

Dickens County Ranch

HWY 82 AND CO RD 421, DICKENS, TX 79370



PROPERTY DESCRIPTION

This pristine acreage is located in Dickens County, Texas and borders the historic Spur Headquarters Ranch. Overlooking this beautiful farm sits a 90' x 60' insulated metal barn with 1,200 square feet of liver quarters, which includes a full kitchen, bedroom, bath and large living and dining area. 80 acres of irrigated farmland watered by a 2024 center pivot sprinkler, fed by three irrigation wells and producing excellent water quality.

PROPERTY HIGHLIGHTS

- Outstanding wildlife: Quail, Dove, Whitetail Deer, Sandhill Crane and wild hogs
- Deer Feeders, Blinds and 3.5+/- acre Food Plot
- Property is crossed by Duck Creek and Rockhouse Creek
- Large pond stocked with Catfish. Seperate pump to supply pond if needed
- Organic cropland with three irrigation wells pumping 400 GPM from a depth of 60 feet
- Crop land is currently cash leased for \$25,000 per year
- A fourth pump supplies livestock water to the south part of the property and overflows into a second pond

OFFERING SUMMARY

Sale Price:	\$975,000
Acreage:	251 Acres

Seth Watts

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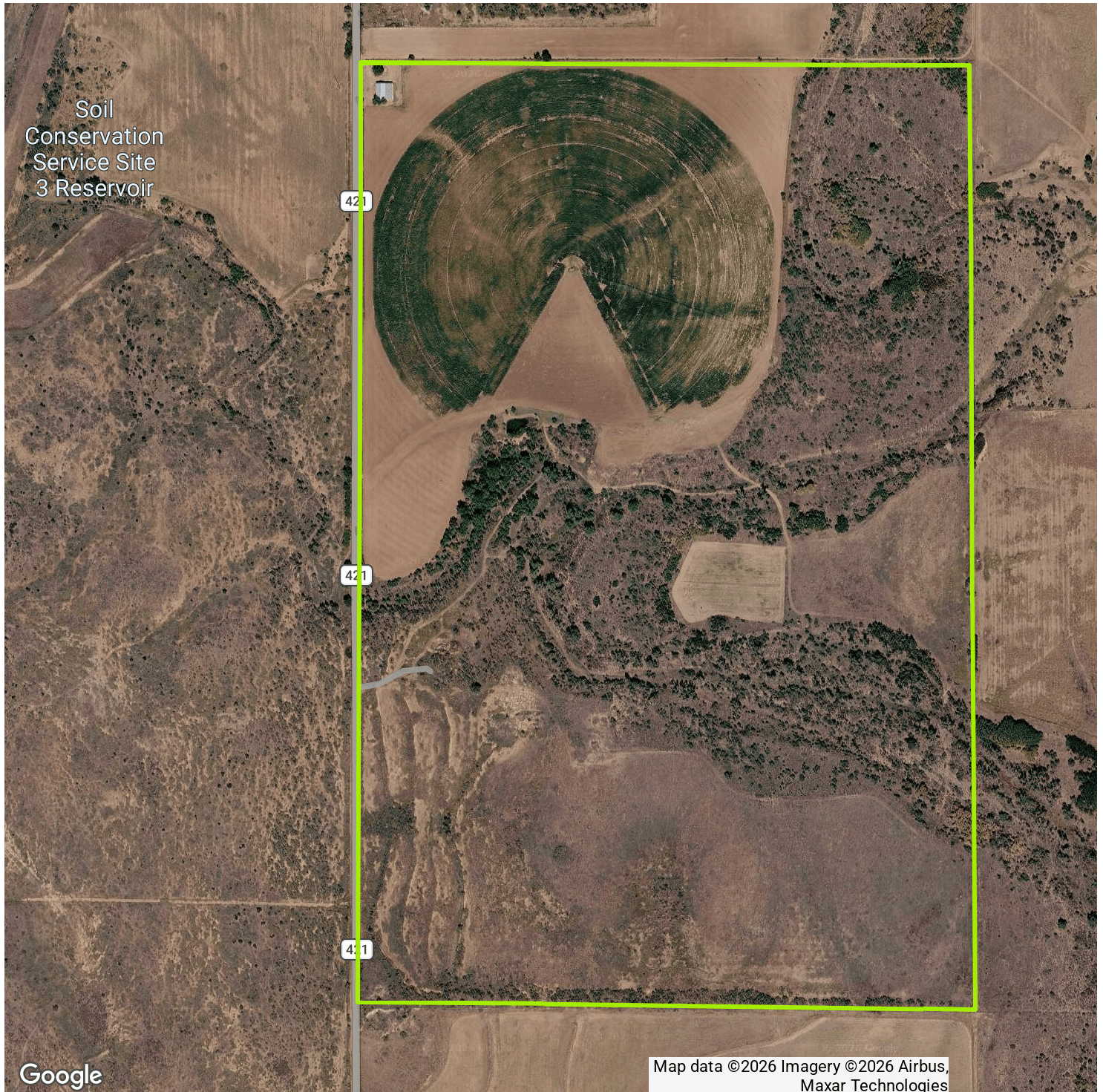
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Information About Brokerage Services

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.

Brad Andrews Realty, LLC	453663	info@bradandrewsrealty.com	(806)368-6554
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Andrews	453663	brad@bradandrewsrealty.com	(806)368-6554
Designated Broker of Firm	License No.	Email	Phone
Bradley Andrews	453663	brad@bradandrewsrealty.com	(806)368-6554
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Seth Watts	788882	seth@bradandrewsrealty.com	(806) 368- 6554
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

IABS 1-0 Date