

Scott Land Company, LLC

www.scottlandcompany.com * ben.scott@scottlandcompany.com * (806) 647-4375 / (800) 933-9698

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

Dimmitt, Texas 79027-3246

↻ Vaughan River Ranch ↻



DeBaca County, New Mexico

FARM AND RANCH 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
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Vaughan River Ranch

State: New Mexico
Region: Central
County: De Baca
Property Type: Cattle Ranch/Hunting
Acres: 11,628.76 deeded
Price: \$7,267,975.00
Taxes: Approximately \$3,061.00 annually
Location: 6 miles south of Fort Sumner
Contact Name: Bill West/Ben G. Scott/Robert Nelson/Krystal Nelson
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 #: 800/933-9698 or 806/647-4375
5:00 a.m. to 10:00 p.m.
Contact Fax: 806/647-0950
Primary Office Email Address: ben.scott@scottlandcompany.com
Comments:

The Vaughan River Ranch is a scenic, live water ranch that lies along both sides of the Pecos River south of Fort Sumner, New Mexico. The ranch has been in the same, long time ranching family for many years and they have been conscientious stewards of the land. Improvements include recent spraying of over 6,000 acres of mesquite, grubbing of other pastures, 13+ miles of water pipeline, good drinkers, well maintained fence and 10 wells with 3 that are currently in use. Picturesque views accompany over a mile and a half of Pecos River as it runs through the northeast portion of the ranch. Access to the ranch is very good as the property lies just east of NM Highway 20 and has lightly traveled county roads crossing the ranch.

This working cattle ranch has the added attraction of a mix of wildlife which includes mule deer, whitetail deer, antelope, turkey, waterfowl, fish and others. The topography is gently rolling to level and the grass is very good with the pasture improvements that have been done. Grasses include grama, buffalo and some sacaton along the low areas of the river which also features large cottonwoods along the banks. Elevation on the ranch ranges from 4,110 feet to 3,940 feet above sea level.

Ranch & Farm Real Estate

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A caliche road off Hwy 20 leads to the headquarters which has multiple improvements. Located at the HQ are two good homes, an older home in need of repair and a standalone garage. Outbuildings include a couple of storage/working sheds, a storage container, livestock/horse shed, hay barn and another barn with nearby overhead feed bins and liquid supplement tanks. Additional HQ amenities include a good set of working pens and holding pens which are made of steel landing mats and include a set of scales, working chute and loading chute. Two sets of pens and two auxiliary barns can be located outside the HQ along the ranch. Final improvements to the ranch is good five strand, barbed wire perimeter fencing as well as good interior fencing which is five and four strand.

The Vaughan River Ranch is an excellent example of a magnificent southwestern cattle ranch with a scenic flowing Pecos River and wildlife to boot all within minutes of the convenience of town.

Call us to take a look.

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

Lake Sumner

203

84

60

Fort Sumner

252

Taiban

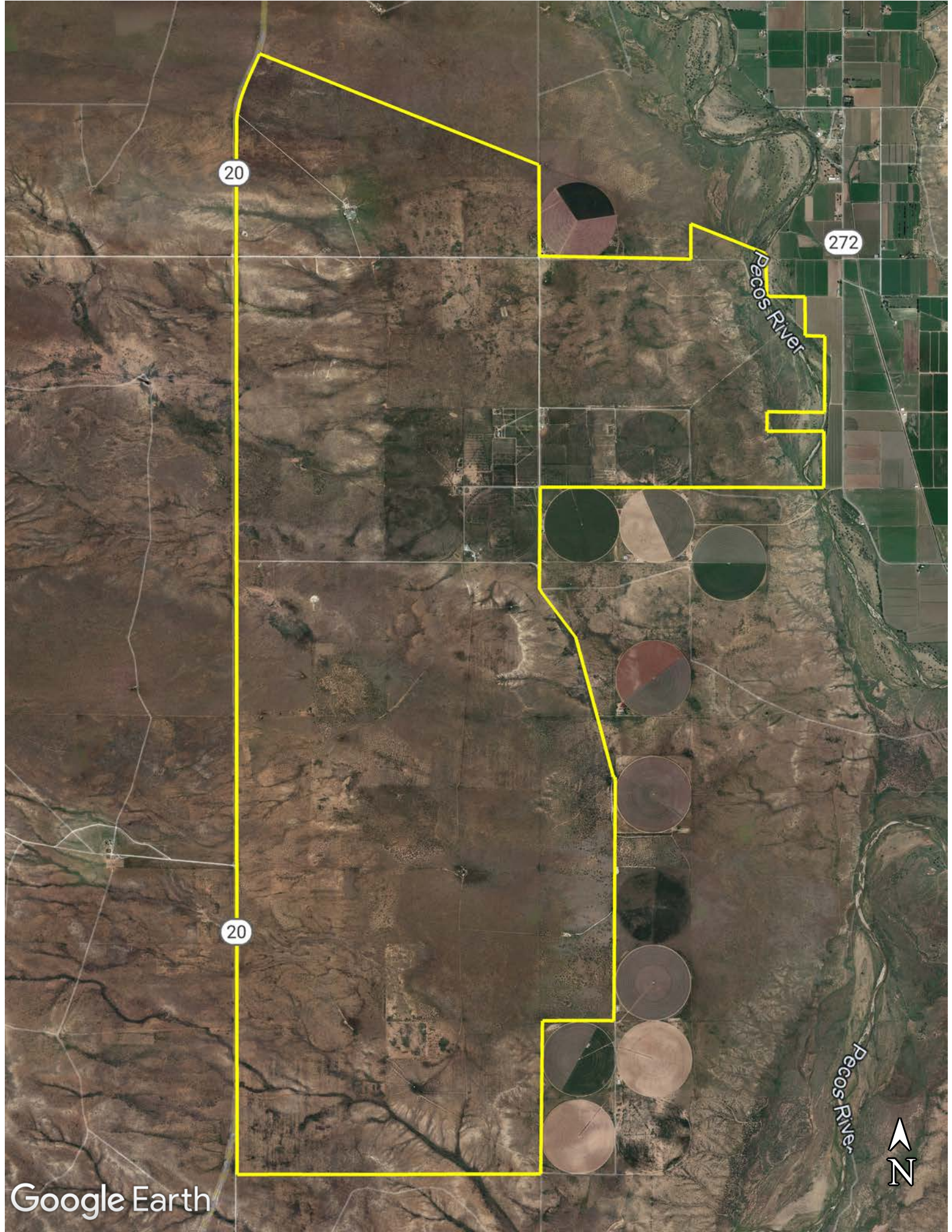
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Google Earth

Image Landsat / Copernicus





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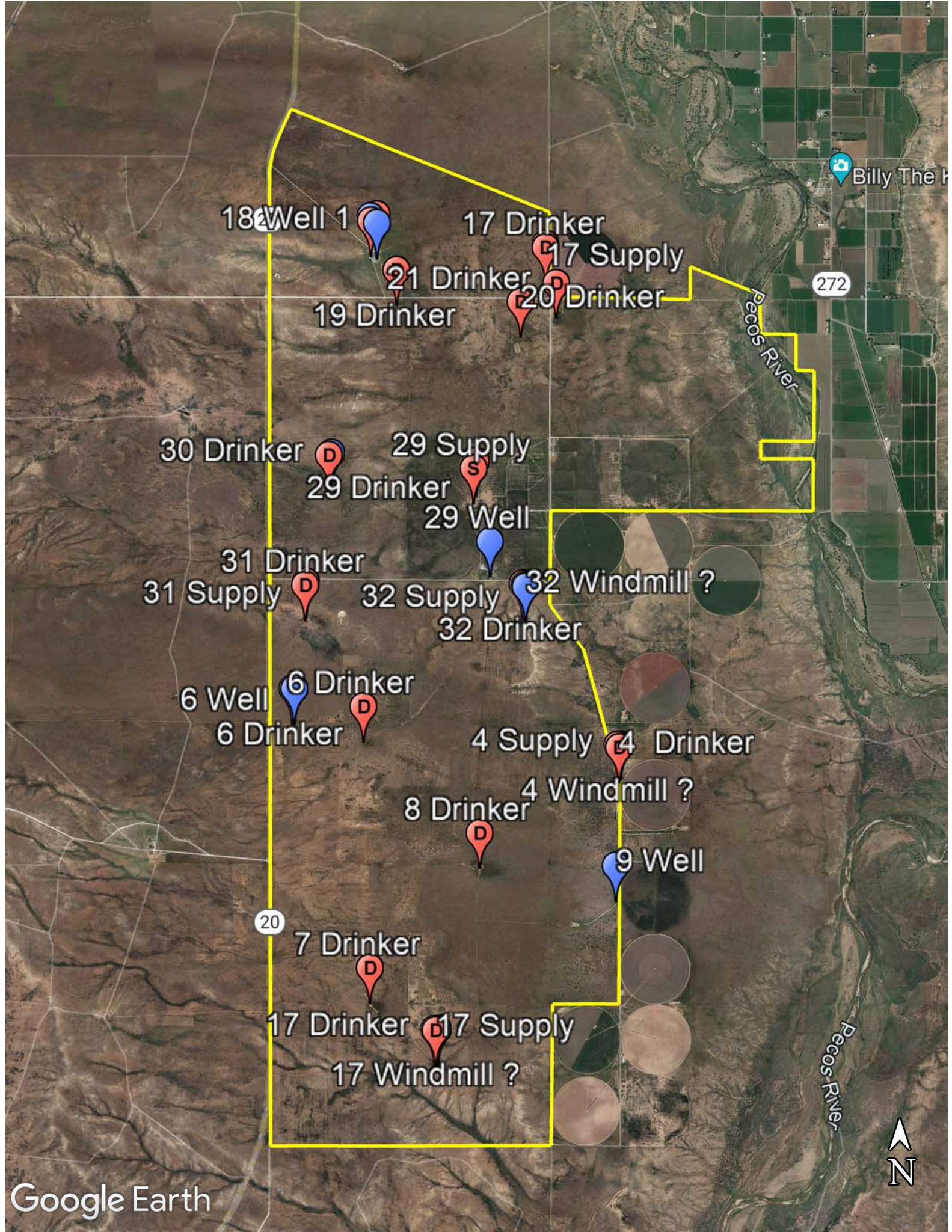
272

Pecos River

20

Pecos River





18 Well 1

17 Drinker

17 Supply

21 Drinker

20 Drinker

19 Drinker

30 Drinker

29 Supply

29 Drinker

29 Well

31 Drinker

31 Supply

32 Supply

32 Windmill ?

32 Drinker

6 Well

6 Drinker

6 Drinker

4 Supply

4 Drinker

8 Drinker

4 Windmill ?

9 Well

20

7 Drinker

17 Drinker

17 Supply

17 Windmill ?

272

Billy The h

Pecos River

Pecos River



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**NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2023
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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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. **BROKER DUTIES:** TCs who have no interaction with the Broker's Customer or Client and/or other parties or brokers involved in the transaction, owe Broker Duties 1-5 in Section A on Cover Page I. TCs who work directly with the Broker's Customer or Client and/or other parties or brokers in the transaction, owe Broker Duties 1-5 of Section A and 5, 7 and 8 of Section B. TCs: _____
5. **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: AGENT TRANSACTION BROKER OTHER. If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A SELLER BUYER LANDLORD (OWNER) TENANT

Name Signature Date Time

Name Signature Date Time

Broker Name Brokerage Name Office Phone



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BROKER DUTIES - 2023



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®

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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

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
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