

Scott Land Company, LLC

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1301 Front Street (mailing) 1368 US Hwy 385 (physical)

Dimmitt, Texas 79027-3246

◀ ● ▶ Motley 160 ▶ ● ▶



Motley County, Texas

Farm and Ranch Real Estate

Scott Land Company, LLC

1301 Front Street(mailing) 1368 US Hwy 385(physical) / Dimmitt, Texas 79027-3246
Phone (806) 647-4375 or (800) 933-9698 5:00am to 10:00pm * Fax (806) 647-0950
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DIXON FARMS – MOTLEY COUNTY, TEXAS

State: Texas
Region: Rolling Plains
County: Motley
Property Type: Ranch/Hunting/Farmland
Acres: 160 acres more or less
Price: \$2,065.00 per acre
Taxes: \$1,055.56
Location: Whiteflat and Roaring Springs, Motley County, Texas
Contact Name: Robert D. Nelson/Ben G. Scott
Contact Address: 1301 Front Street, Dimmitt, TX 79027
Office Phone #: 800/933-9698 or 806/647-4375
Cell Phone #: 806-647-8176 (Robert)
Contact's Email Address: ben.scott@scottlandcompany.com

Tract 2: 160 +/- acres with home. West of Hwy 70 two miles on County Road 110 and south of FM 2999 on County Road 107. The property includes a house which would make a nice country home or hunting cabin. 60.29 acres are in a Conservation Reserve Program (CRP) contract paying \$26.78/ac through 2032. The balance of approximately 100 acres is improved and native grass with much of the property having terraces. The property has excellent fencing and includes a good set of working/holding pens.

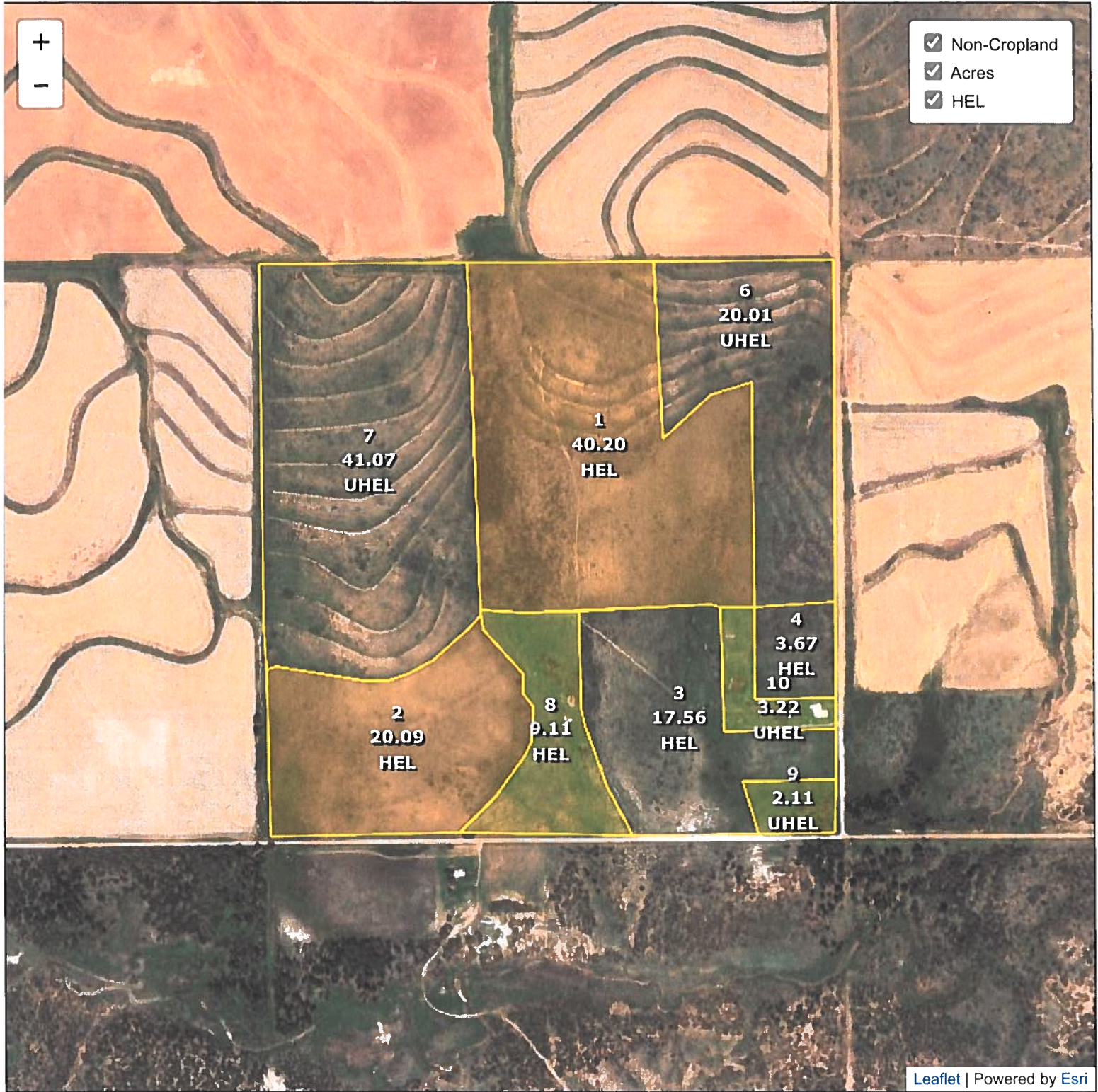
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Ranch & Farm Real Estate

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Common Land Unit
 Cropland Non-cropland CRP

2023 Crop Year

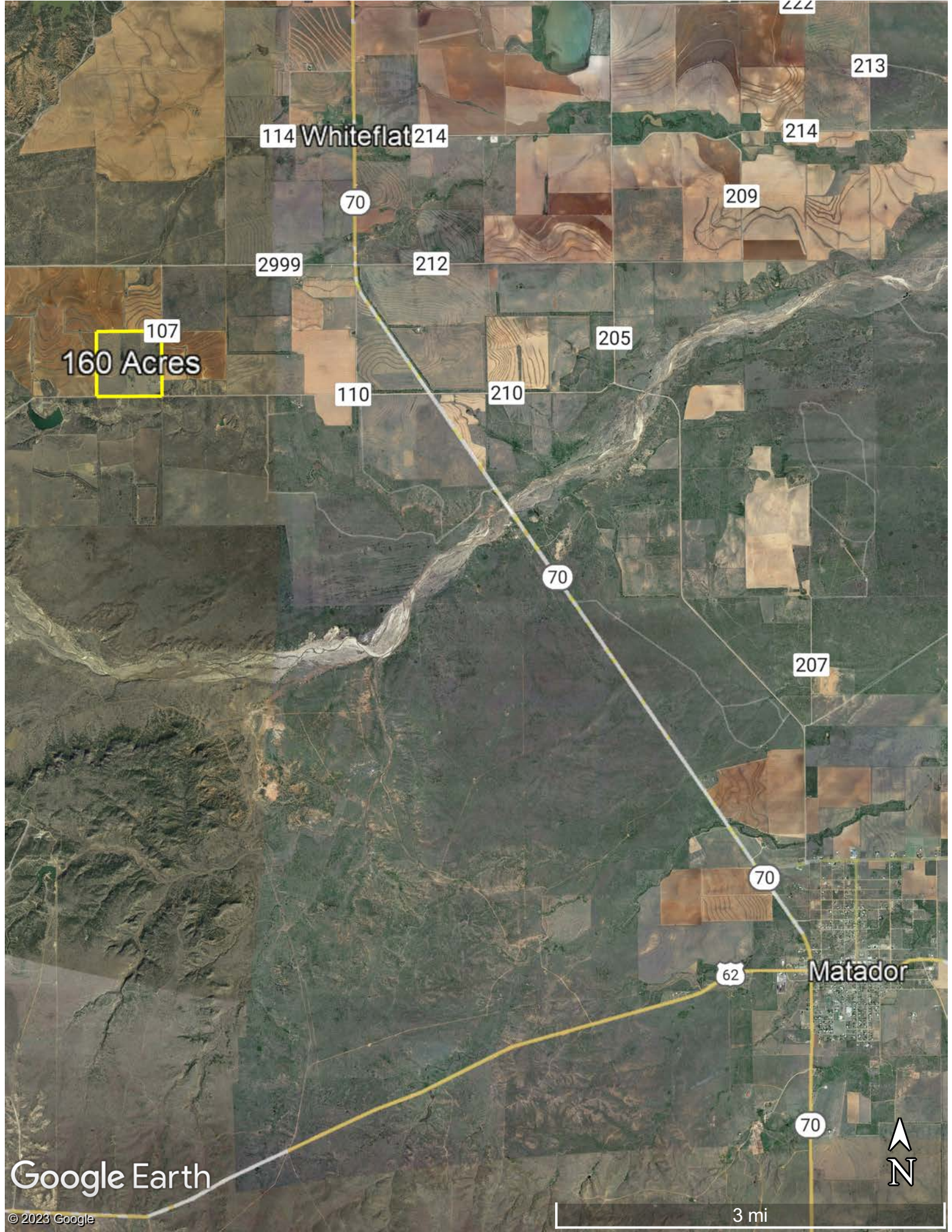
Farm 682
 Tract 249

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



160 Acres

114 Whiteflat 214

213

214

70

209

2999

212

107

205

110

210

70

207

70

62

Matador

70



Google Earth

© 2023 Google

3 mi



160 Acres

107

107

110

Google Earth



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Scott Land Company, LLC	9000678	ben.scott@scottlandcompany.com	(806)647-4375
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben G. Scott	122507	ben.scott@scottlandcompany.com	(806)647-4375
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Nelson	595763	robert.nelson@scottlandcompany.com	806.647.4375
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date