

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
www.scottlandcompany.com • ben.scott@scottlandcompany.com

Antelope Springs Ranch-Union/Harding Counties, New Mexico

State: New Mexico
Region: Northeastern New Mexico
County: Union/Harding
Property Type: Grazing ranch land
Acres: **Total Acres: 10,021.97 acres more or less**
Deeded Acres: 8,858.63 acres more or less
Lease Purchase Acres: 1,003.34 acres more or less
State Lease Acres: 160 acres more or less
Price: \$1,050.00 per acre for the Deeded and Lease Purchase Acres
Taxes: Approximately \$1,788.51 per year
Location: From Clayton, NM: 35 mi. South on Hwy 402 thence 5 mi. West on Hwy 102. to the northeast boundary line of the property
From Nara Visa, NM: 30 mi. North on Hwy 402 thence 5 mi. West on Hwy 102. to the northeast boundary line of the property
From Hayden, NM: 2 mi. West to the midpoint of the east boundary of the ranch
Contact Name: **Ron V. Deeds**/Ben G. Scott/Krystal M. Nelson, QB #15892
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#: **Ron V. Deeds** **575-207-6888**
Contact Phone #: Ben G. Scott/ 800/933-9698 or 806/647-4375
Krystal M. Nelson NMQB 5:00 a.m. to 10:00 p.m.
Primary Office Email Address: ben.scott@scottlandcompany.com/rondeeds@plateautel.net

Comments: This ranch is located in some of the most highly sought-after grazing land in the Nation for a summer yearling grazing program or a year-round cow/calf operation.

Antelope Springs is a living, year round spring which provided water for homesteaders across a large area around the spring during many years past and is a highlight of the ranch providing water for livestock and wildlife.

Ranch & Farm Real Estate

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Also, water for the ranch is provided by two domestic wells equipped with submersible electric motors and pumps. One well is located at the main cattle working pens and the other well is at the house which is on the west end of the ranch. There are also 11 addition domestic wells equipped with windmills which are located strategically throughout the property. The depths to water in most of the wells is in a range between 80' & 100' deep.

It is our understanding that the owner of the ranch is in the process of drilling a new well on the ranch which when completed and a considerable amount of pipeline will replace certain wells which are not currently in working condition.

Main working facilities are located in the middle of the ranch. They consist of a very good set of pipe pens with a working tub, permanent loading/unloading chute, an open-front sheet iron barn and a new 8X25 electronic scale (the squeeze/working chute belongs to a prior owner and is not part of the improvements). A second set of working pens that are located on the south end of the ranch consist of heavy metal panels attached to railroad ties. There is an overhead cake bin that hold 36 tons of feed located at the main pen. There is an older ranch home with a good set of pipe pens that also go with the property located on the west end of the ranch.

Most of the fences on the ranch consist of 5 strands of barbed wire on steel and cedar post which have mostly been built within the last 10 years.

There is an overhead, high-capacity electric transmission line which runs through the east side of the property which may or may not facilitate a wind energy or solar power farm.

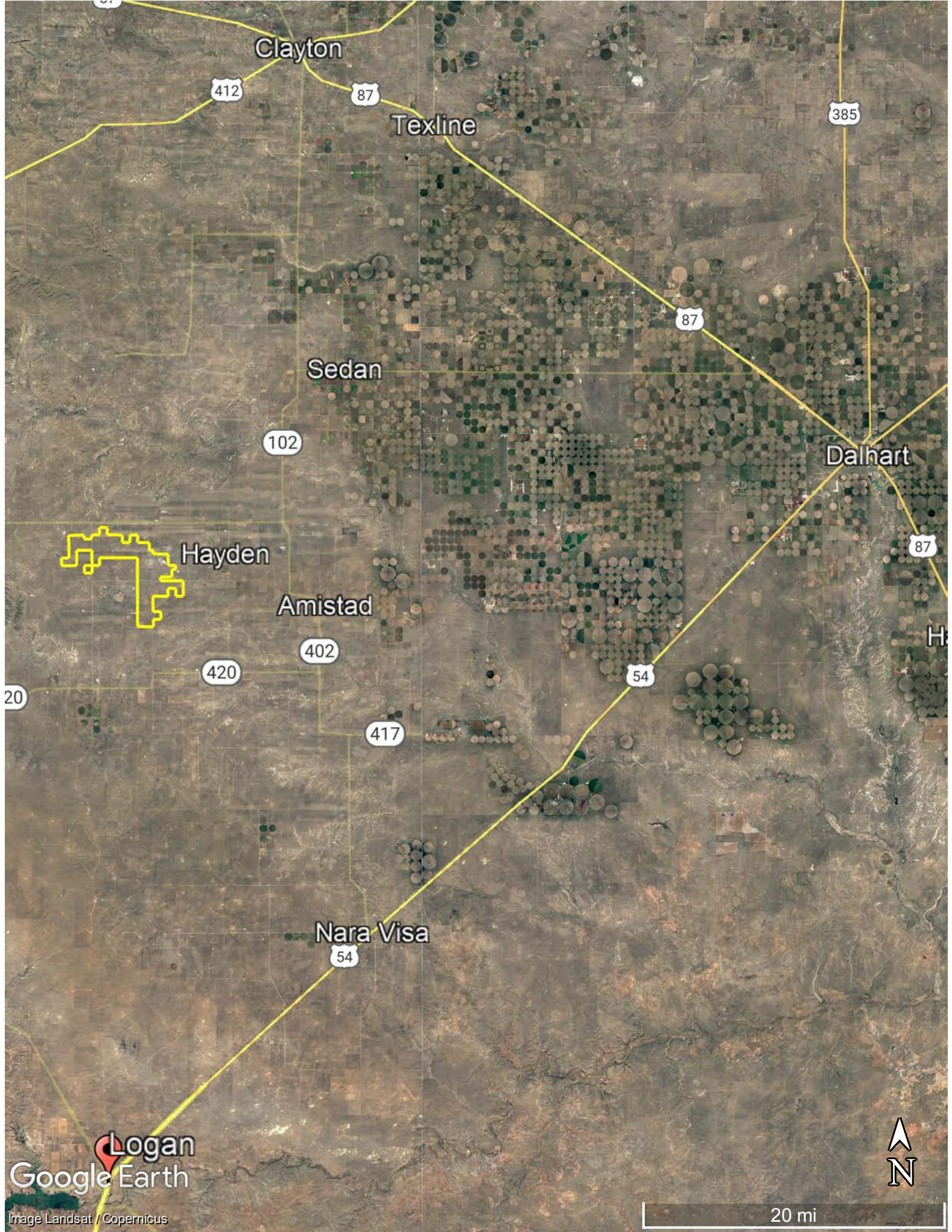
A significate portion of Union County, New Mexico has been leased for Wind Energy.

For those readers interested in the wind energy income this may be the beginning of a wind energy farm to be built in Union County, NM even though no firm commitment has been made at this time for a wind energy farm or a solar power farm on or near this property.

This property is a very productive cattle ranch being used for a yearling and cow/calf operation. The grass turf on the ranch consists of predominately Grama and Buffalo grasses. The wildlife consists of antelope, quail and a few deer.

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. 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



Clayton

Texline

Sedan

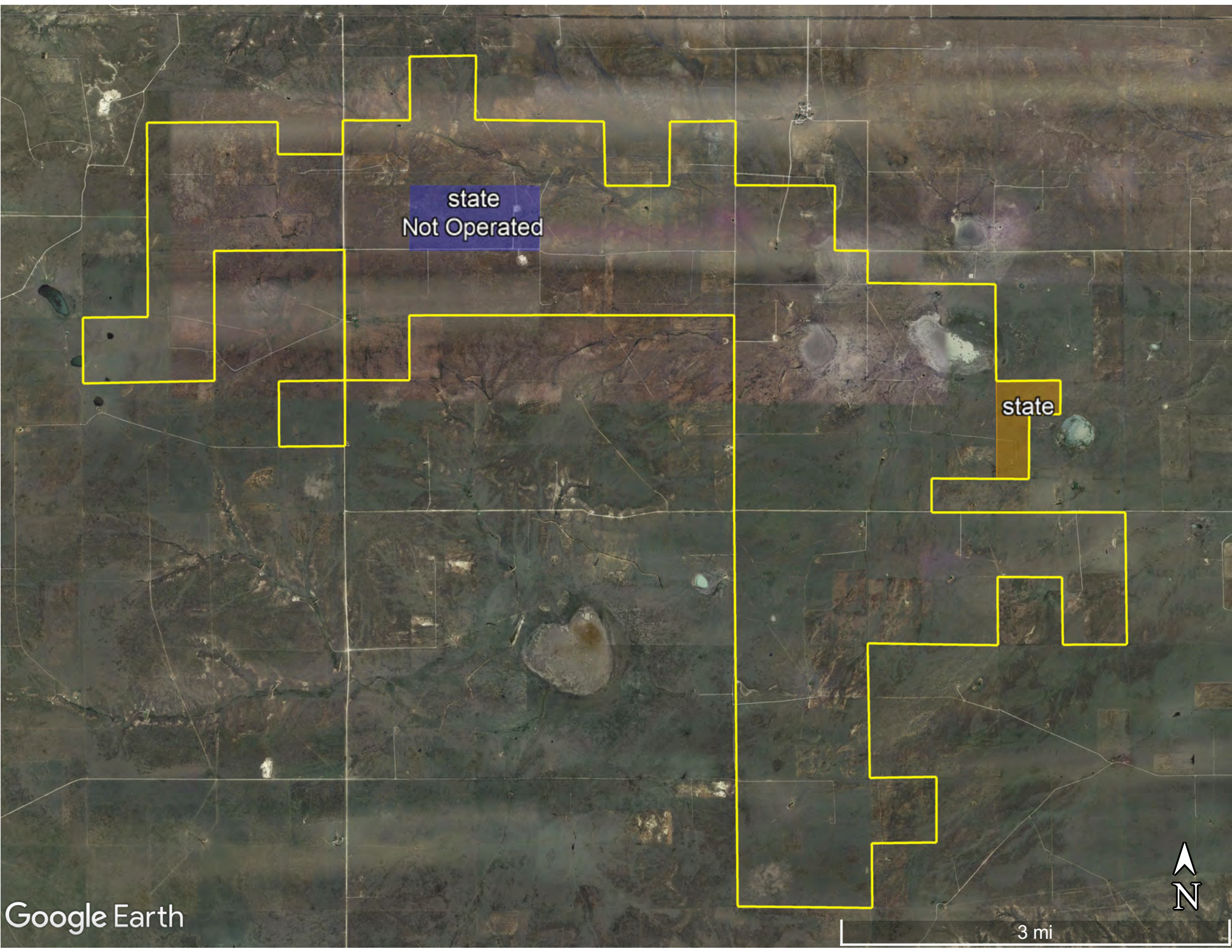
Dalhart

Hayden

Amistad

Nara Visa

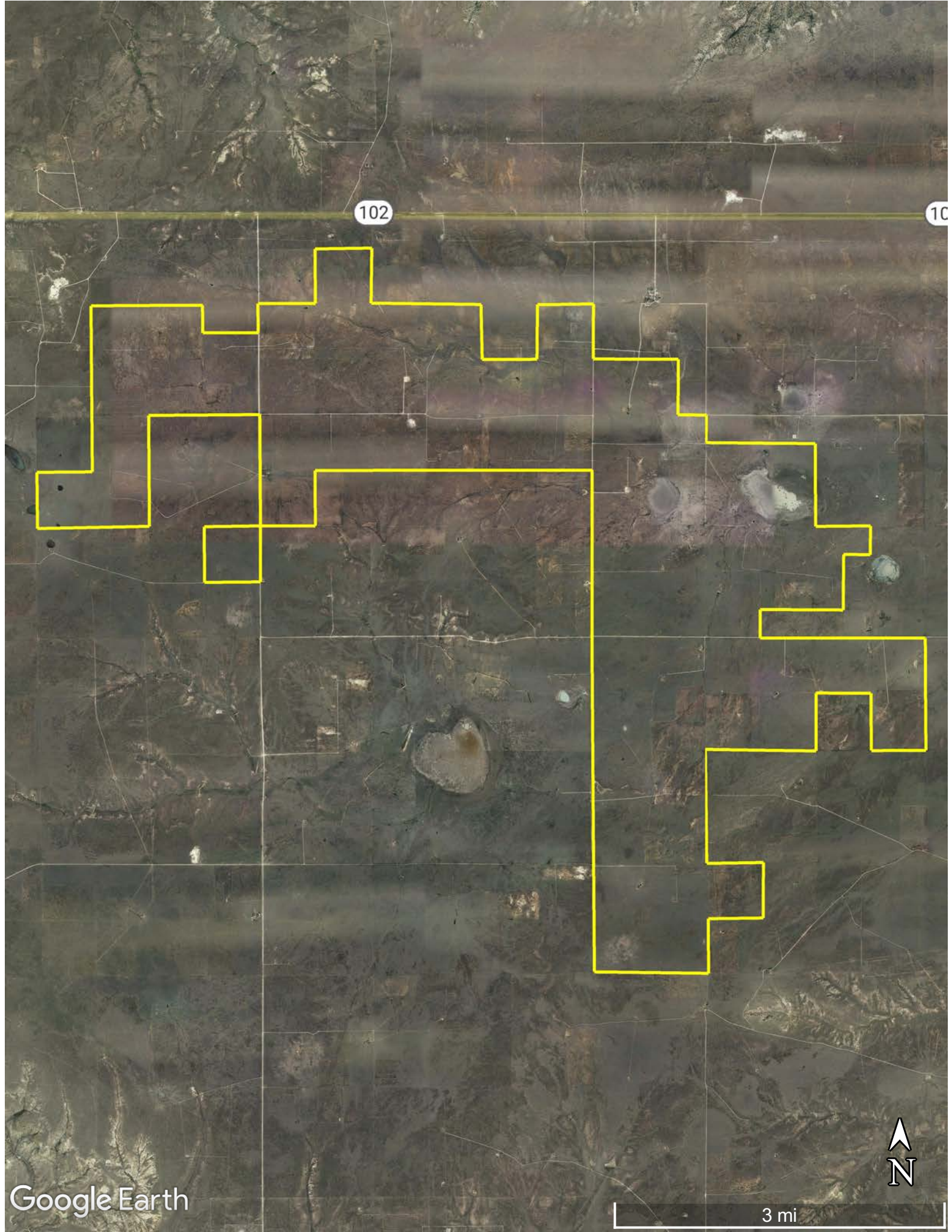




state
Not Operated

state





102

10

Google Earth



3 mi

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BROKER DUTIES

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 document that have the potential to become an express written agreement, they 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 and sellers in this transaction, even if the Broker is not representing the buyer or the seller 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 buyer(s) and/or seller(s) 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 Para. 1 (A) or 1 (B) 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. Advice 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 options 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 interests 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 a facilitator in the 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 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 they 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 motivations 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 they 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.



BROKER DUTIES

PART II – OTHER REQUIRED DISCLOSURES

Broker shall update these and all other required disclosures as needed.

BROKER COMPENSATION: The amount of compensation paid by a Buyer or Seller to a Brokerage is fully negotiable and is NOT dictated by MLS rules, the local, state or National Association of Realtors® or local, state or national law.

Check if Applicable

- 1. TRANSACTION COORDINATOR. Broker(s) has engaged the services of a transaction coordinator who will be assisting the broker in the processing of the real estate transaction.
2. CONFLICT OF INTEREST/MATERIAL INTEREST. Broker has a material interest or relationship of a business, personal, or family nature in the transaction. Describe that material interest and/or relationship:
3. ADVERSE MATERIAL FACTS. Explain any adverse material facts related to the Property or Transaction about which the Broker has actual knowledge.
4. 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:
5. OTHER. If "OTHER", explain:

RECEIVING PARTY

PARTY IS A SELLER BUYER LANDLORD/OWNER TENANT

Table with 4 columns: Signature, Printed Name, Date, Time. Multiple rows for signatures.

If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum



**NEW MEXICO ASSOCIATION OF REALTORS® — 2026
BROKER DUTIES**



DISCLOSING BROKER

BUYER'S / TENANT'S BROKER(S)

Buyer's / Tenant's Broker Name		Buyer's Broker's Qualifying Broker's Name and NMREC License No.		
Buyer's / Tenant's Brokerage Firm	Office Phone	Cell Phone	Email Address	
Buyer's / Tenant's Brokerage Address	City	State	Zip Code	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®

Buyer's / Tenant's Broker Name		Buyer's Broker's Qualifying Broker's Name and NMREC License No.		
Buyer's / Tenant's Brokerage Firm	Office Phone	Cell Phone	Email Address	
Buyer's / Tenant's Brokerage Address	City	State	Zip Code	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®

SELLER'S / LANDLORD'S BROKER(S)

Seller's / Landlord's Broker Name		Seller's Broker's Qualifying Broker's Name and NMREC License No.		
Seller's / Landlord's Brokerage Firm	Office Phone	Cell Phone	Email Address	
Seller's / Landlord's Brokerage Address	City	State	Zip Code	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®

Seller's / Landlord's Broker Name		Seller's Broker's Qualifying Broker's Name and NMREC License No.		
Seller's / Landlord's Brokerage Firm	Office Phone	Cell Phone	Email Address	
Seller's / Landlord's Brokerage Address	City	State	Zip Code	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®