

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

www.scottlandcompany.com * ben.scott@scottlandcompany.com

DIXON FARMS – MOTLEY COUNTY, TEXAS

State:	Texas
Region:	Rolling Plains
County:	Motley
Property Type:	Ranch/Hunting/Farmland
Acres:	1,928.58 acres more or less
Price:	\$3,977,696.25
Taxes:	\$5,378.47
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

Comments: These 7 tracts of hunting and ranch land are located in Motley County and can be sold separately or in any combination. Several of the properties have pavement access and all have good to excellent fencing.

Tract 1: 791.77 +/- acres. This 791.77 acres features many improvements and consists of both improved and native grass. The property is just 1.4 miles west of Roaring Springs on Hwy 684 and can also be accessed out of Roaring Springs by County Road 316 via FM 3203. Portions of the property were previously irrigated by center pivot. Improvements on the ranch include irrigation wells, stock wells, underground pvc pipeline, two sets of pens, excellent perimeter fencing and extensive interior fencing.

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

Ranch & Farm Real Estate

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much of the property having terraces. The property has excellent fencing and includes a good set of working/holding pens.

Tract 3: 218 +/- acres. West of Hwy 70 a half mile along a .5 mile frontage of FM 2999. A Conservation Reserve Program contract is on 130.19 acres and pays \$20.60 per acre for a total annual payment of \$2,682.00 through 2031. The balance of approximately 88 acres is improved and native grass. The property is terraced and has holding pens, a well and excellent fencing.

Tract 4: 94 +/- acres. The property has Hwy 70 and FM 2999 pavement frontage and consists of mostly improved grass with some native.

Tract 5: 155 +/- acres. Located at the Whiteflat intersection with over a half-mile of Hwy 70 frontage the terraced property features mostly improved grass with some native grass, a well, holding/sorting pens and excellent fencing.

Tract 6: 199 +/- acres. These 199 acres of improved grass is two miles east of Hwy 70 to the Southwest corner of the property along County Road 212. Improvements include a well, a good set of sorting/holding pens and excellent fencing.

Tract 7: 310 +/- acres. Improved grass one mile east of Hwy 70 to the Southwest corner of the property via County Road 224. County Roads 226 and 205 provide the west and east boundaries. A set of pens are found in the northwest corner of the property and other improvements include a well and excellent fence.

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.

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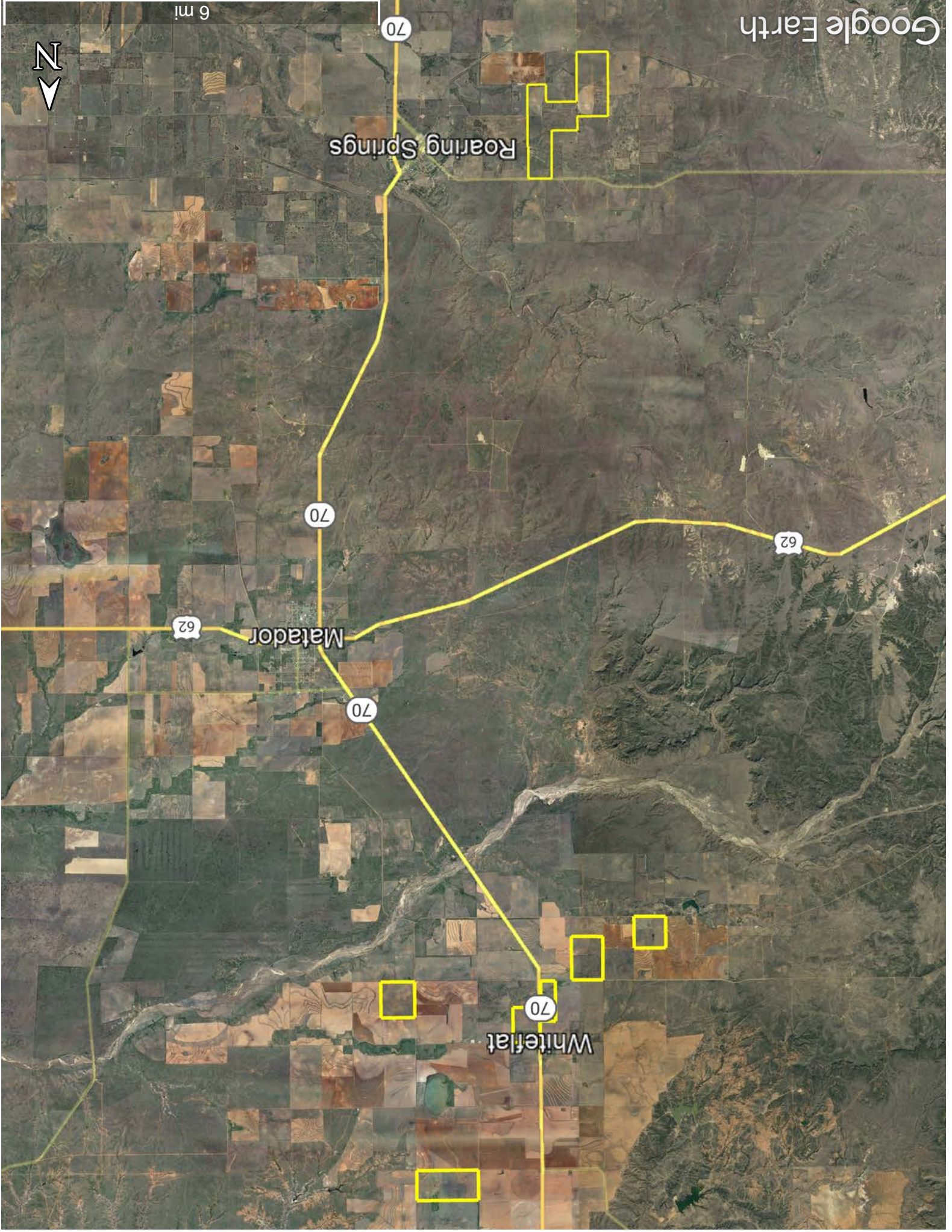


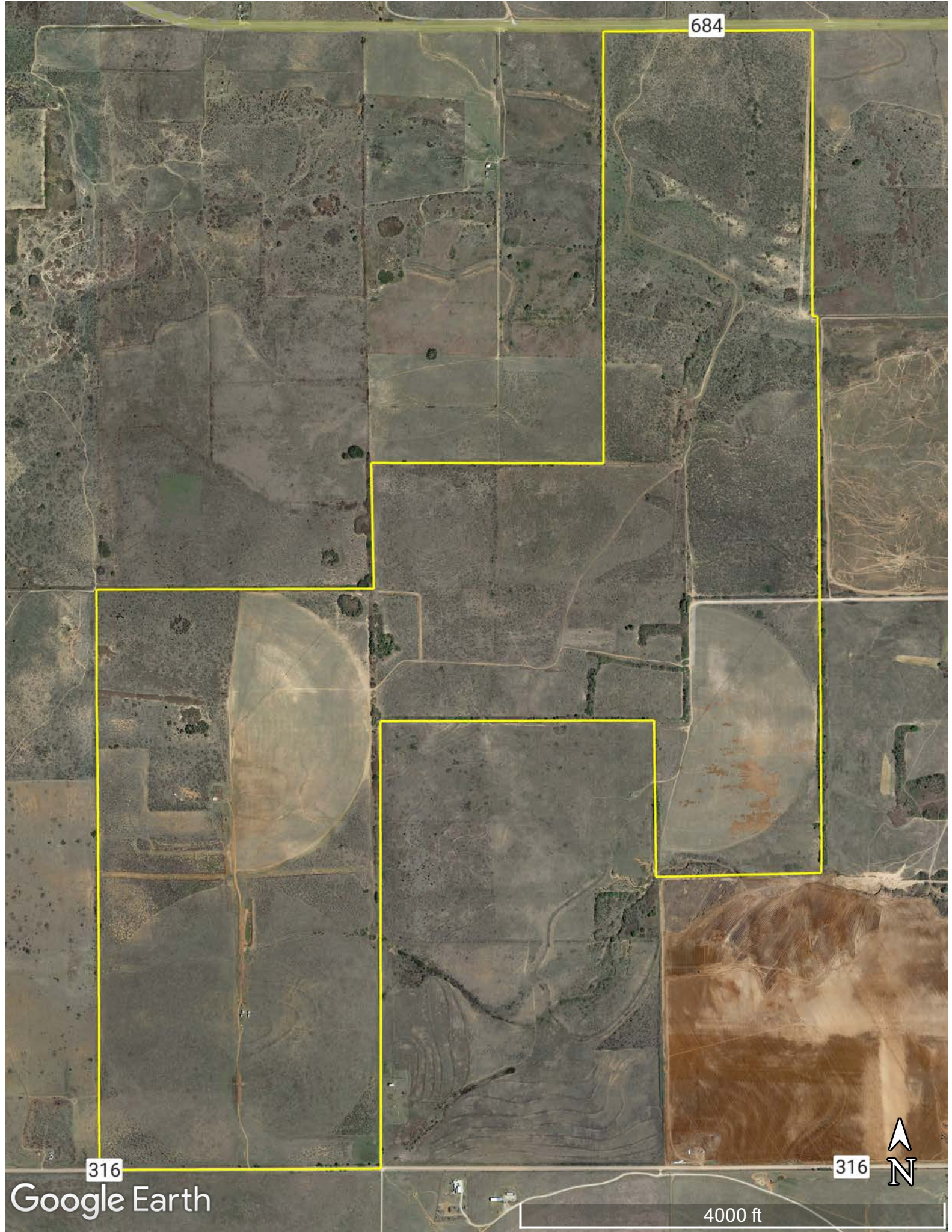


Roaring Springs

Matador

Whiteflat





684

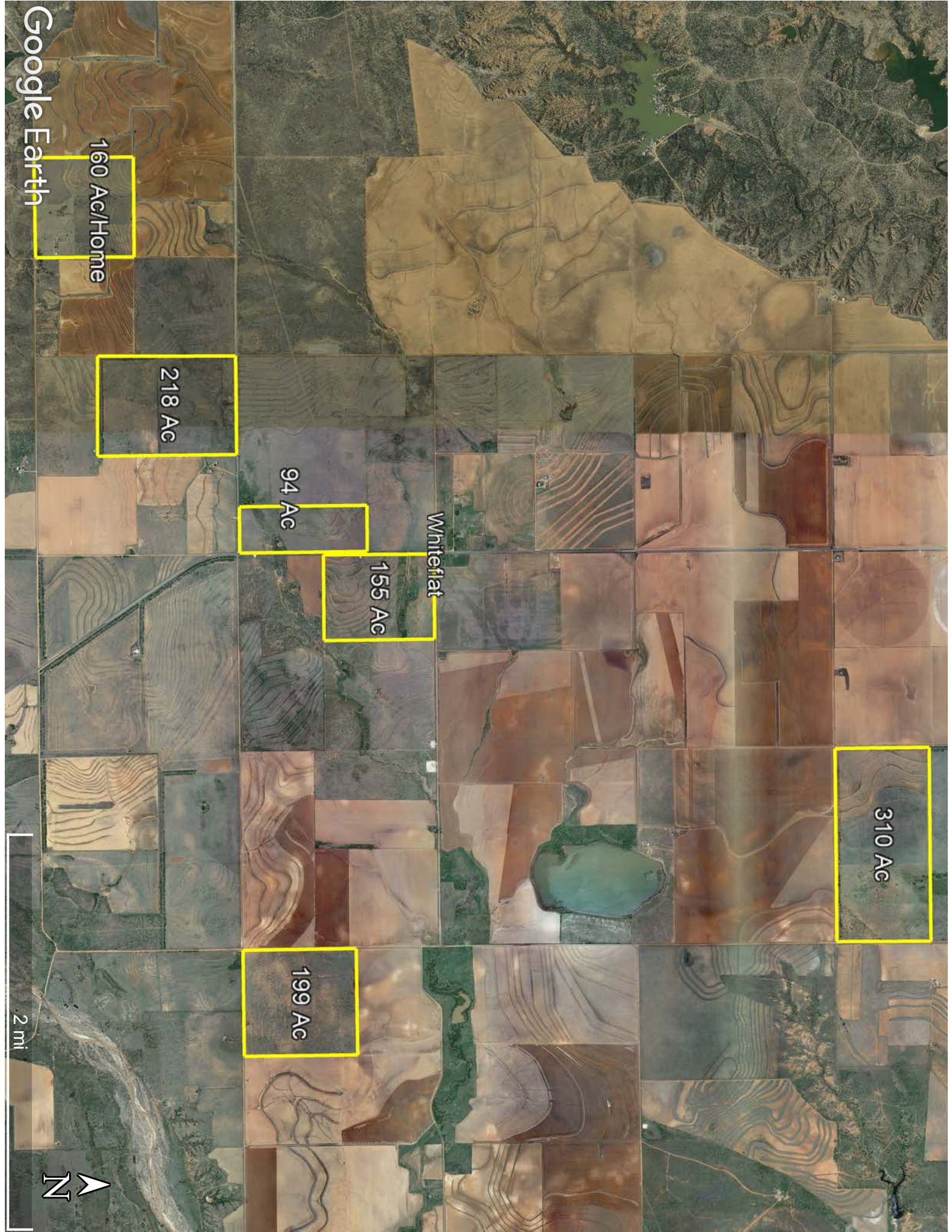
316

316



Google Earth

4000 ft



Google Earth

160 Ac/Home

218 Ac

94 Ac

155 Ac

Whiterflat

310 Ac

199 Ac

2 mi





11/2/2015

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:
 - 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.

Scott Land Company, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9000678

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Ben G. Scott

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Krystal Nelson

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Sager & Scott/Carso

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