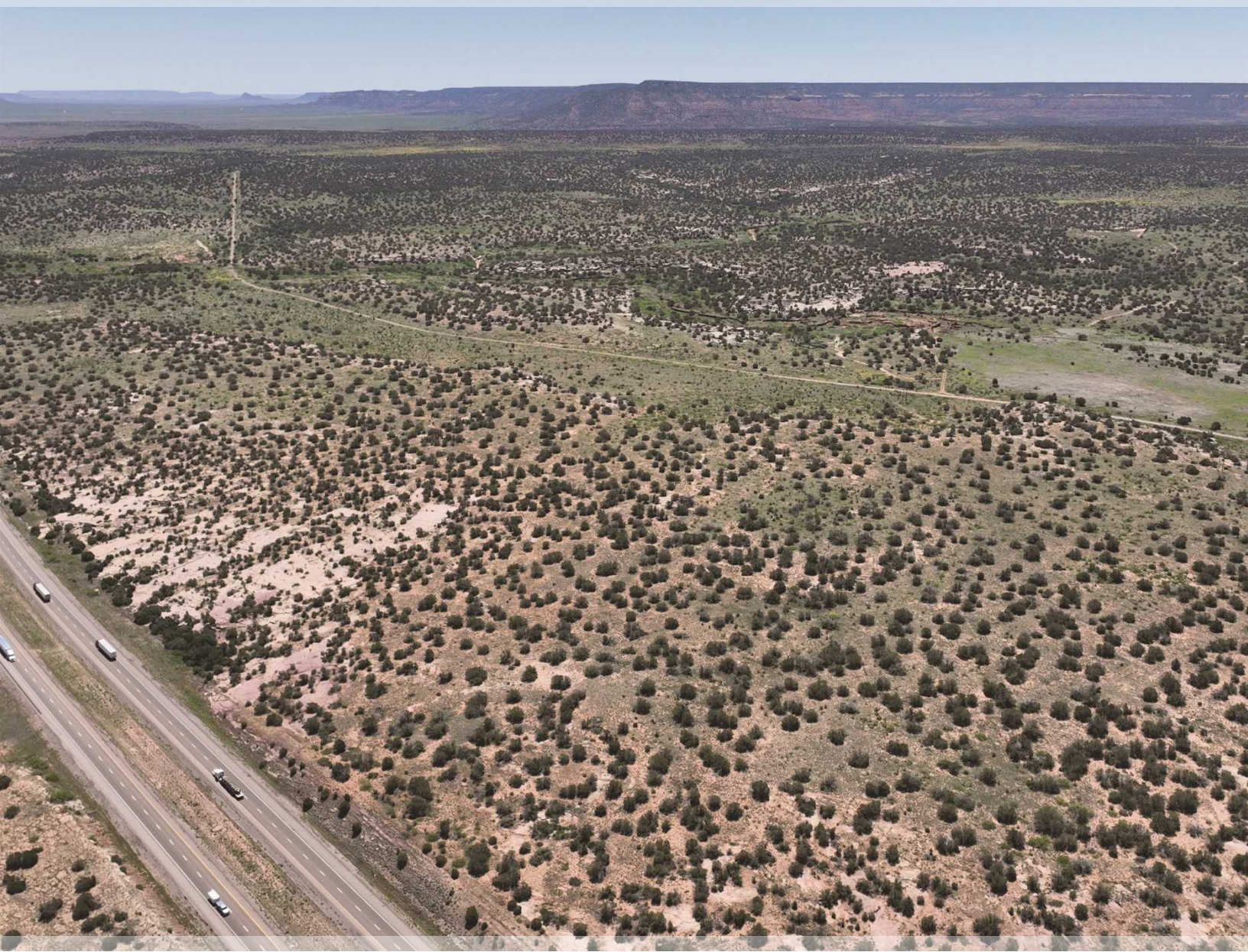


Old Route 66 Ranch



1,540.09 ± ACRES | NEWKIRK, NM | GUADALUPE COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	New Mexico
Region:	East Central
County:	Guadalupe
Property Type:	Ranch
Acres:	1,540.09 ± deeded acres
Price:	\$1,386,081.00
Estimated Taxes:	\$90.97
Location:	Approx. 1.24 miles east of Newkirk, NM on I-40 service road and then 1.32 miles to the main property gate.

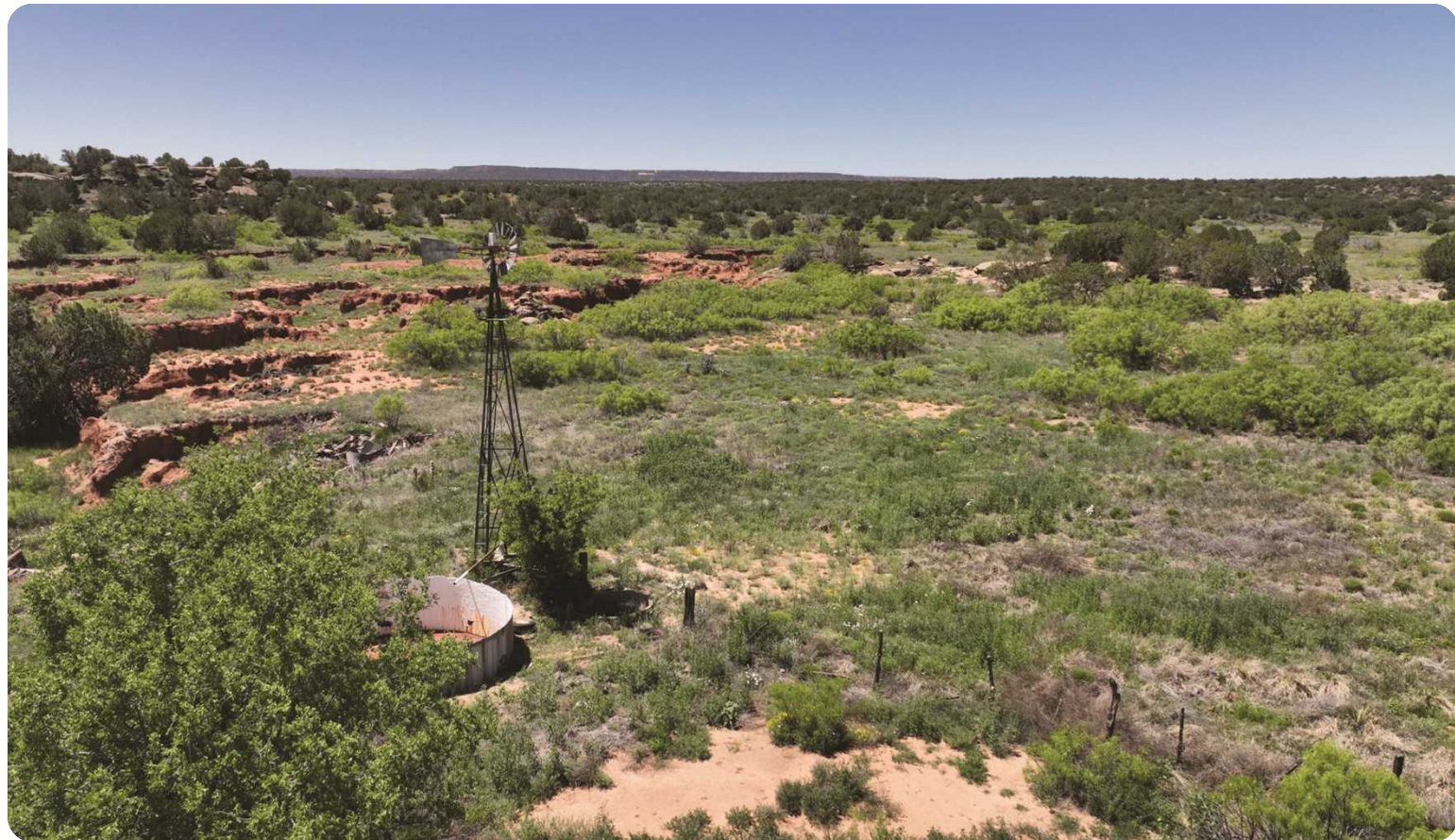
COMMENTS

Just south of Interstate 40, a few convenient miles outside of Newkirk, NM, rests the peacefully quiet 1,540 acre Old Route 66 Ranch. The native pastures, winding dry creeks, rocky bluffs, and mountainous viewscapes create a perfect blend of the wilderness and the opportunity for cattle ranching in Guadalupe County.

Improvements include a rough set of corrals, one well with a windmill which is currently not in operation and reportedly another well that is a good producer. Fences are fair to good in some places.

The ranch consists of a mixture of native grasses and the terrain is mostly gently rolling hills with arroyos and breaks providing protection for livestock from snow and wind in the winter months and attracting deer and other wildlife.

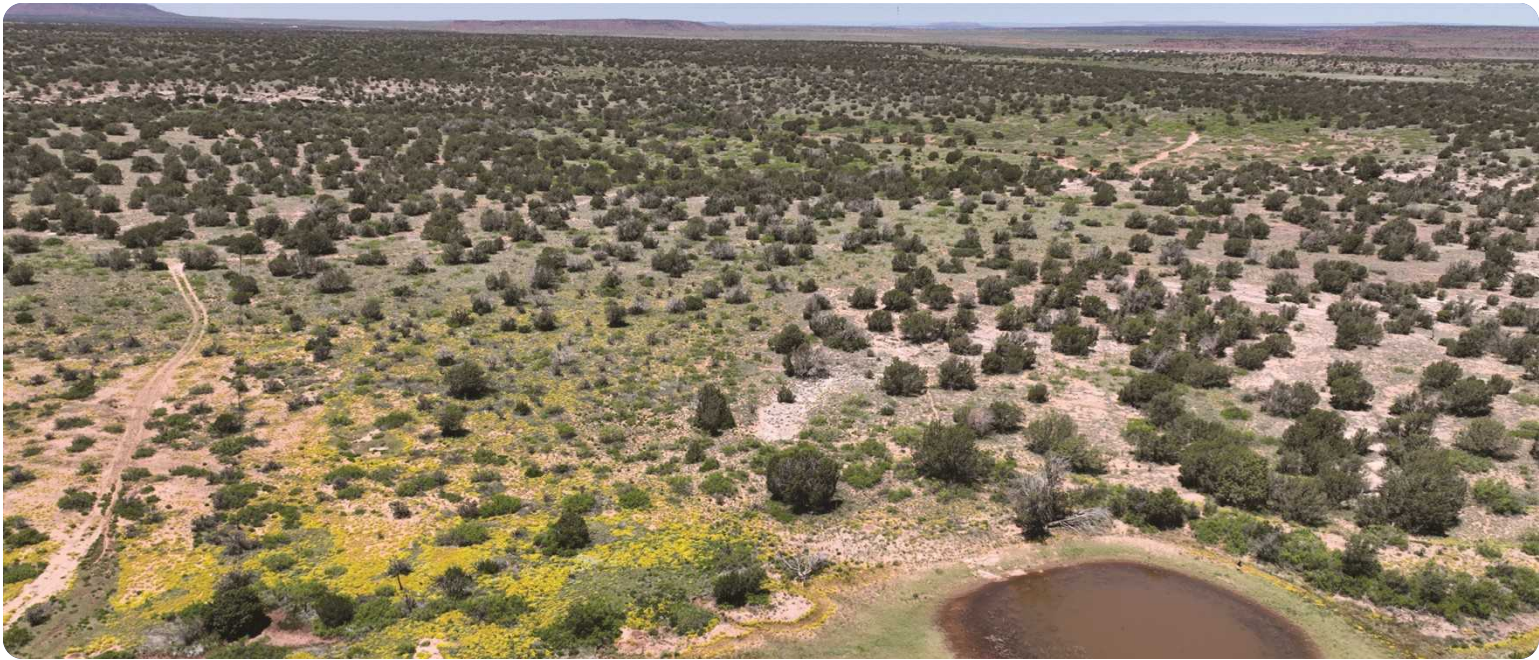
The Old Route 66 Ranch offers great opportunity for ranchers and recreationalists. Whether you are looking to run a cattle operation, enjoy time outdoors in privacy, or perhaps do both, this ranch has much to offer. Give us a call to discuss this ranch in further detail and to arrange an appointment for you to be shown the ranch.

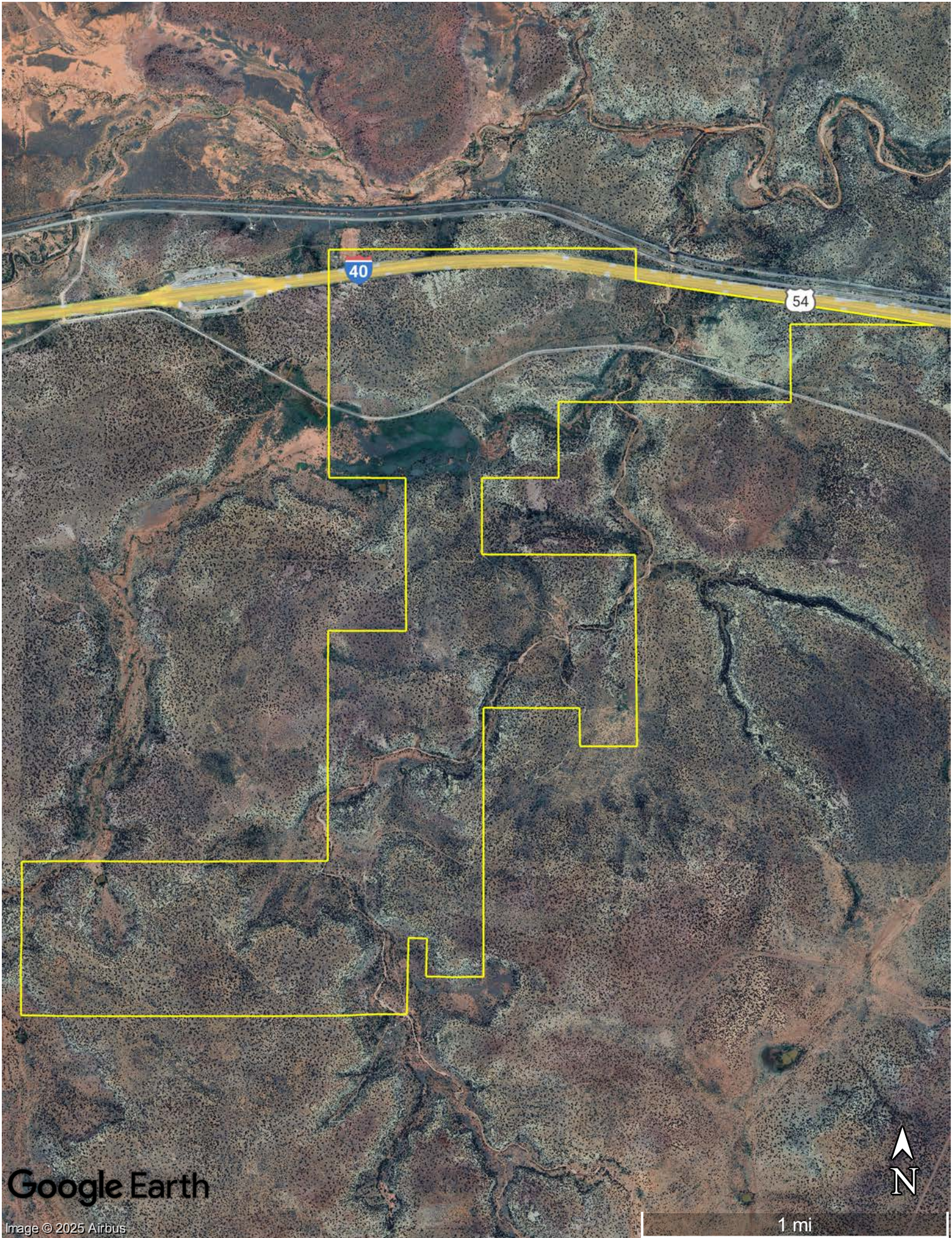












Google Earth

Image © 2025 Airbus



1 mi



Tucumcari

40

Santa Rosa

Puerto de Luna

Lake Sumner

House

Fort Sumner

60

Melrose

Google Earth

Image Landsat / Copernicus



Floyd

20 mi

Newkirk

40

40

Google Earth

Image © 2025 Airbus



2 mi



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.

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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Krystal Nelson

Information available at www.trec.texas.gov

IABS 1-0 Date

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Cisneros/Kaar

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