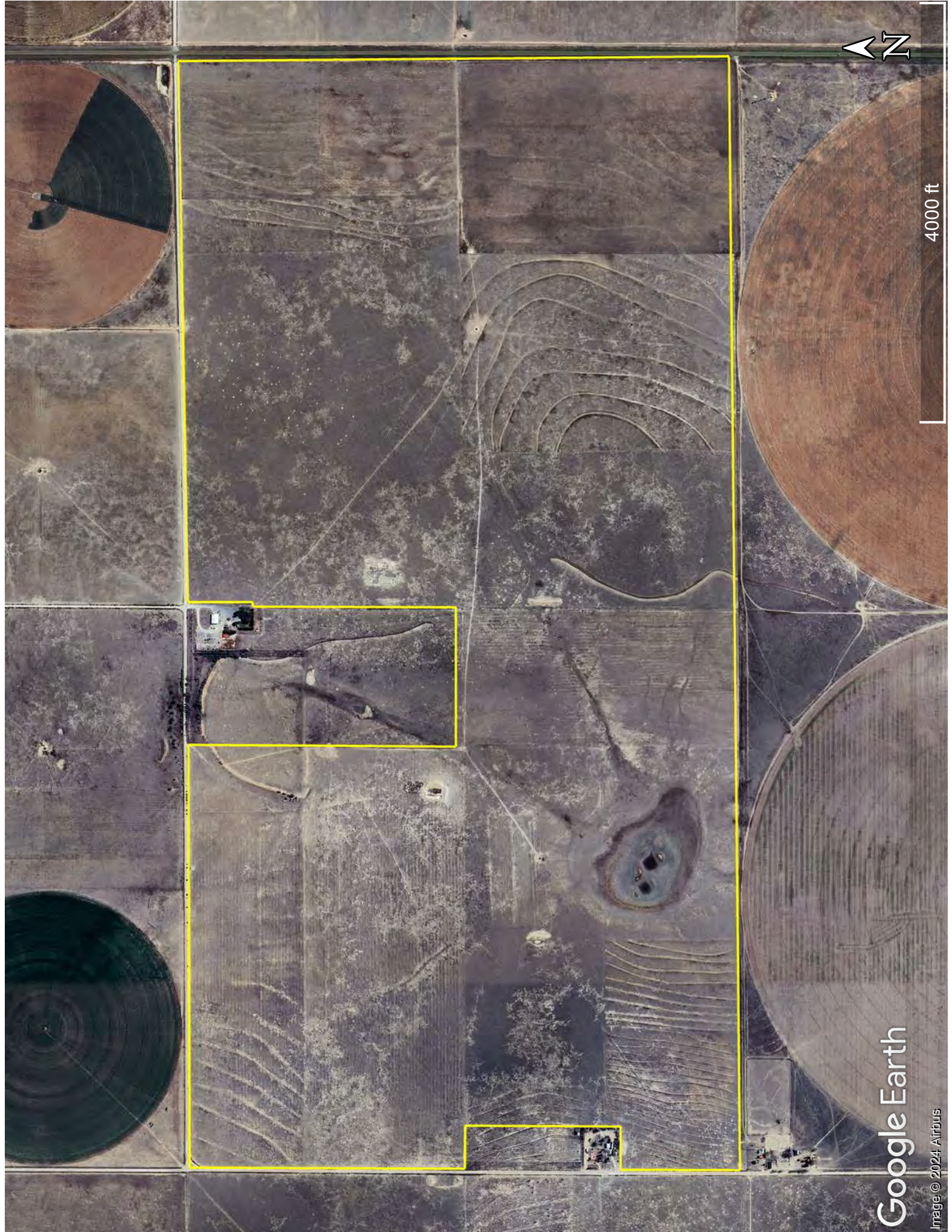
Google Earth

Image Landsat / Copernicus



10 mi



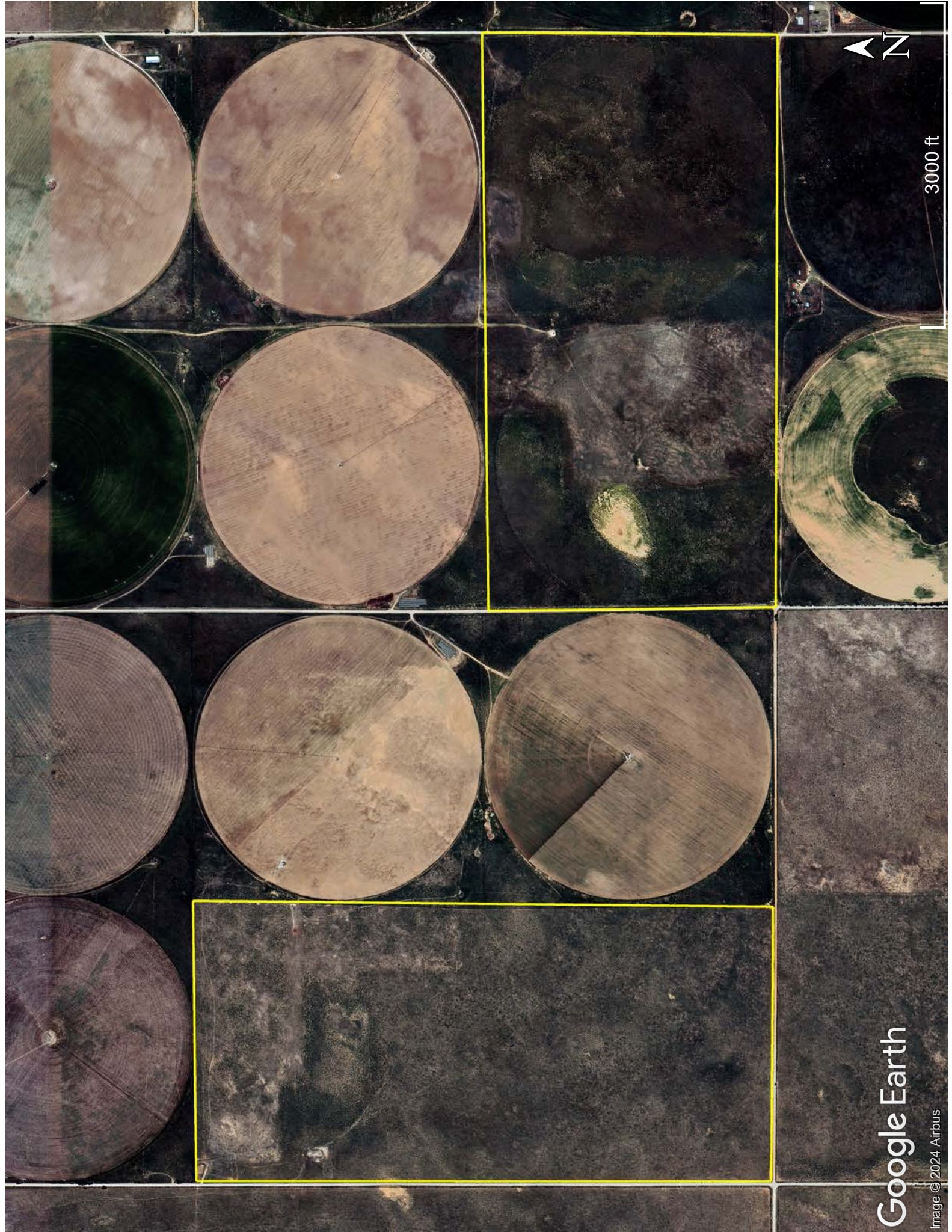


4000 ft

Google Earth

Image © 2024 Airbus





Google Earth

Image © 2024 Airbus





**NEW MEXICO ASSOCIATION OF REALTORS®  
BROKER DUTIES - 2024**

**PART I – BROKER DUTIES DISCLOSURE**

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

**SECTION A:**

**All Brokers in this transaction owe the following broker duties to ALL buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants in the transaction:**

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to;
  - A. Any written brokerage relationship the Broker has with any other parties to the transaction or;
  - B. Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
  - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

**SECTION B:**

**In addition to the above duties, Broker(s) owes the following Broker Duties to the buyers, sellers, landlords and/or tenants in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.**

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction, including:
  - A. timely presentation of and response to all written offers or counteroffers; and
  - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship option available in New Mexico:
  - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
  - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in real estate transaction rather than as an exclusive agent for either party;
  - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
  - A. that the seller has previously indicated he/she will accept a sales price less than the asking or listed price;
  - B. that the seller will agree to financing terms other than those offered;
  - C. the seller's motivation for selling/leasing; or
  - D. any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
  - A. that the buyer has previously indicated he/she will pay a price greater than the price submitted in a written offer;
  - B. the buyer's motivation for buying; or
  - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.

**BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW.**





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BROKER DUTIES - 2024



PART II - OTHER REQUIRED DISCLOSURES

Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. [ ] Broker has a written brokerage relationship with any other party(ies) to the transaction.
2. [ ] Broker(s) has any CONFLICT OF INTEREST (including any material interest or relationship of a business, personal, or family nature in the transaction).
3. [ ] Broker(s) knows of ADVERSE MATERIAL FACTS about the Property or Transaction.
4. [ ] Broker(s) has a written agreement with a TRANSACTION COORDINATOR who will be providing services related to the transaction.
5. [ ] PROPERTY MANAGEMENT ONLY. TO TENANT: If Broker is working as a residential property manager...

APPLICABLE PARTY

PARTY IS A [ ] SELLER [ ] BUYER [ ] LANDLORD (OWNER) [ ] TENANT

Form with fields for Name, Signature, Date, Time for two parties, and Broker Name, Brokerage Name Office, Phone.





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BROKER DUTIES - 2024



THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
BROKERS ARE NOT PARTIES TO THIS PURCHASE AGREEMENT.

BUYER'S / TENANT'S BROKER(S)

Buyer's / Tenant's Broker Name
Buyer's / Tenant's Broker's NMREC License No.
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name
Buyer's / Tenant's Broker's Qualifying Broker's NMREC License No.
Buyer's / Tenant's Brokerage Firm
Office Phone
Fax
Buyer's / Tenant's Brokerage Address
City
State
Zip Code
Email Address
Cell Number
Broker [ ] is [ ] is not a REALTOR®

Buyer's / Tenant's Broker Name
Buyer's / Tenant's Broker's NMREC License No.
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name
Buyer's / Tenant's Broker's Qualifying Broker's NMREC License No.
Buyer's / Tenant's Brokerage Firm
Office Phone
Fax
Buyer's / Tenant's Brokerage Address
City
State
Zip Code
Email Address
Cell Number
Broker [ ] is [ ] is not a REALTOR®

SELLER'S / LANDLORD'S (OWNER) BROKER

Ronald V. Deeds
Seller's / Landlord's Broker Name
Seller's / Landlord's Broker's NMREC License No.
Krystal M. Nelson
15892
If different, Seller's / Landlord's Broker's Qualifying Broker's Name
Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.
Scott Land Company, LLC
Seller's / Landlord's Brokerage Firm
Office Phone
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1301 Front Street
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Seller's / Landlord's Brokerage Address
City
State
Zip Code
ben.scott@scottlandcompany.com
Email Address
Cell Number
Broker [ ] is [ ] is not a REALTOR®

Seller's / Landlord's Broker Name
Seller's / Landlord's Broker's NMREC License No.
If different, Seller's / Landlord's Broker's Qualifying Broker's Name
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Seller's / Landlord's Brokerage Firm
Office Phone
Fax
Seller's / Landlord's Brokerage Address
City
State
Zip Code
Email Address
Cell Number
Broker [ ] is [ ] is not a REALTOR®



*Scott Land Company, LLC*  
FARM AND RANCH REAL ESTATE

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**Ron V. Deeds**

Associate Real Estate Broker - NM & CO

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