

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 • ben.scott@scottlandcompany.com

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MULESHOE RANCH & FARM – BAILEY COUNTY, TEXAS

State: Texas
Region: South Plains
County: Bailey
Property Type: Pasture, Irrigated Farmland, Home and Barns
Acres: 1,234.18 acres more or less
Taxes: Approximately \$5,796.31 annually
Price: \$1,624,180.00
Location: West and Southwest of Muleshoe, Texas
Contact Name: Ben G. Scott / Robert D. Nelson
Contact Address: Scott Land Company, LLC
1301 Front Street
Dimmitt, Texas 79027-3246
Contact Phone #: 800/933-9698 day or night
Contact Fax: 806/647-0950
Contact's Email Address: scottland@amaonline.com
Comments:

Tract 1 – 4.5 miles west of Muleshoe on FM 1760. Irrigated farm of **160 acres** +/- with a 2017 built home (approximately 1,800 sq.ft.) with metal roof and 600 square foot covered front porch. Other improvements include a 4,032 sq. ft. pole barn with attached shed housing horse pens and cattle working pens. Water is furnished for the improvements by a domestic well equipped with submersible electric motor, pump and control panel. A 5 tower Zimmatic center pivot irrigates approximately 70 acres with three irrigation wells equipped with submersible pumps producing a total of approximately 150 GPM.

Ranch & Farm Real Estate

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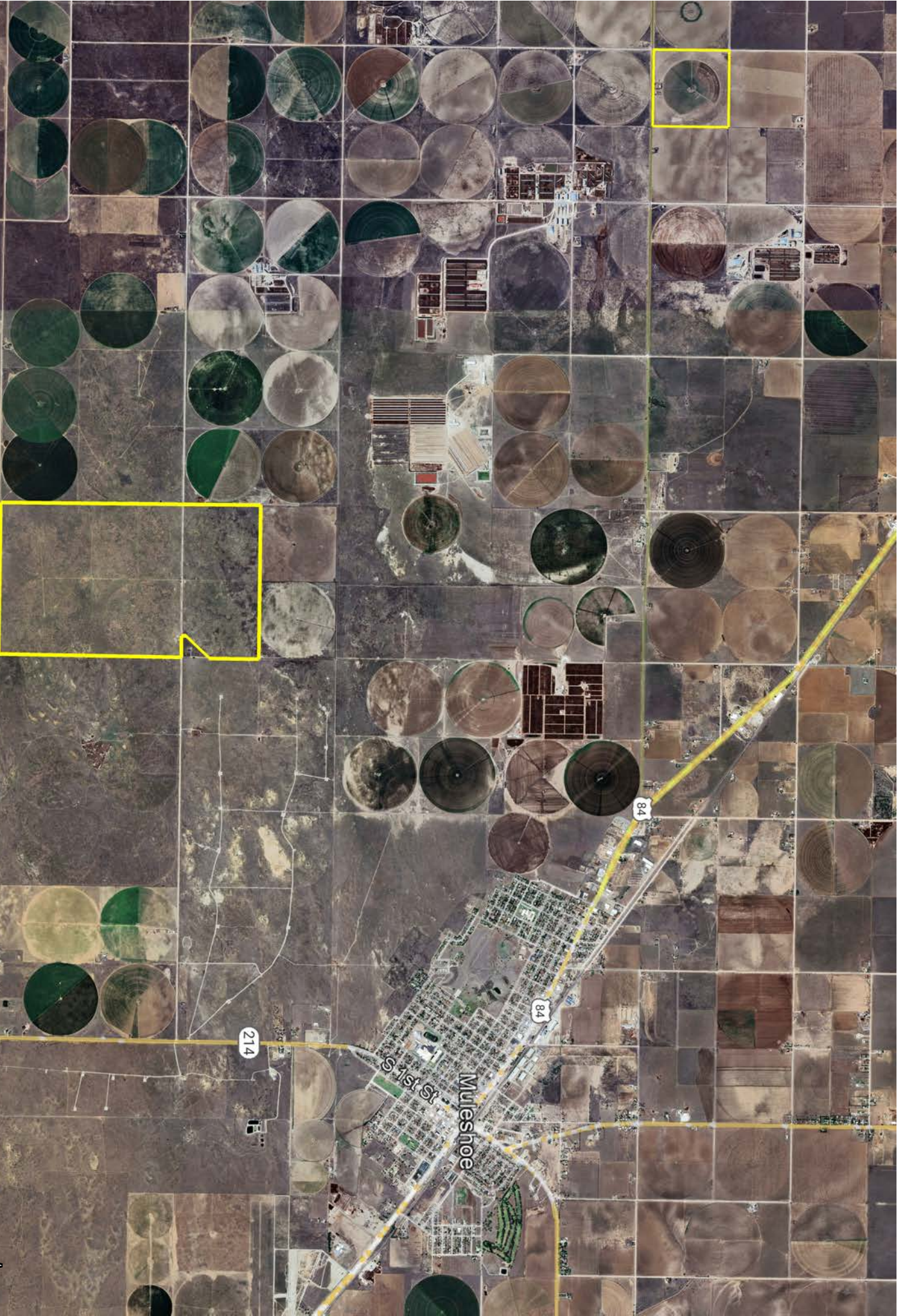
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Tract 2 – Located two miles south of Muleshoe on Hwy 214 and three miles west on CR 1078. **1,074.18 acres** more or less of improved and native grass. **Except domestic and livestock water all water rights are owned by the City of Lubbock.** Fences are good to fair. One livestock well provides to the ranch via pipe that underlies a county road separating the section and the north half-section. The ranch has good grass and excellent access via county road just a few miles outside of Muleshoe. A set of gathering pens are centrally located on the south section. Mule deer are often seen along with a few whitetail deer as reported by the owner.

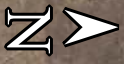
This farm would make a good cow/calf or stocker cattle operation and is conveniently located close to town!

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



3 mi



214

84

84

S 1st St
Muleshoe

Tract 1



Google Earth

Image © 2024 Airbus



Tract 2



Google Earth

Image © 2024 Airbus



3000 ft

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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.

_____ 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