

# Oldham Dryland, Grass Tracts 1-4



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2,956.80 ± ACRES | ADRIAN, TEXAS | OLDHAM COUNTY

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*Scott Land Company, LLC*

FARM AND RANCH REAL ESTATE

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## PROPERTY SUMMARY

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State:	Texas
Region:	Panhandle
County:	Oldham and Deaf Smith
Property Type:	Dryland & Native Pasture
Acres:	2,956.80 ± acres
Price:	2,556.80 ± acres at \$1,800.00 per acre 400.00 ± acres at \$2,200.00 per acre
Estimated Taxes:	\$5,903.49
Location:	2 mi. S of Adrian, TX   50 mi. W of Amarillo, TX

## OUTLINE

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Encompassing approximately 2,956.80 ± total acres, this outstanding farm and ranch offering consists of four separate tracts located just south of Adrian, Texas. While offered as individual tracts or a whole package, each lies within a close 2- to 3-mile radius, creating a unique opportunity to acquire highly productive agricultural land in one concentrated area. The nearest tract is located just 2 miles south of Adrian and Interstate 40, while the entire offering is conveniently situated only 50 miles west of Amarillo.

Together, these tracts provide an exceptional blend of productive dryland farmland, native grassland, dependable water resources, and functional ranch improvements suited for both farming and livestock operations. Water infrastructure includes multiple water wells, stock tanks, and shared water sources that enhance the property's utility and long-term value. The headquarters tract serves as the operational centerpiece of the offering, featuring an impressive 225' x 100' barn, quality cattle working facilities, and ample room for equipment storage and ranch operations.

In addition to its agricultural strengths, the property offers excellent recreational appeal with opportunities to pursue native game species commonly found throughout the Texas Panhandle. Whether a buyer is seeking productive farm ground, quality grazing acreage, a turnkey cattle operation, or a diversified land investment, this offering provides the flexibility and scale to meet a variety of objectives.

## DETAILS

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### **TRACT 1 – 630 ± ACRES**

Tract 1 consists of approximately 630 acres of productive dryland farmland located just south of Adrian, Texas. The northeast corner of the tract is situated at the intersection of County Road B and County Road 21, providing excellent access 2 miles off of Texas Highway 214.

Water resources include a stock tank supplied by a water well equipped with an electric submersible pump, offering a dependable livestock water source. The tract is predominantly tillable dryland farm ground with minimal improvements, making it well suited for continued agricultural production.

### **TRACT 2 – 320 ± ACRES**

Tract 2 encompasses approximately 320 acres of dryland farmland with valuable paved frontage along TX HWY 214, providing convenient year-round access.

The property is enclosed on three sides by quality 5-wire barbed wire permanent fencing. Livestock water is available through a shared water source with the neighboring property, enhancing the tract's utility for both farming and grazing operations.

Its combination of productive dryland acreage, highway frontage, and existing infrastructure creates a versatile agricultural investment opportunity.

### **TRACT 3 – 720 ± ACRES**

Tract 3 contains approximately 720 acres, including roughly 646.7 acres of productive dryland farmland, with the balance consisting of native grassland and an established headquarters area. It also boasts 1.25 miles of paved frontage along TX HWY 214.

The headquarters is well-equipped for livestock and agricultural operations, featuring a 225-foot by 100-foot barn with a large sliding door and ample space for equipment storage. Livestock improvements are extensive and include well-maintained working pens in excellent condition, a mechanical processing chute, loading chute, tub with forcing gate, and a snake alley designed for efficient cattle handling.

The tract benefits from quality 5-strand barbed wire permanent perimeter fencing along portions of the property, as well as good interior fencing that creates functional pasture divisions and integrates directly with the livestock working facilities.

This tract offers an exceptional combination of productive farmland, grazing acreage, and turnkey operational improvements.

### **TRACT 4 – 1,286.8 ± ACRES**

Tract 4 comprises approximately 1,286.8 acres 1 mile off TX HWY 214, including roughly 628 acres of dryland farmland, with the remaining acreage consisting primarily of grassland.

Water infrastructure is a significant asset, featuring two water wells, two stock tanks located on the property, and access to a third shared stock tank situated along a neighboring fence line. These water resources provide excellent support for livestock operations.

The grassland portions are enclosed by quality 5-strand barbed wire permanent fencing along the perimeter, while the dryland farm acreage is partially bordered by 5-wire barbed wire permanent fencing.

With a balanced mix of productive dryland farm ground, native grass, dependable water resources, and established fencing, Tract 4 offers substantial flexibility for both farming and ranching operations.

Adrian

U.S. Route 66

40

214

214

Tract 2

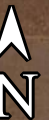
290

Tract 1

Tract 4

Tract 3

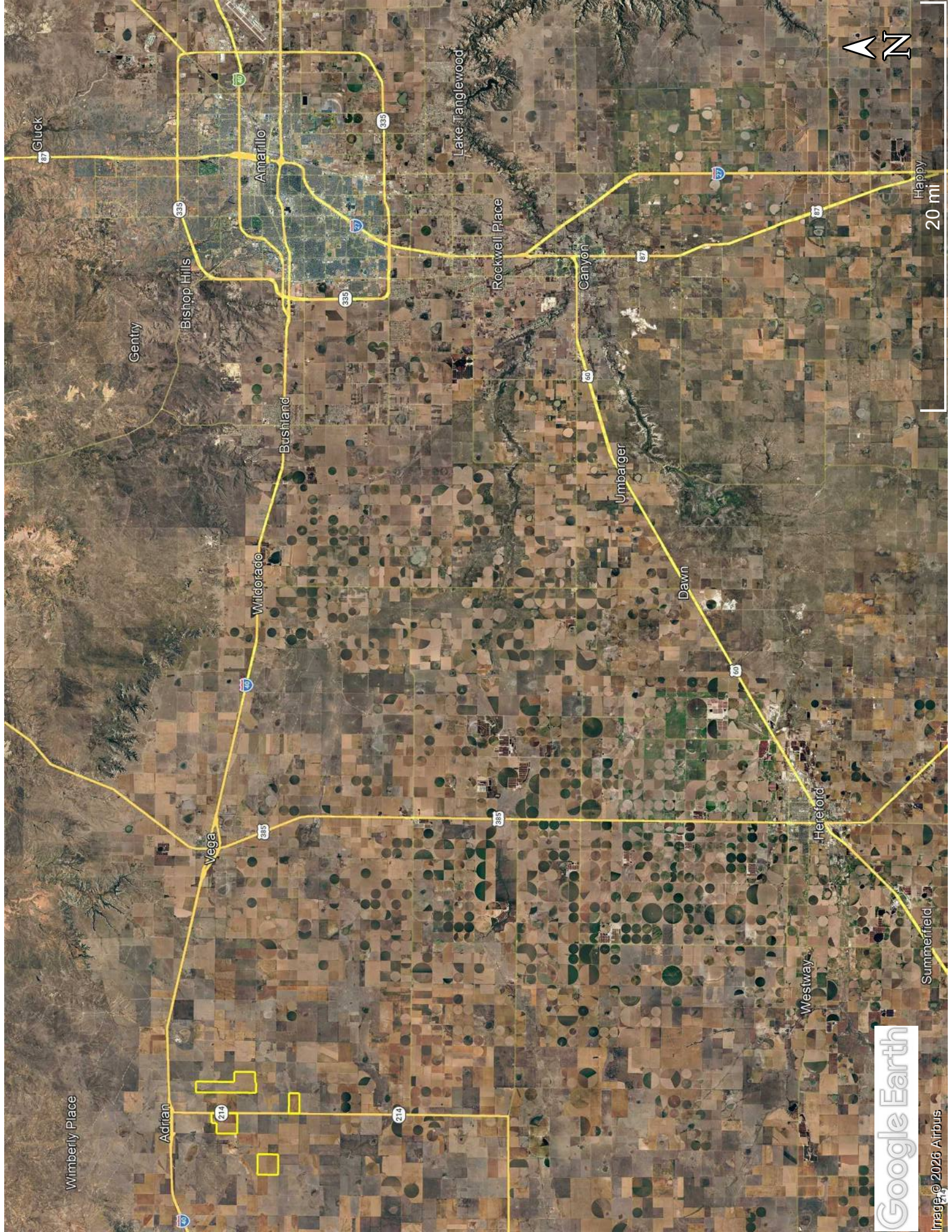
214



Google Earth

Image © 2026 Airbus

2 mi



20 mi

Google Earth

Image © 2026 Airbus

Summerfield

Westway

Hereford

Dawn

Umbarger

Canyon

Rockwell Place

Lake Tanglewood

Amarillo

Bishop Hills

Gentry

Bushland

Wildorado

Vega

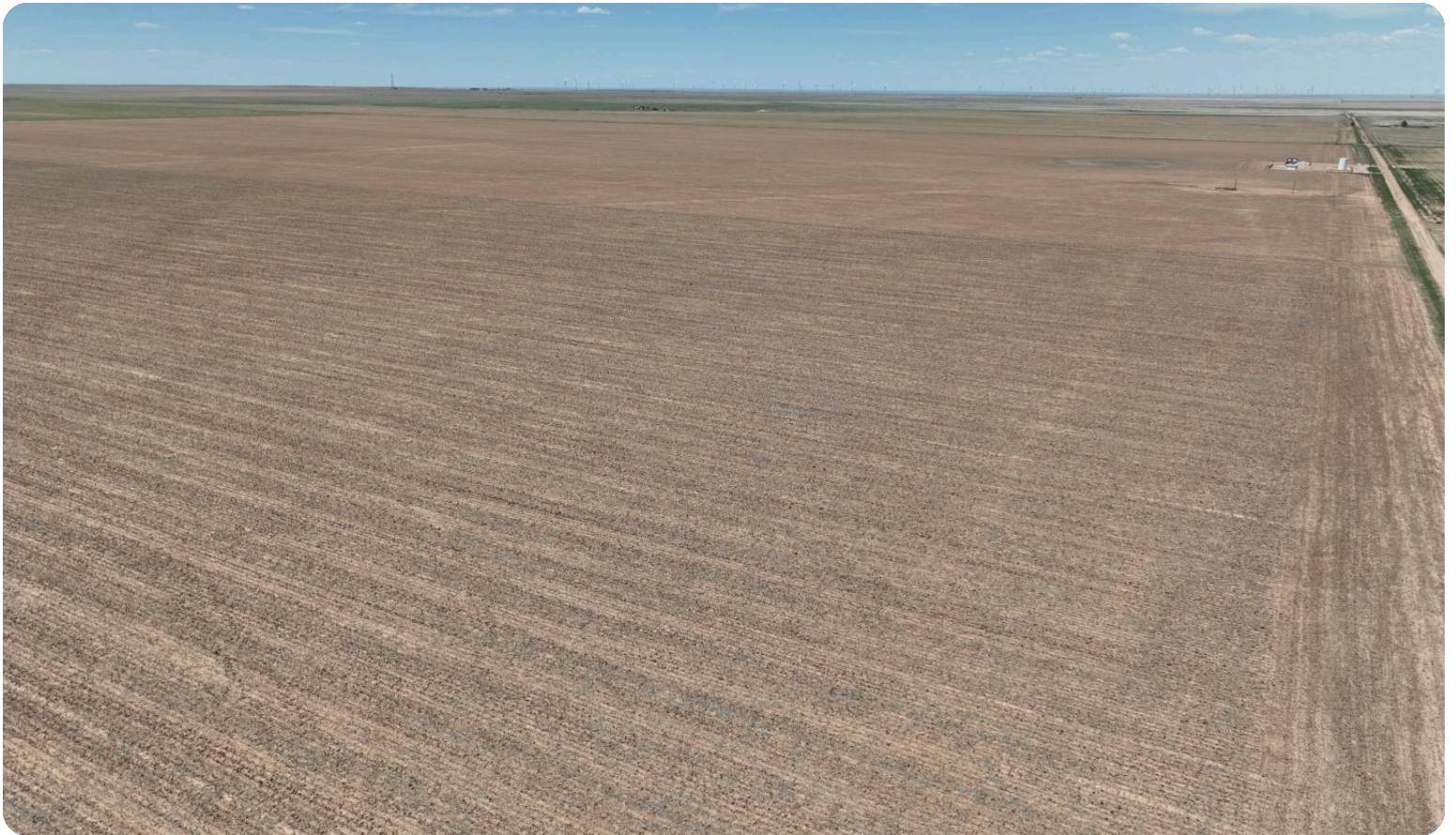
Adrian

Wimberly Place

Gluck

# TRACT 1 PHOTOS



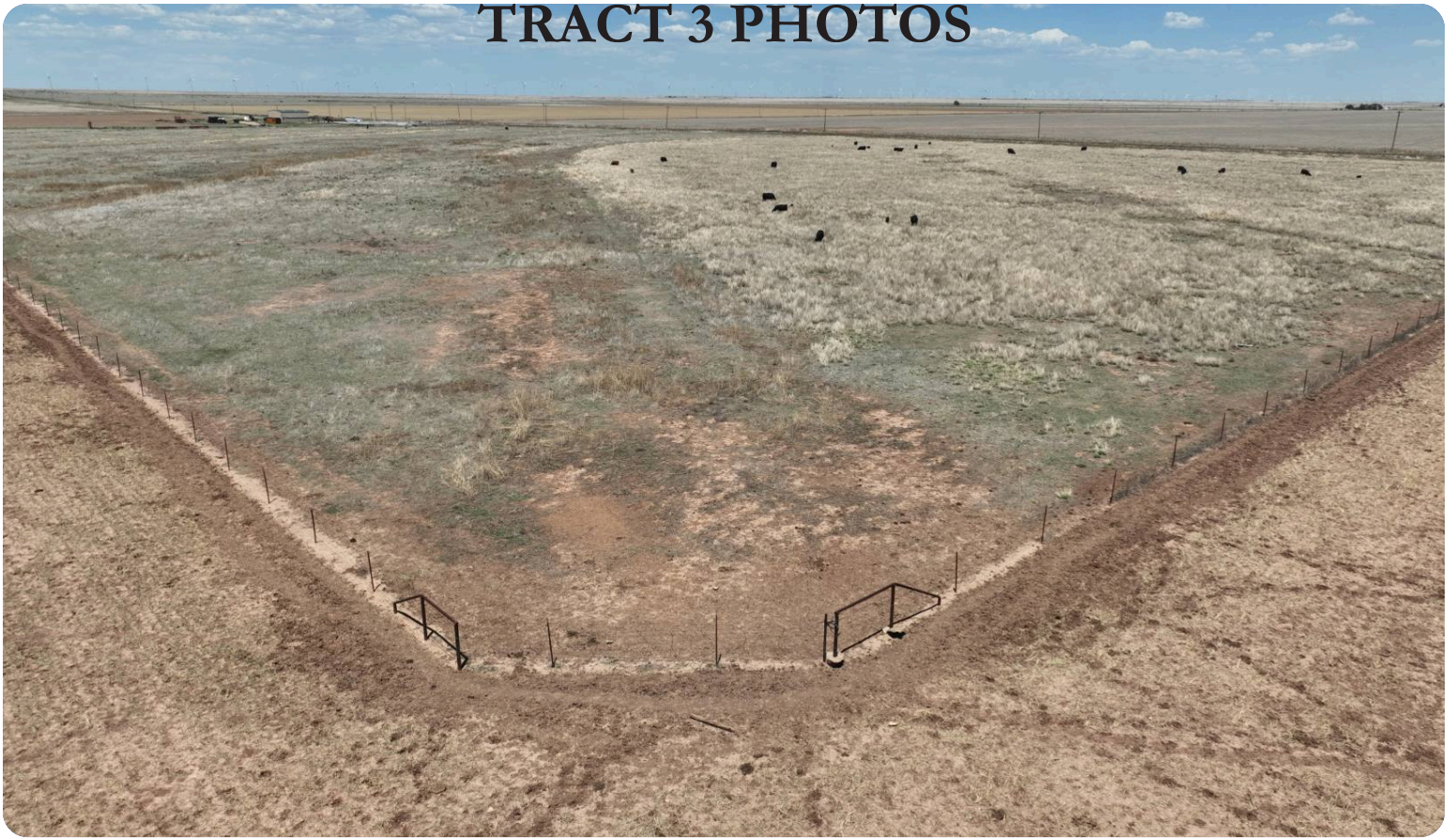


# TRACT 2 PHOTOS





# TRACT 3 PHOTOS



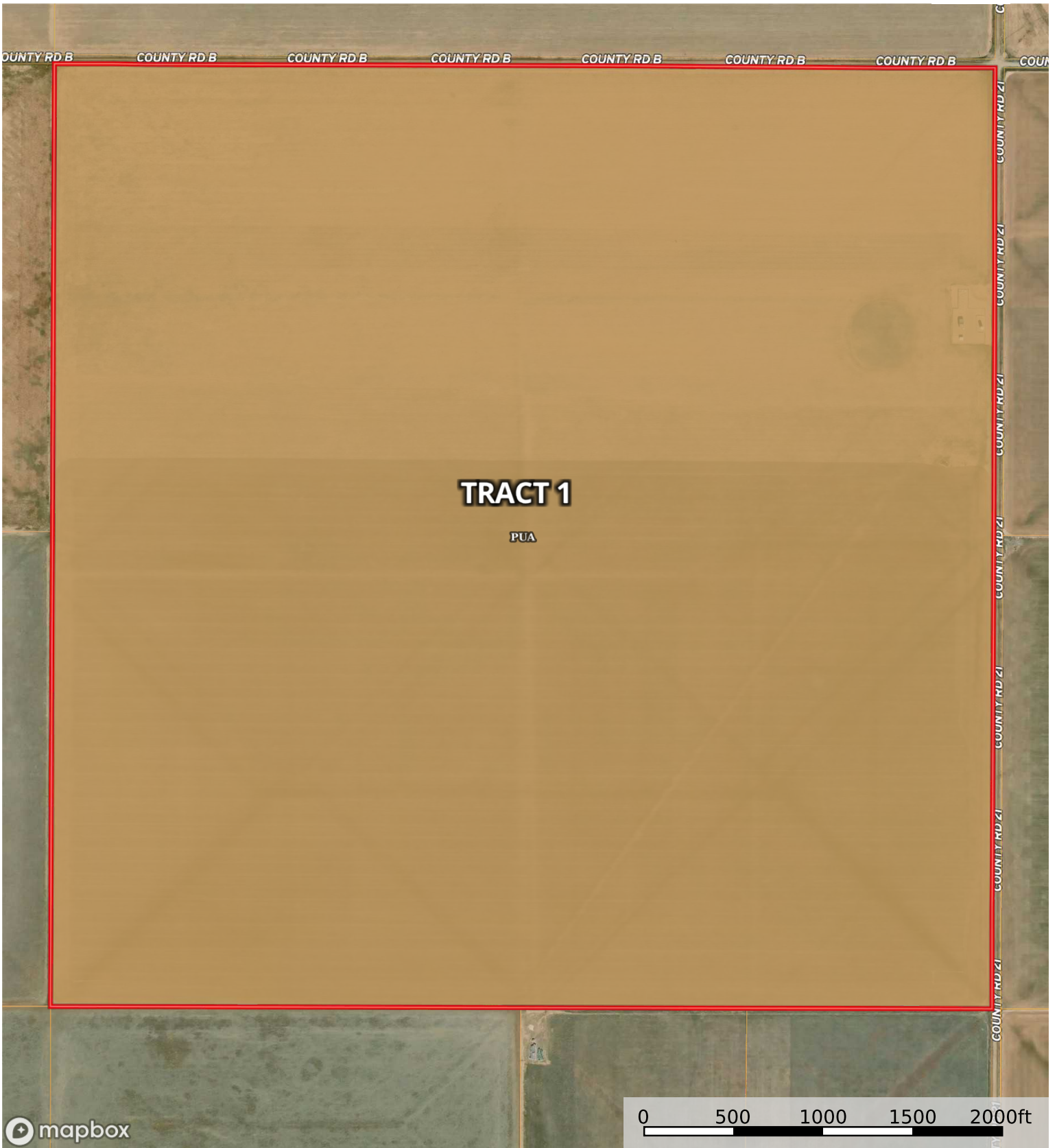



# TRACT 4 PHOTOS





Hereford, TX, 79045  
Texas, AC +/-



 Boundary

|  Boundary 633.51 ac

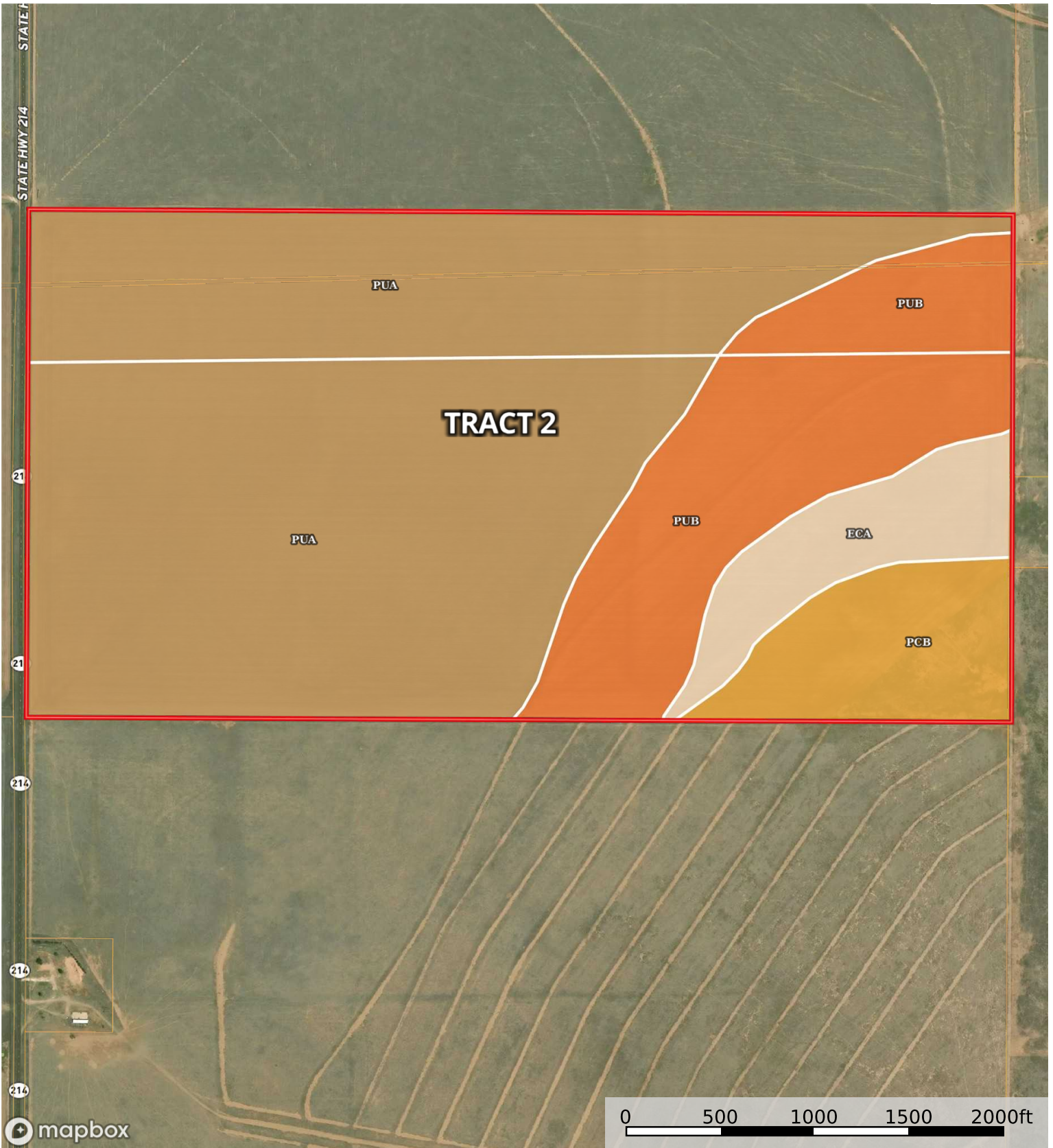
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	633.5 1	100	0	47	3s
TOTALS		633.5 1(*)	100%	-	47.0	3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Hereford, TX, 79045

Texas, AC +/-



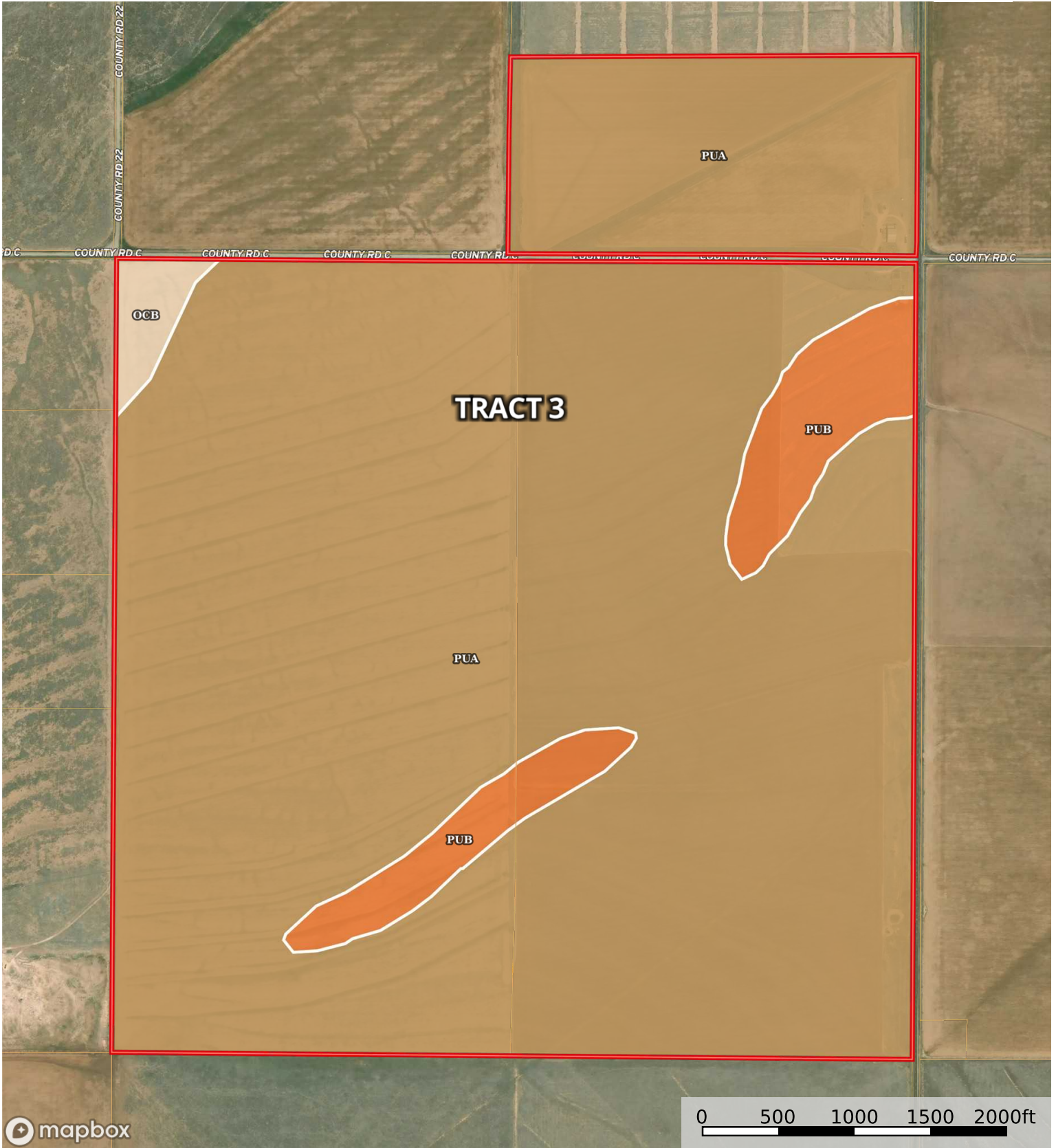
Boundary

Boundary 324.86 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	213.19	65.62	0	47	3s
PuB	Pullman clay loam, 1 to 3 percent slopes	64.8	19.95	0	46	3s
PcB	Pep clay loam, 1 to 3 percent slopes	25.51	7.85	0	47	4e
EcA	Estacado clay loam, 0 to 1 percent slopes	21.36	6.57	0	48	2c
TOTALS		324.86(*)	100%	-	46.86	3.01

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





 Boundary

|  All Polygons 715.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	664.48	92.82	0	47	3s
PuB	Pullman clay loam, 1 to 3 percent slopes	43.13	6.02	0	46	3s
OcB	Olton clay loam, 1 to 3 percent slopes	8.29	1.16	0	46	2e
TOTALS		715.9(*)	100%	-	46.93	2.99

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 635.0 ac

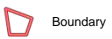
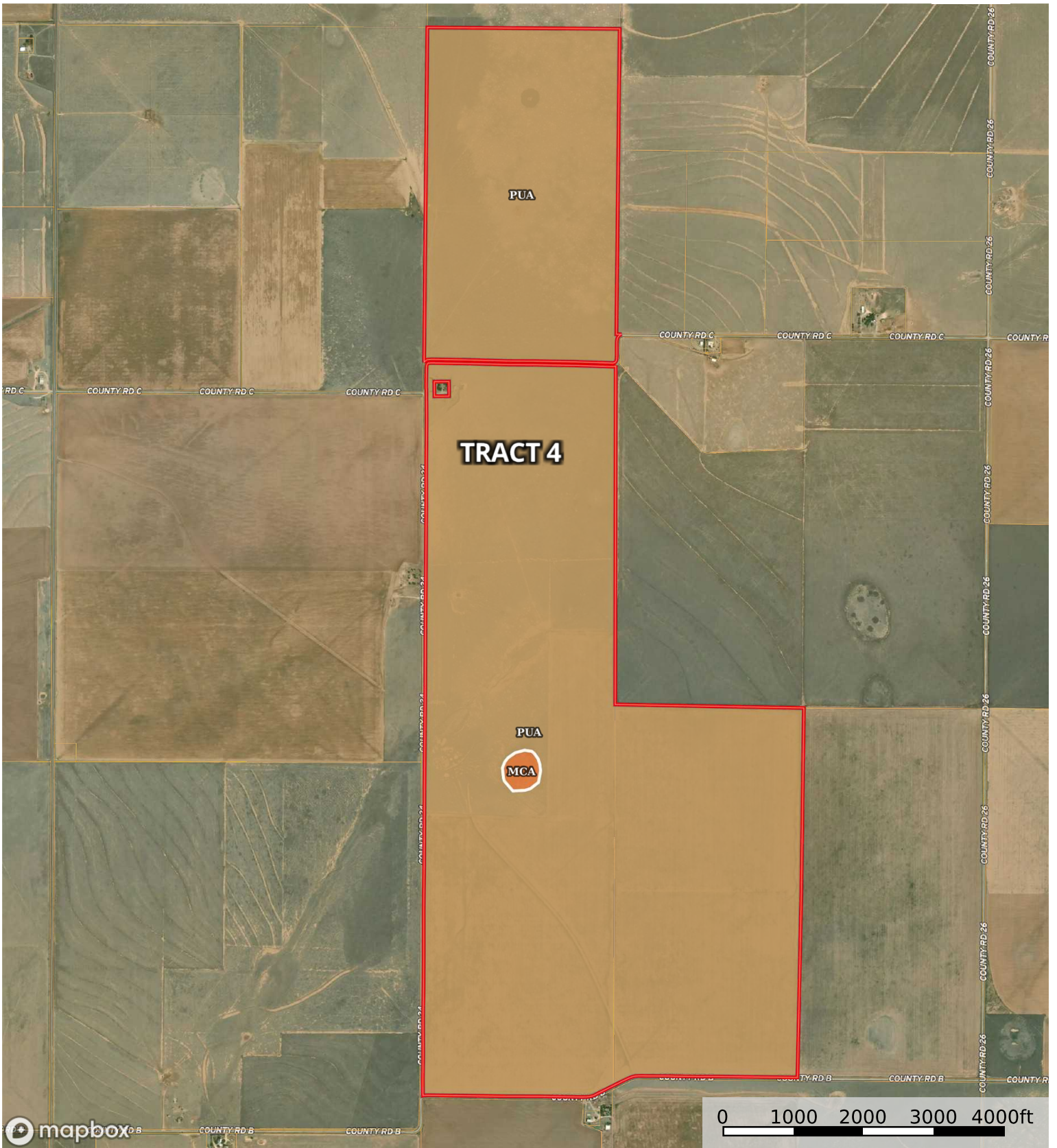
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	583.58	91.9	0	47	3s
PuB	Pullman clay loam, 1 to 3 percent slopes	43.13	6.79	0	46	3s
OcB	Olton clay loam, 1 to 3 percent slopes	8.29	1.31	0	46	2e
TOTALS		635.0(*)	100%	-	46.92	2.99

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 80.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	80.9	100	0	47	3s
TOTALS		80.9(*)	100%	-	47.0	3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Boundary



|  All Polygons 1271.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	1266.31	99.55	0	47	3s
McA	McLean clay, 0 to 1 percent slopes, occasionally ponded	5.68	0.45	0	24	5w
TOTALS		1271.99(*)	100%	-	46.9	3.01

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 972.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	967.08	99.42	0	47	3s
McA	McLean clay, 0 to 1 percent slopes, occasionally ponded	5.68	0.58	0	24	5w
TOTALS		972.76(*)	100%	-	46.87	3.01

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 299.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	299.23	100	0	47	3s
TOTALS		299.23(*)	100%	-	47.0	3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



## 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	_____ 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](http://www.trec.texas.gov)**

IABS 1-0 Date

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Cisneros/Kaar

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