Seneca Ranch



2,477.42 ± ACRES | CLAYTON, NM | UNION 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:	Northeastern NM
County:	Union
Property Type:	Grassland
Acres:	2,477.42 ± total acres
	800 ± deeded; 760 ± state lease; 917.42 ± Kiowa National
Price:	$1,600,000.00
Estimated Taxes:	$1,147.75 annually
Location:	Just NE of Clayton in the Seneca, New Mexico area

COMMENTS

When you are on this ranch located near Clayton, New Mexico, in some of the most sought-after grassland in the Continental USA, you feel as if you are RIGHT ON TOP OF THE WORLD!

The renowned Santa Fe Trail, which ran through the deeded land on the ranch, paved a way to a huge spring at the “POINT OF ROCKS” where travelers could replenish their water supply and proceed west.

The ranch is an easy driving distance to all types of mountainous escapes in the Angel Fire, Eagle Nest, Red River, Taos and Santa Fe, New Mexico areas for winter skiing and other types of recreation. A visit up Mt. Capulin, an extinct volcano with its own ecosystem, is a MUST SEE trip.

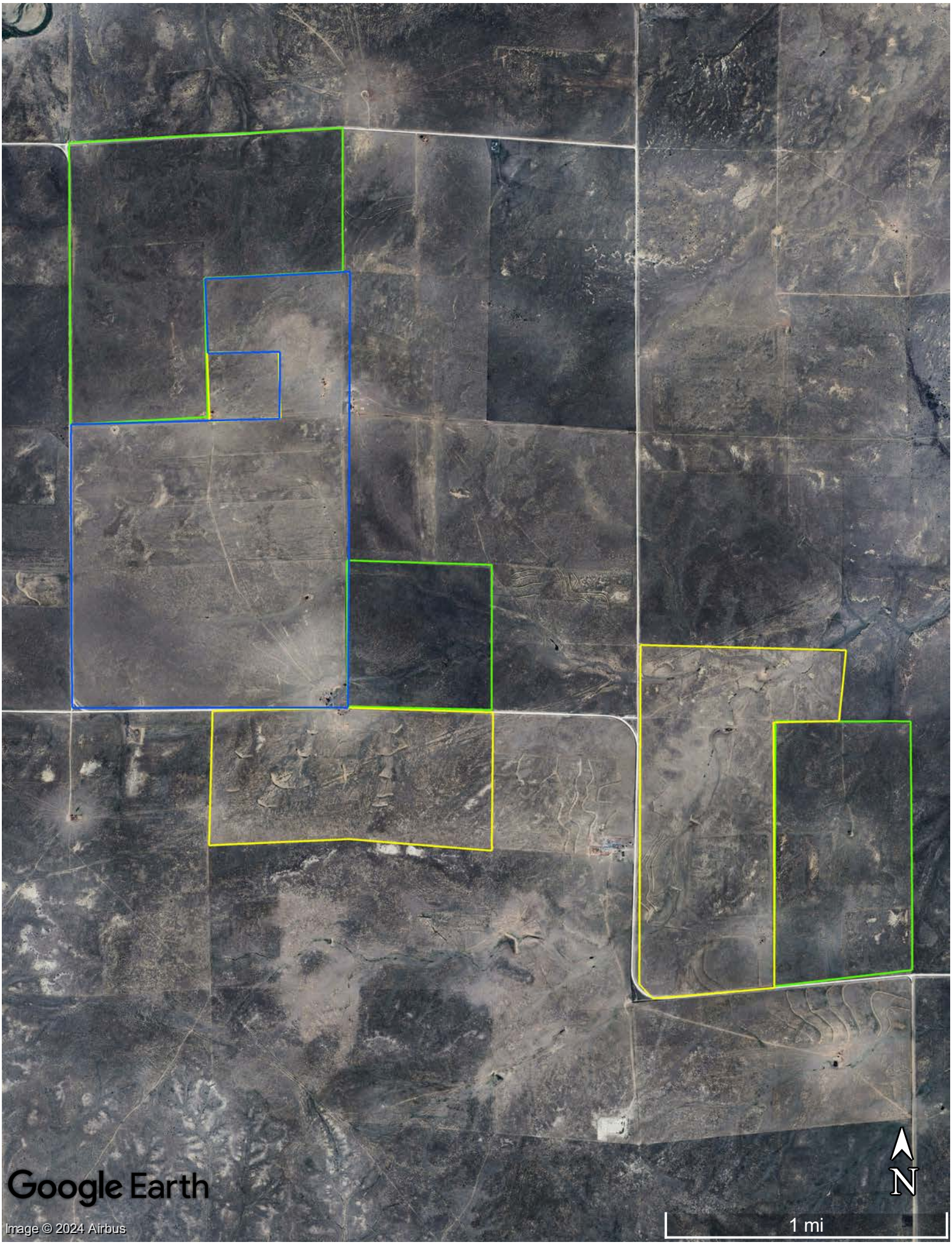
This grassland suits a cow-calf operation, a yearling operation or a combination of both. The deeded land is noted on the maps in Yellow, the Kiowa National Grassland is noted in Green and the New Mexico State Lease is noted in Blue.

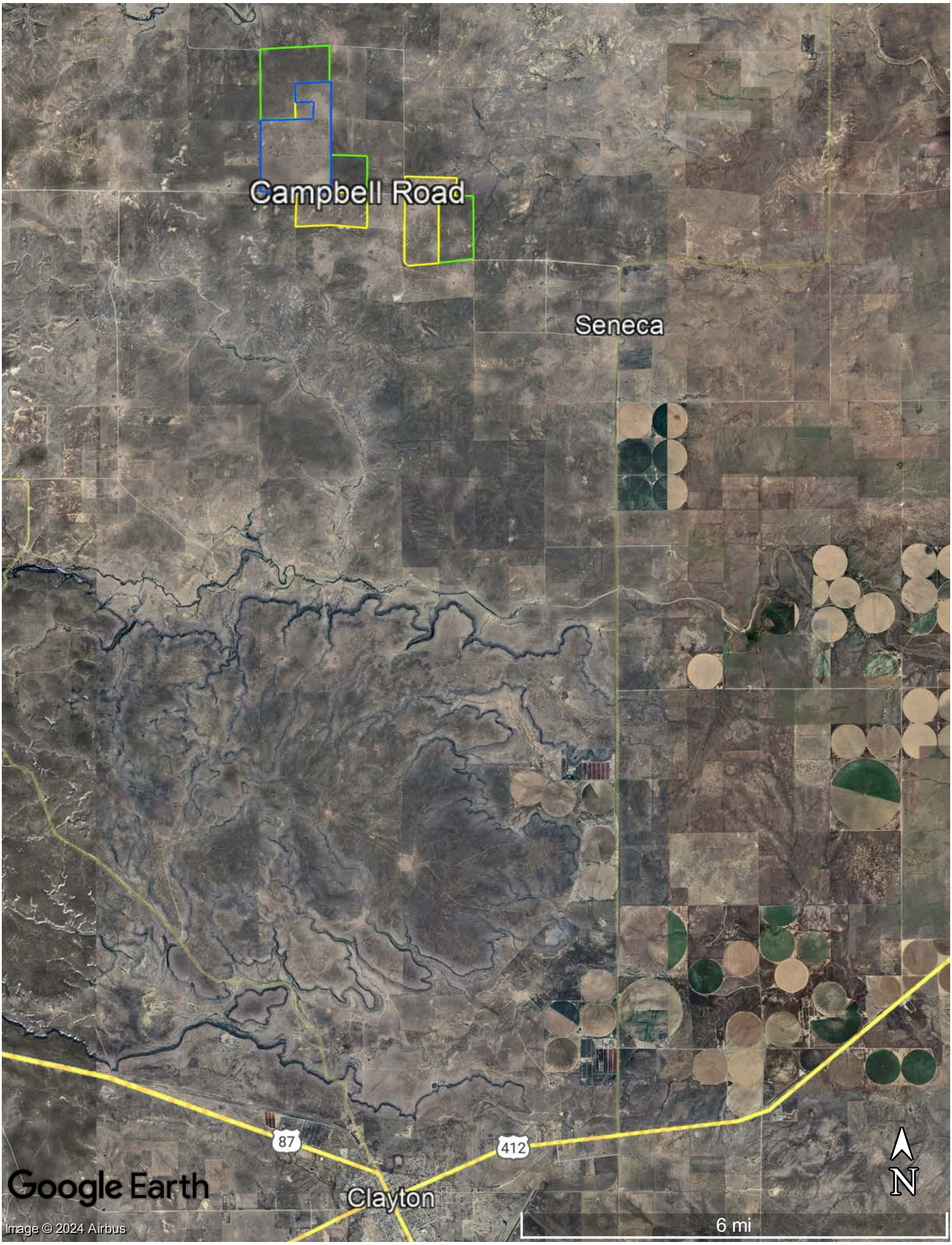
Water on the ranch is provided by two wells with a submersible electric motor and pump powered by electricity and solar, and two additional wells are equipped with windmills.

The ranch is located on an all-weather caliche road approximately 2 miles off of the Kenton Highway which runs from Clayton, New Mexico to Kenton, Oklahoma.

We look forward to arranging an appointment for a potential Buyer to be shown the ranch at Buyer’s convenience. LET’S LOOK!

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.


Google Earth
Image © 2024 Airbus
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1 mi


Campbell Road
Seneca
87
412
Clayton
Google Earth
Image © 2024 Airbus
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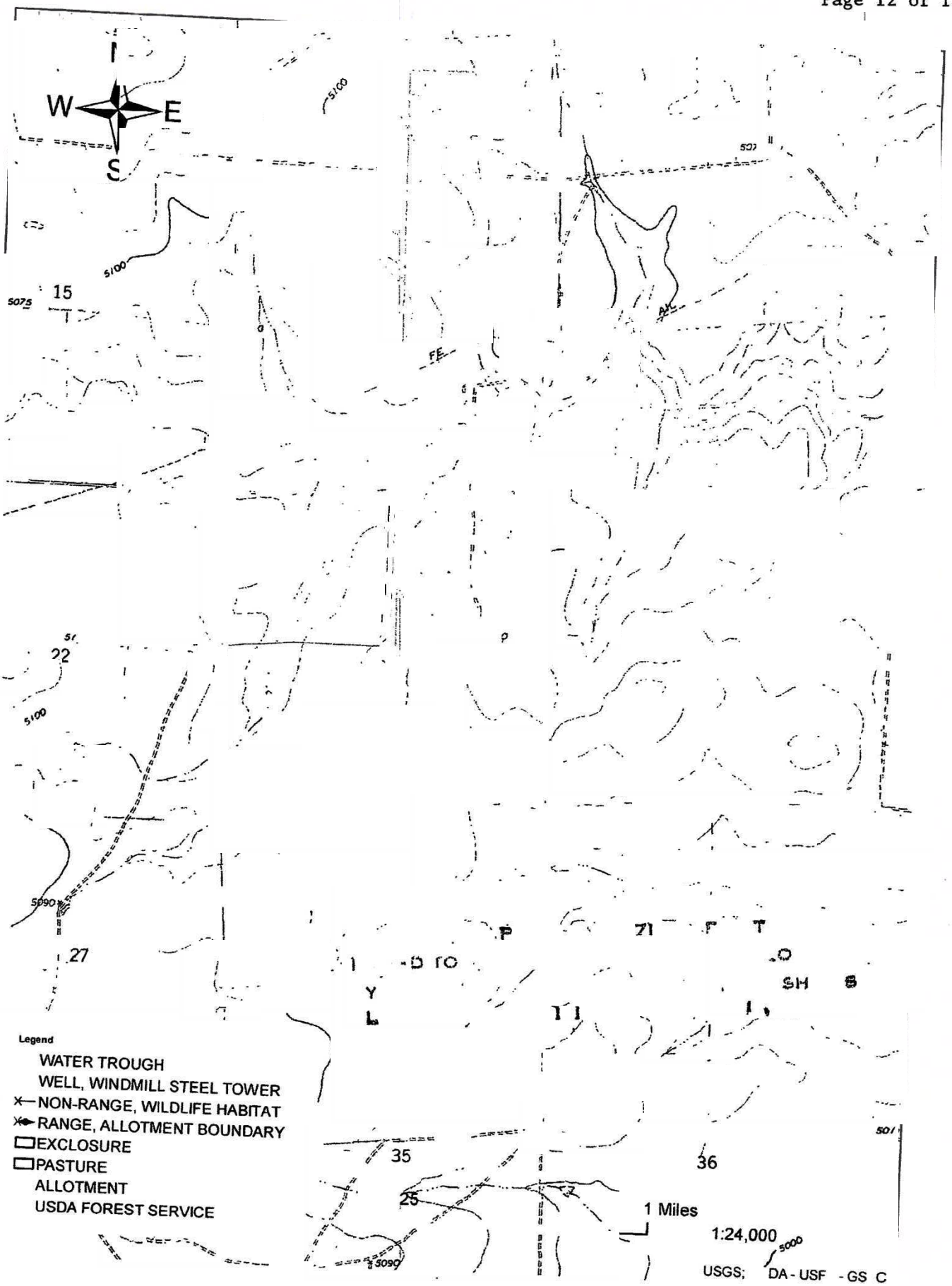


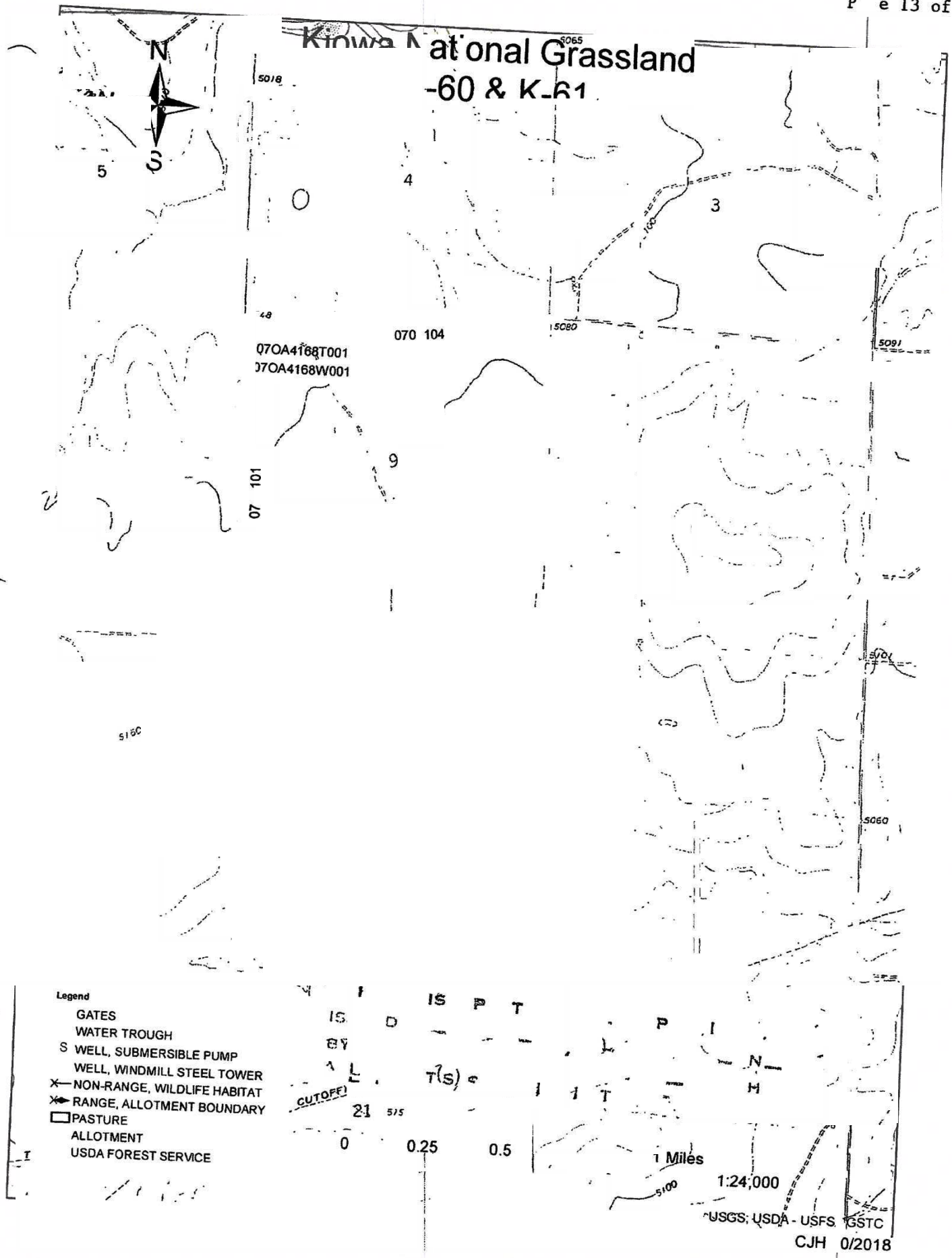









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36
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5100
5075
5090
5099
Legend
WATER TROUGH
WELL, WINDMILL STEEL TOWER
NON-RANGE, WILDLIFE HABITAT
RANGE, ALLOTMENT BOUNDARY
EXCLOSURE
PASTURE
ALLOTMENT
USDA FOREST SERVICE
1 Miles
1:24,000
5000
USGS; DA - USF - GS C
CJH 0/2018


Kiowa National Grassland
-60 & K-61
N
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5
4
3
9
070 104
07OA4168T001
07OA4168W001
07 101
5018
5065
5080
5091
5060
5100
Legend
GATES
WATER TROUGH
WELL, SUBMERSIBLE PUMP
WELL, WINDMILL STEEL TOWER
NON-RANGE, WILDLIFE HABITAT
RANGE, ALLOTMENT BOUNDARY
PASTURE
ALLOTMENT
USDA FOREST SERVICE
0
0.25
0.5
Miles
1:24,000
USGS, USDA - USFS, GSTC
CJH 0/2018

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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.

BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW

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BROKER DUTIES

PART II – OTHER REQUIRED DISCLOSURES

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

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

1. ☐ Broker has a written brokerage relationship with any other party(ies) to the transaction.

2. ☐ Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).

3. ☐ Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.

4. ☐ Broker(s) has a written agreement with a **TRANSACTION COORDINATOR** who will be providing services related to the transaction. **BROKER DUTIES:** TCs who have no interaction with the Broker's Customer or Client and/or other parties or brokers involved in the transaction, owe Broker Duties 1-5 in Section A on Cover Page I. TCs who work directly with the Broker's Customer or Client and/or other parties or brokers in the transaction, owe Broker Duties 1-5 of Section A and 5, 7 and 8 of Section B.
   TCs:_____

5. ☐ **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: ☐ AGENT ☐ TRANSACTION BROKER ☐ OTHER. If "OTHER", explain:

_____

_____

APPLICABLE PARTY

PARTY IS A ☐ SELLER ☐ BUYER ☐ LANDLORD/OWNER ☐ TENANT

Signature	Printed Name	Date	Time
Signature	Printed Name	Date	Time

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

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BROKER DUTIES

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
BROKERS ARE NOT PARTIES TO THIS PURCHASE AGREEMENT.

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 ☐is ☐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 ☐is ☐is not a REALTOR®

SELLER'S / LANDLORD'S BROKER(S)

Ronald V. Deeds	**Krystal M. Nelson**			**15892**
Sellers's / Landlord's Broker Name	Seller's Broker's Qualifying Broker's Name and NMREC License No			
Scott Land Company, LLC				**ben.scott@scottland**
Seller's / Landlord's Brokerage Firm	Office Phone		Cell Phone	Email Address
1301 Front Street	**Dimmitt**	**TX**	**79027**	Broker ☐is ☐is not a REALTOR®
Seller's / Landlord's Brokerage Address	City	State	Zip Code	

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 ☐is ☐is not a REALTOR®

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Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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