

# Scott Land Company, LLC

Ben G. Scott Land Company, LLC • 1301 Front Street • Dimmitt, Texas 79027  
Phone (806) 647-4375 5:00am to 10:00pm or (800) 933-9698 • Fax (806) 647-0950  
[www.scottlandcompany.com](http://www.scottlandcompany.com) • [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)

## Elk Canyon Ranch #2

State: New Mexico  
Region: Northeastern New Mexico  
County: Harding  
Property Type: Livestock/Hunting/Recreation  
Acres: 3,880 acres more or less  
Price: \$ 2,560,800.00  
Taxes: Approximately \$407.49 annually  
Location: The Bueyeros area  
Contact Name: **Ron V. Deeds**/Krystal M. Nelson, QB #15892  
Contact Address: Scott Land Company, LLC  
Mailing Address: 1301 Front Street  
Dimmitt, Texas 79027-3246  
Physical Address: 1368 U.S. Hwy. N. 385  
Dimmitt, Texas 79027-3246  
Contact Phone#: **Ron V. Deeds** **575-207-6888**  
Contact Phone #: Ben G. Scott 800/933-9698 or 806/647-4375  
5:00 a.m. to 10:00 p.m.  
Contact Phone #: Krystal M. Nelson 800/933-9698 or 806/647-4375  
Contact Fax: 806/647-0950  
Primary Office Email Address: [ben.scott@scottlandcompany.com/rondeeds@plateautel.net](mailto:ben.scott@scottlandcompany.com/rondeeds@plateautel.net)

### Comments:

This 3,880 acre ranch is located in the southeast portion of Harding County, NM approx. 3 miles northwest of NM Highway102 on Gap Road and approx. one mile west of Gap Road to the west part of the ranch.

The eastern part of the ranch is located north of Highway 102. Clayton, NM is approx. 60 miles north/northeast of the ranch.

The ranch is located approx. 20 miles east of Mosquero, NM.

# Ranch & Farm Real Estate

# Scott Land Company, LLC

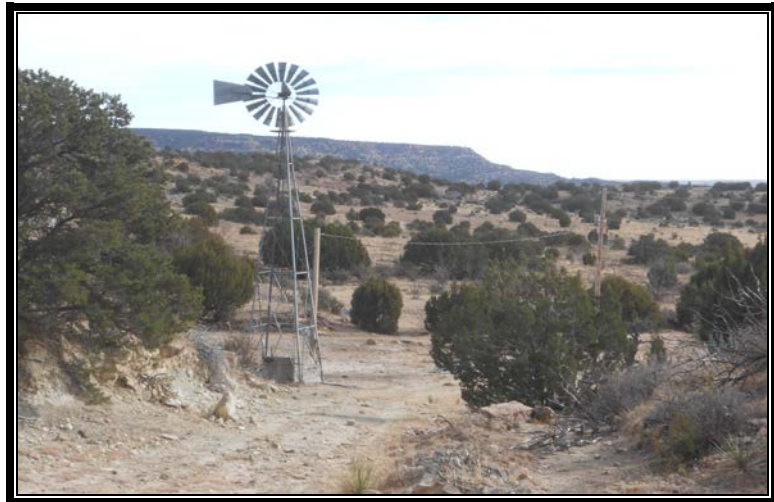
**Ben G. Scott Land Company, LLC • 1301 Front Street • Dimmitt, Texas 79027**  
**Phone (806) 647-4375 5:00am to 10:00pm or (800) 933-9698 • Fax (806) 647-0950**  
**[www.scottlandcompany.com](http://www.scottlandcompany.com) • [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)**

Ventanas Creek and several small tributaries which run through the property in a southerly direction toward Ute Creek provide protection for livestock and wildlife. Wildlife is very abundant and includes elk, mule and whitetail deer, turkey, quail, mountain lion, bobcat and a few wild hogs. This is a great retreat to get away and enjoy the outdoor lifestyle and explore a variety of wildlife. Four wheeling, jeep travel and horseback riding can all be enjoyed on this ranch.

The ranch is watered by 6 wells and several dirt tanks located throughout the ranch. Two of the wells are equipped with electricity powered submersible electric motors, pumps and control panels. Four of the wells are equipped with windmills. The owner of the ranch has recently installed 2 miles of pipeline and 3 new drinking tubs to water livestock and wildlife to further enhance the watering of the ranch.

Improvements consist of a good set of pipe corrals together with an older ranch home which is in need of repairs.

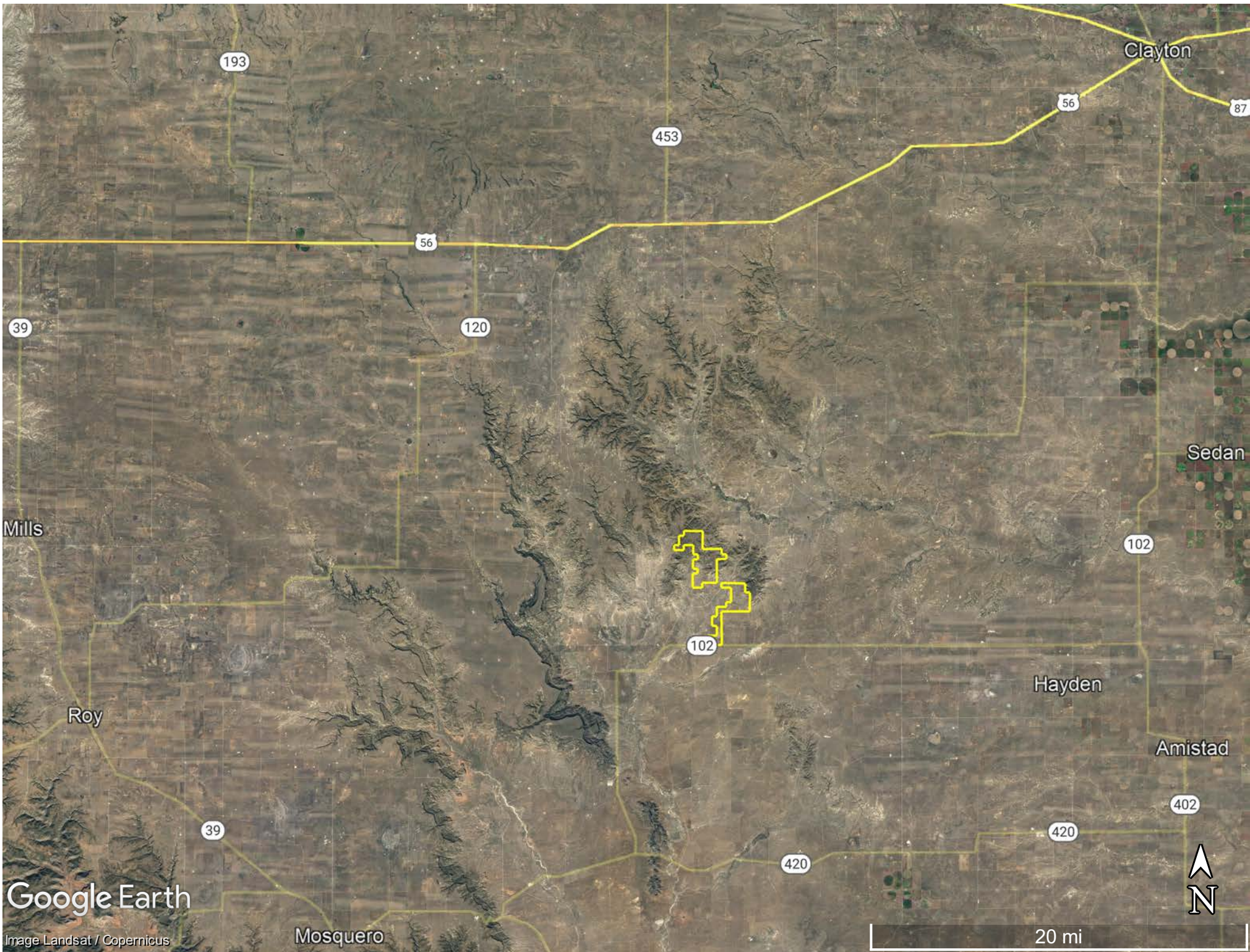
The Elk Canyon Ranch has good grasses, good fences and is one of the best small hunting, recreational and cattle ranches to come on the market in a long time.



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.

## Ranch & Farm Real Estate





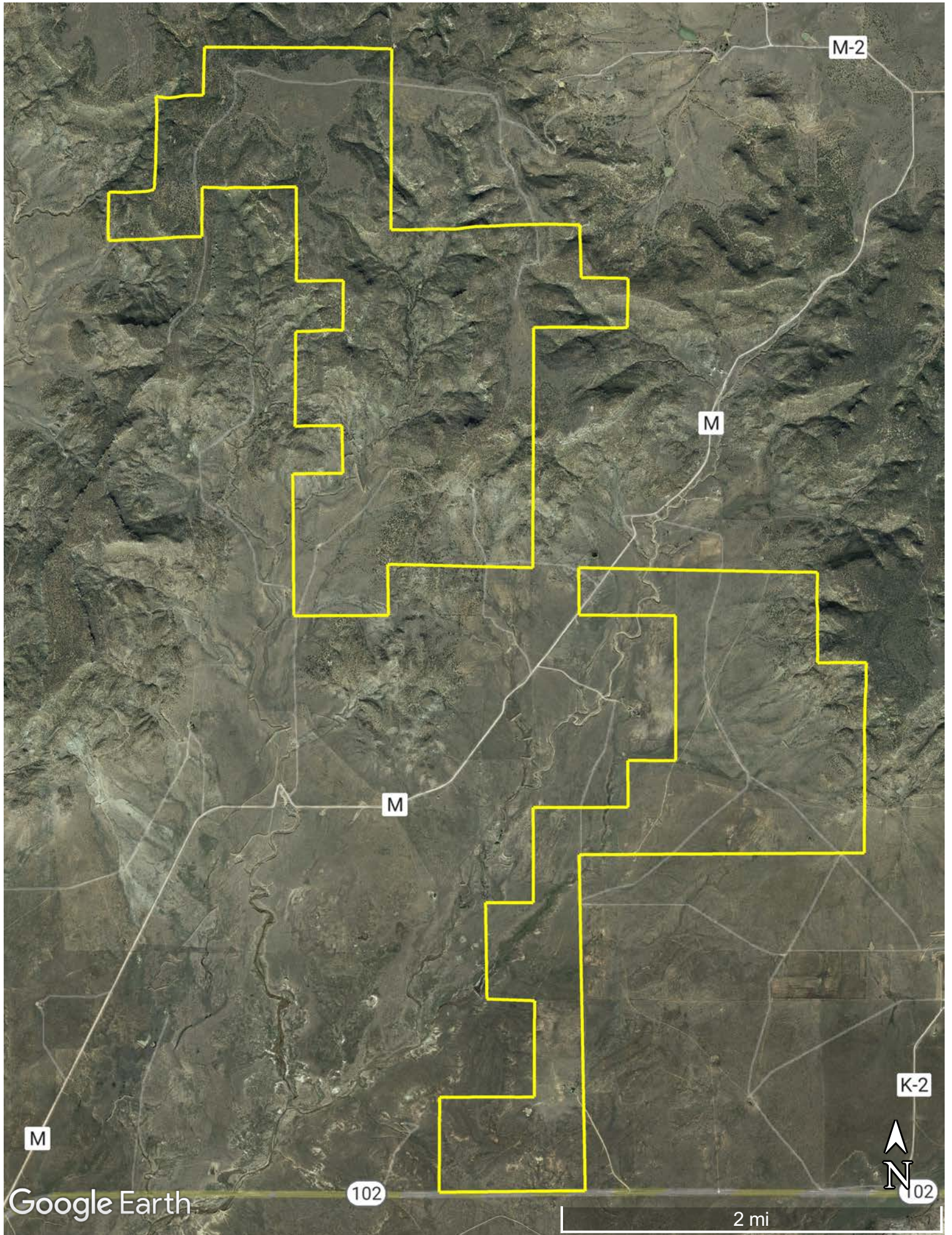
Google Earth

Image Landsat / Copernicus

Mosquero

20 mi





M-2

M

M

M

K-2



102

102

Google Earth

2 mi





**NEW MEXICO ASSOCIATION OF REALTORS®  
BROKER DUTIES - 2021  
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.**



NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2021



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.



NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2021



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
17968
Seller's / Landlord's Broker's NMREC License No.
Krystal M. Nelson
Seller's / Landlord's Broker's Qualifying Broker's Name
15892
Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.
Scott Land Company, LLC
Seller's / Landlord's Brokerage Firm
(806) 647-4375
(806) 640-0950
Office Phone
Fax
1301 Front Street
Seller's / Landlord's Brokerage Address
Dimmitt
TX
79027
City
State
Zip Code
ben.scott@scottlandcompany.com
Email Address
Cell Number
Broker [X] 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
Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.
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®