

HWY 70 Roaring Ranch



262.9 ± ACRES | ROARING SPRINGS, TX | MOTLEY COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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

PROPERTY SUMMARY

State:	Texas
Region:	South Plains
County:	Motley
Property Type:	Ranch
Acres:	262.9 ± acres
Price:	\$4,300.00 per acre
Estimated Taxes:	\$194.90
Location:	2 mi. N of Roaring Springs 1 hr 15 min from Lubbock

COMMENTS

Located just outside of Roaring Springs between Roaring Springs and Matador, this exceptional 262.9 ± acre ranch offers outstanding accessibility, strong livestock infrastructure, and excellent recreational opportunities in the heart of ranch country. The property enjoys approximately one-quarter mile of paved frontage along State Highway 70 and an impressive one mile of paved frontage on Ranch Road 1045, providing multiple access points and exceptional convenience. The ranch is situated in an area known for its rich ranching heritage and productive grazing lands.

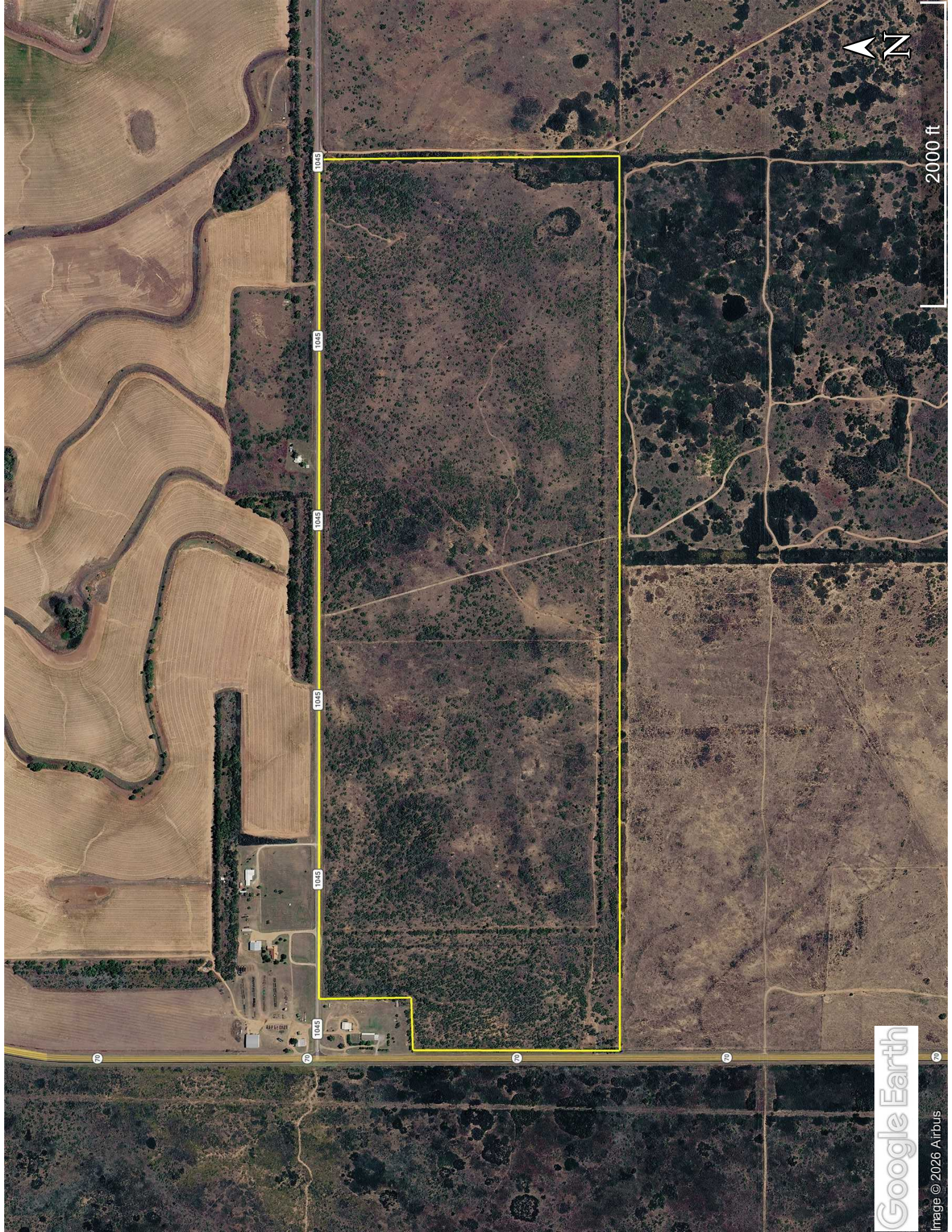
Designed for both cattle and recreation, the property features quality working pens located in the southwest corner and two stock tanks, including one adjacent to the pens and a second centrally located on the southern portion of the ranch. The perimeter is enclosed by excellent five-strand barbed wire fencing, providing dependable containment and long-term durability.

The landscape consists primarily of native grassland, offering productive grazing potential while maintaining a healthy mix of mature trees and scattered brush. This combination creates ideal cover and habitat for both livestock and wildlife. Hunters will appreciate the established setup, with blinds and feeders strategically placed throughout the ranch, making it well-suited for deer, quail, and other native game.

Whether you're seeking a manageable cattle operation, a recreational hunting property, or a combination ranch with excellent access and infrastructure, this 262.9 ± acre offering presents a rare opportunity in Motley County.

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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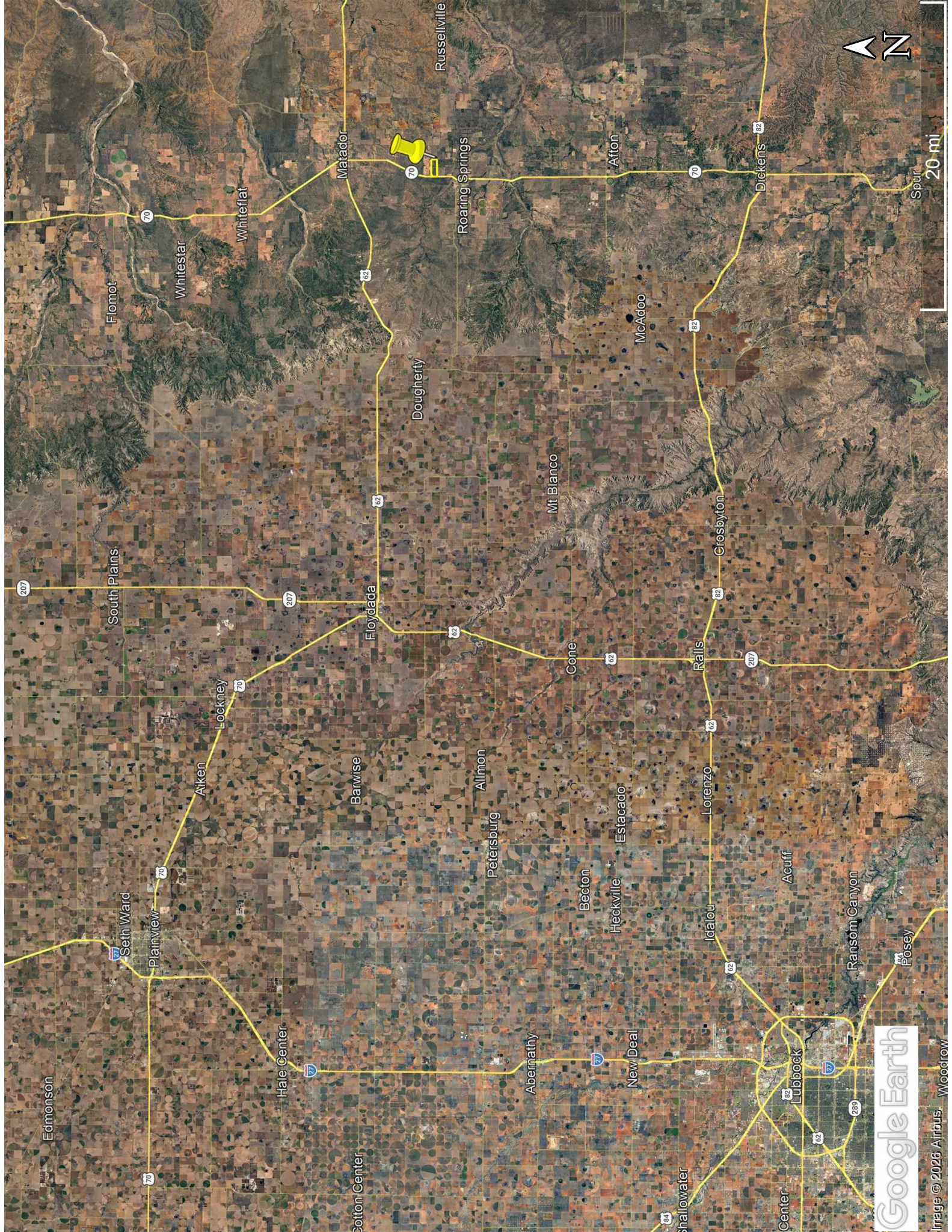
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Image © 2026 Airbus



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Google Earth

Image © 2026 Airbus. Woodrow

Edmonson

Seth Ward

Planview

Aiken

Lockney

South Plains

Flomot

Whitestar

Whiteflat

Hale Center

Barwise

Floydada

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Mataador

Roaring Springs

Russellville

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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.

Ben G Scott Land Company LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000678 License No.	ben.scott@scotlandcompany.com Email	(800)933-9698 Phone
Ben G. Scott Designated Broker of Firm	122507 License No.	ben.scott@scotlandcompany.com Email	(806)647-4375 Phone
Ben G. Scott Licensed Supervisor of Sales Agent/ Associate	122507 License No.	ben.scott@scotlandcompany.com Email	(806)647-4375 Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Scott Land Company, LLC, 1301 Front St Dimmitt TX 79027
Krystal Nelson

Information available at www.trec.texas.gov

IABS 1-0 Date

Cisneros/Kaar

Phone: 8066474375 Fax: 8066470950

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Scott Land Company, LLC
FARM AND RANCH REAL ESTATE

Robert Nelson

Associate Real Estate Broker - TX & NM

806.647.8176

robert.nelson@scottlandcompany.com

Ben G. Scott

Owner, Real Estate Broker - TX, NM & OK

800.933.9698

ben.scott@scottlandcompany.com

scottlandcompany.com

806.647.4375

Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027

Mailing Address: 1301 Front Street - Dimmitt, TX 79027