

# Watermelon Shed Farm - 270 Acres

HWY 137, TERRY COUNTY, TX



## PROPERTY DESCRIPTION

This 270 acre farm is located in SE Terry County. There are 180 acres watered by two pivot systems and 10 wells with submersible pumps. This farm is split by Hwy 137 and the water on both farms is tied together by a PVC pipeline under Hwy 137. The farm name was driven from the fact that at one time, a watermelon packing shed operated on the farm.

Legal Description: Middle 200 acres of Section 6, Blk M, Terry County Texas

## PROPERTY HIGHLIGHTS

- One 1990 1/4 mile Valley Pivot valued at \$25,000.00
- One 5 tower 1995 Valley Pivot System valued at \$20,000.00
- Other depreciable Assets: 10 wells, pumps, underground electrical and underground PVC valued at \$350,000.00

## OFFERING SUMMARY

|             |           |
|-------------|-----------|
| Sale Price: | \$760,000 |
| Farm Size:  | 270 Acres |



**Brice Kelly**

806.368.6554

BRICE@BRADANDREWSREALTY.COM

8001 Quaker Ave. | Lubbock, TX 79424 | 806.368.6554 | bradandrewsrealty.com

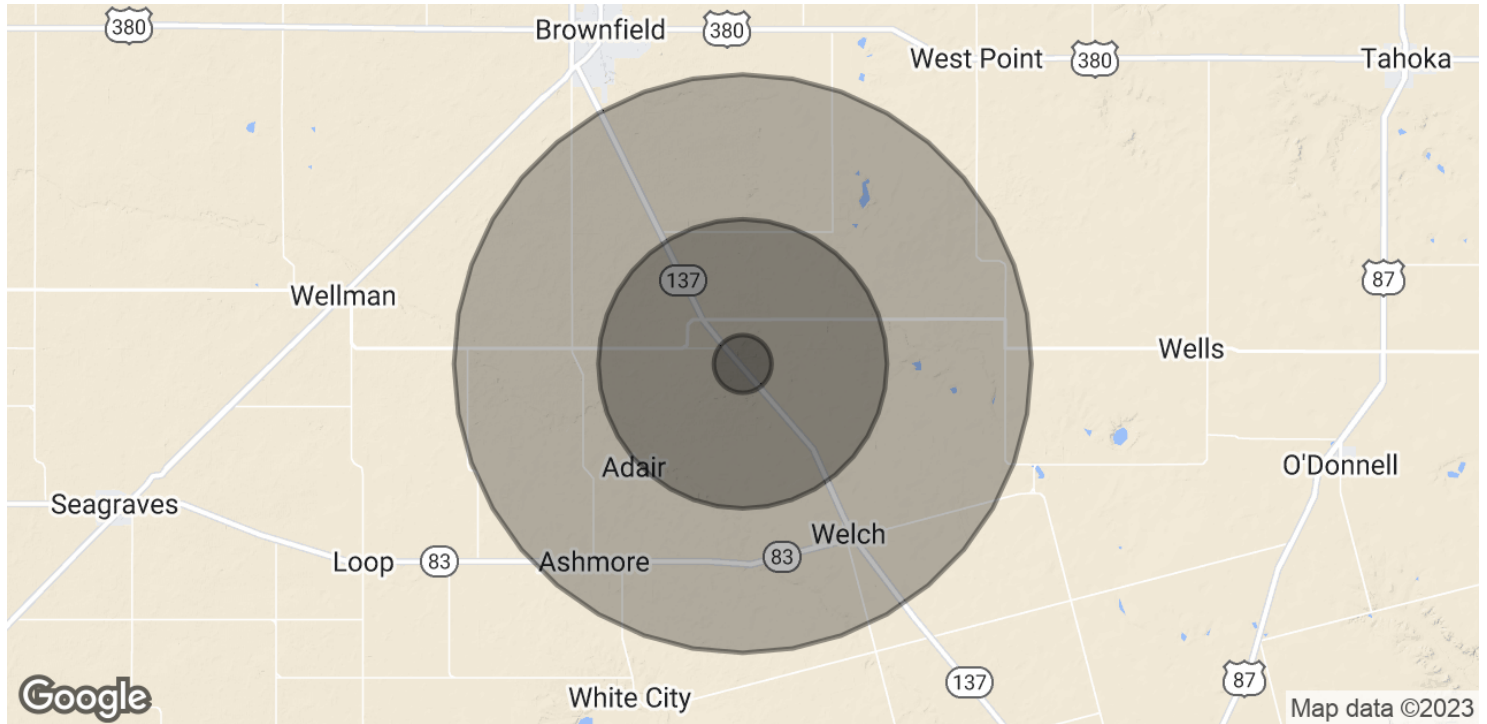
Although the information contained herein has been obtained from sources believed to be reliable, Brad Andrews Realty, LLC and its managers, officers, members, agents, and representatives do not guarantee, warrant, or make any representations as to the accuracy, reliability or completeness of the information. Brad Andrews Realty, LLC assumes no responsibility and shall be held harmless for and against any damages caused by use of the information contained herein. Pricing and availability are subject to withdrawal without notice.

[illegible]

Although the information contained herein has been obtained from sources believed to be reliable, Brad Andrews Realty, LLC and its managers, officers, members, agents, and representatives do not guarantee, warrant, or make any representations as to the accuracy, reliability or completeness of the information. Brad Andrews Realty, LLC assumes no responsibility and shall be held harmless for and against any damages caused by use of the information contained herein. Pricing and availability are subject to withdrawal without notice.

# Watermelon Shed Farm - 270 Acres

HWY 137, TERRY COUNTY, TX



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 6      | 265     | 9,803    |
| Average Age          | 35.6   | 26.4    | 35.1     |
| Average Age (Male)   | 38.5   | 27.0    | 33.3     |
| Average Age (Female) | 30.8   | 27.4    | 35.7     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES |
|---------------------|-----------|-----------|----------|
| Total Households    | 2         | 89        | 3,707    |
| # of Persons per HH | 3.0       | 3.0       | 2.6      |
| Average HH Income   | \$89,912  | \$62,393  | \$53,421 |
| Average House Value | \$195,696 | \$103,810 | \$75,779 |

\* Demographic data derived from 2020 ACS - US Census



**Brice Kelly**

806.368.6554

BRICE@BRADANDREWSREALTY.COM

8001 Quaker Ave. | Lubbock, TX 79424 | 806.368.6554 | bradandrewsrealty.com

Although the information contained herein has been obtained from sources believed to be reliable, Brad Andrews Realty, LLC and its managers, officers, members, agents, and representatives do not guarantee, warrant, or make any representations as to the accuracy, reliability or completeness of the information. Brad Andrews Realty, LLC assumes no responsibility and shall be held harmless for and against any damages caused by use of the information contained herein. Pricing and availability are subject to withdrawal without notice.



## 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.

|                                                                       |               |                                    |                        |
|-----------------------------------------------------------------------|---------------|------------------------------------|------------------------|
| <b>Brad Andrews Realty, LLC</b>                                       | <b>453663</b> | <b>info@bradandrewsrealty.com</b>  | <b>(806)368-6554</b>   |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                              | Phone                  |
| <b>Bradley Andrews</b>                                                | <b>453663</b> | <b>brad@bradandrewsrealty.com</b>  | <b>(806)368-6554</b>   |
| Designated Broker of Firm                                             | License No.   | Email                              | Phone                  |
| <b>Bradley Andrews</b>                                                | <b>453663</b> | <b>brad@bradandrewsrealty.com</b>  | <b>(806)368-6554</b>   |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                              | Phone                  |
| <b>Brice Kelly</b>                                                    | <b>643555</b> | <b>brice@bradandrewsrealty.com</b> | <b>(806) 368- 6554</b> |
| 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](http://www.trec.texas.gov)

IABS 1-0 Date