

# **Scott Land Company, LLC**

1301 Front Street / Dimmitt, Texas 79027-3246

Phone (806) 647-4375 or (800) 933-9698 5:00am to 10:00pm \* Fax (806) 647-0950

[www.scottlandcompany.com](http://www.scottlandcompany.com) \* [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)

## **ROADRUNNER RANCH**



**Torrance County, New Mexico**

**Ranch and Farm Real Estate**

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## ROADRUNNER RANCH

Page 1 of 2

State: New Mexico  
Region: East Central New Mexico  
County: Torrance  
Property Type: Ranch  
Acres: 5,152 +/- Deeded Acres  
1,961 +/- New Mexico Lease  
7,113 +/- Total Acres  
Price: \$3,500,000.00  
Taxes: \$166.39 approximately  
Location: Cedarvale, NM  
Contact Name: 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 #: Ben G. Scott - Office – 800-933-9698 - 5:00 a.m. to 10:00 p.m.  
Contact Fax: 806/647-0950  
Contact Email Address: [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)

### Comments:

Scott Land Company is pleased to have listed an excellent ranch in central New Mexico. The Roadrunner Ranch consists of approximately 5,152 deeded & 1,961 state lease acres and is located along NM 42 at the Village of Cedarvale, 11 miles north of Corona, NM and just and 1 hour and 45 minutes from Albuquerque.

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The ranch is good short grass country with terrain changing from level to gently rolling and a couple of draws and low mesas located in the north and east portion of the ranch. Elevations range from 6,160' to 6,390'. The draws and low mesas found along the north and east parts of the ranch provide a scenic vista and have good cover for wildlife.

The ranch is well watered with 1 windmill, 3 solar powered wells and 2 wells with submersible pumps on utility power. A considerable amount of pipeline and several drinkers are well placed throughout the ranch along with approximately 8 dirt tanks and watering holes.

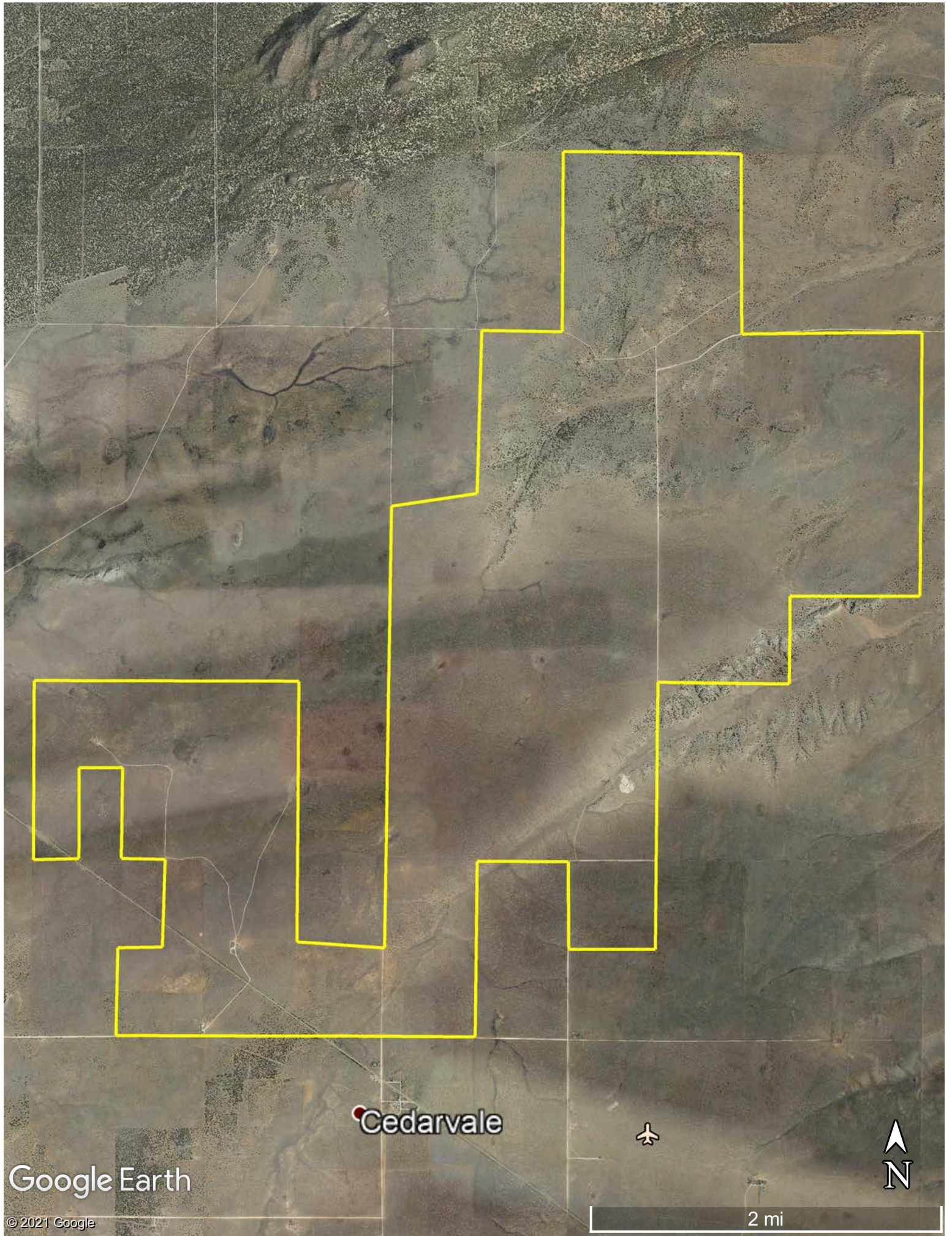
The headquarters is located on the south side of Hwy 42 and consists of a modest home, sheds and a small set of pens. Across the highway north is a good set of pens which include a covered working area, cattle scales, loading chute and a good hay barn. Roadrunner Ranch has good to excellent fencing and consists of 19 pastures and traps with two sets of gathering pens in addition to the main pens described above.

This is an excellent cattle ranch with highway access and just enough cover along the draws for good deer hunting!

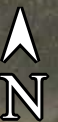
The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the 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.

## Ranch & Farm Real Estate





Cedarvale

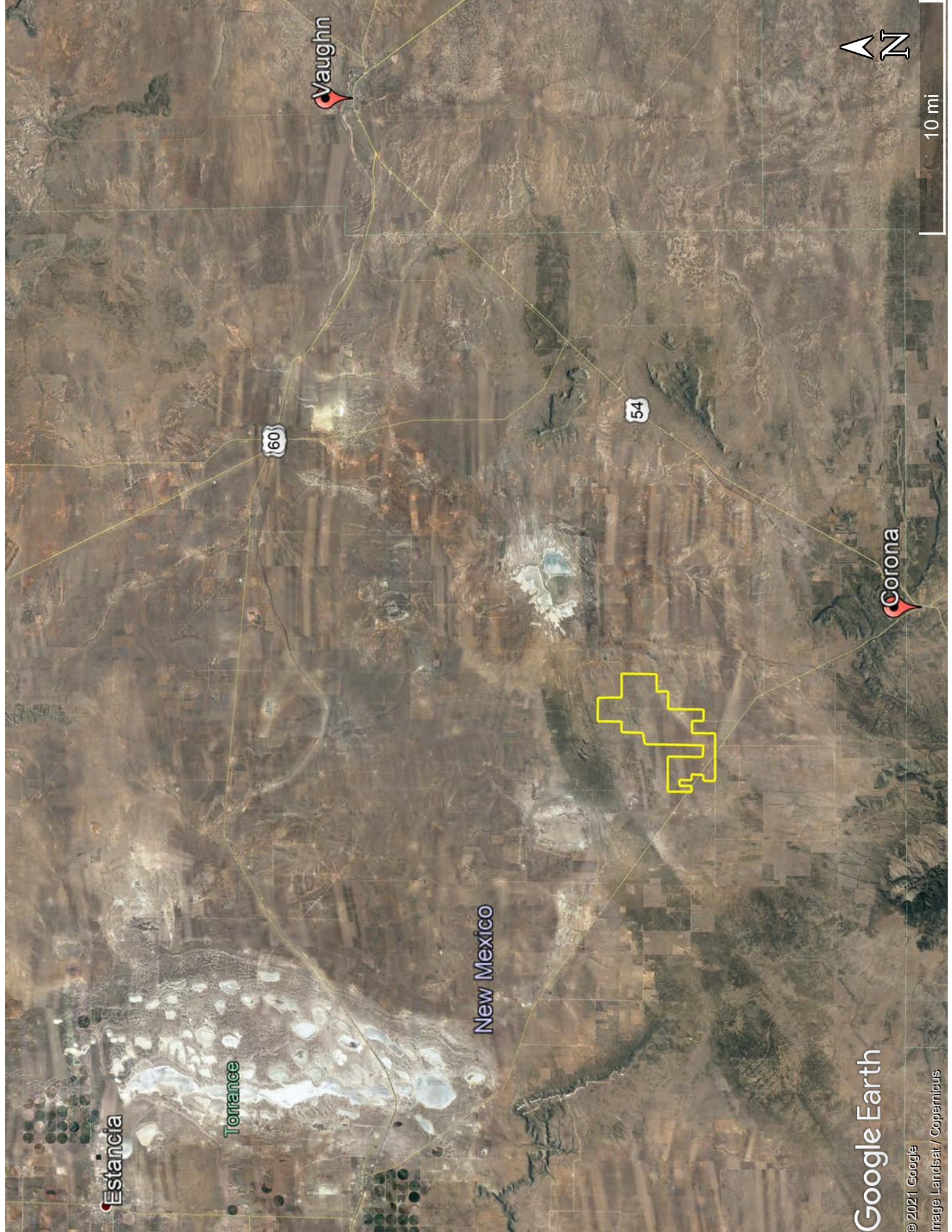


Google Earth

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2 mi





Estancia

Torrance

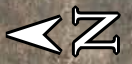
New Mexico

Vaughn

54

60

Corona



10 mi

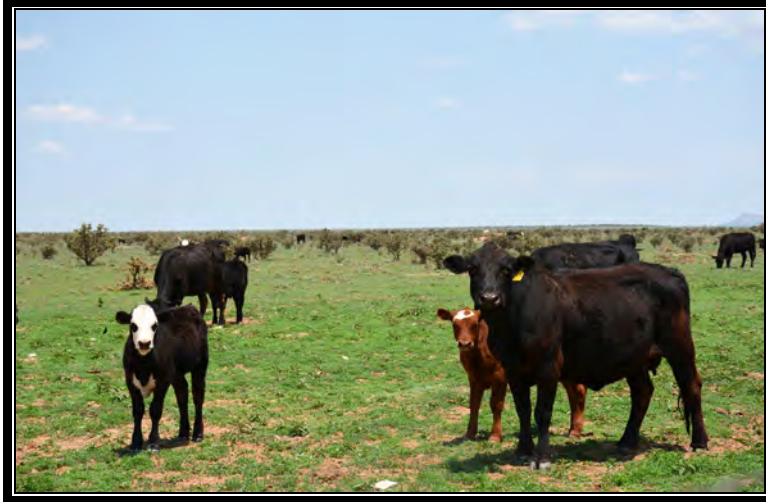
Google Earth

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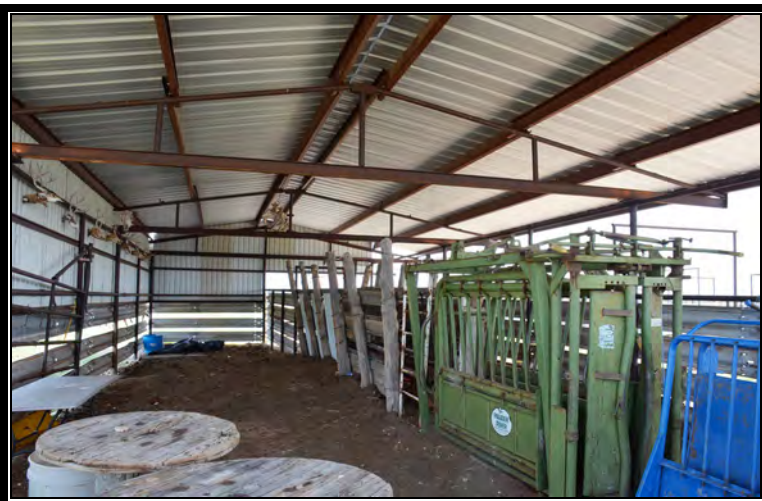


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## Ranch & Farm Real Estate



## NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2021 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 documents that has the potential to become an express written agreement, he/she 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, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants 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 buyers, sellers, landlords and/or tenants 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 Paragraphs 1A or 1B 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. Advise 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 option 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 interest 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 facilitator in 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 into 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 he/she 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 motivation 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 he/she 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.**





NEW MEXICO ASSOCIATION OF REALTORS®  
BROKER DUTIES - 2021



**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

_____ Name	_____ Signature	_____ Date	_____ Time
_____ Name	_____ Signature	_____ Date	_____ Time
_____ Broker Name	_____ Brokerage Name Office	_____ Phone	



# NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2021



**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 / Tenant's Broker's NMREC License No.		
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name	Buyer's / Tenant's Broker's Qualifying Broker's NMREC License No.		
Scott Land Company, LLC	806.647.4375	806.647.0950	
Buyer's / Tenant's Brokerage Firm	Office Phone	Fax	
1301 Front St	Dimmitt	TX	79027
Buyer's / Tenant's Brokerage Address	City	State	Zip Code
krystal.nelson@scottlandcompany.com	Cell Number		
Email Address	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®		

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

## **SELLER'S / LANDLORD'S (OWNER) BROKER**

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

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