

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

Sedan South Irrigated Farm & Grassland

State: New Mexico
Region: Northeastern New Mexico
County: Union County
Property Type: Irrigated Farm/Grassland
Acres: 1,601.69 +/-
Price: \$850.00 per acre
Taxes: Approximately \$1,534.30
Location: South of Sedan, New Mexico three miles
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/Krystal M. Nelson 800/933-9698 or 806/647-4375
5:00 a.m. to 10:00 p.m.
Contact Fax: 806/647-0950
Primary Office Email Address: ben.scott@scottlandcompany.com

Comments:

This 1,601.69 +/- acre farm/ranch is located in the southeast part of Union County, New Mexico approximately four miles west of the Texas/New Mexico State Line on paved New Mexico Highway #421 (Texas Highway #102) to Perkins Road (County Road #CO51) thence south on Perkins Road three miles to the northeast corner of the property continuing on south one mile and ending at Proffit Road which runs east/west and which separates the 640 tract from the 960 tract or five miles west of the New Mexico/Texas State Line on paved New Mexico Highway #421 (Texas Highway #102) to Sedan, New Mexico thence south three miles on Callus Road (County Road #CO50) to the northwest corner of the property continuing on south one and a half miles along the west side of the property.

The property has five circles equipped with five tower Reinke center pivot sprinklers that were erected in the mid 1990's.

Ranch & Farm Real Estate

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The current manager of the property believes that these two and a half sections were tied together with underground pipe at one time but has no knowledge of the location of the tie-ins and assumes they are not functional.

The north section of the property has one quarter section of dryland, three circles and three irrigation wells which are tied together with underground pipe and equipped with submersible electric motors, pumps and control panels.

The half section south of the north section and located south of Profitt Road is in native grass with a domestic well, one irrigation well equipped with a 2" submersible electric motor, pump and control panel and one abandoned well. Current management has not operated any of these wells.

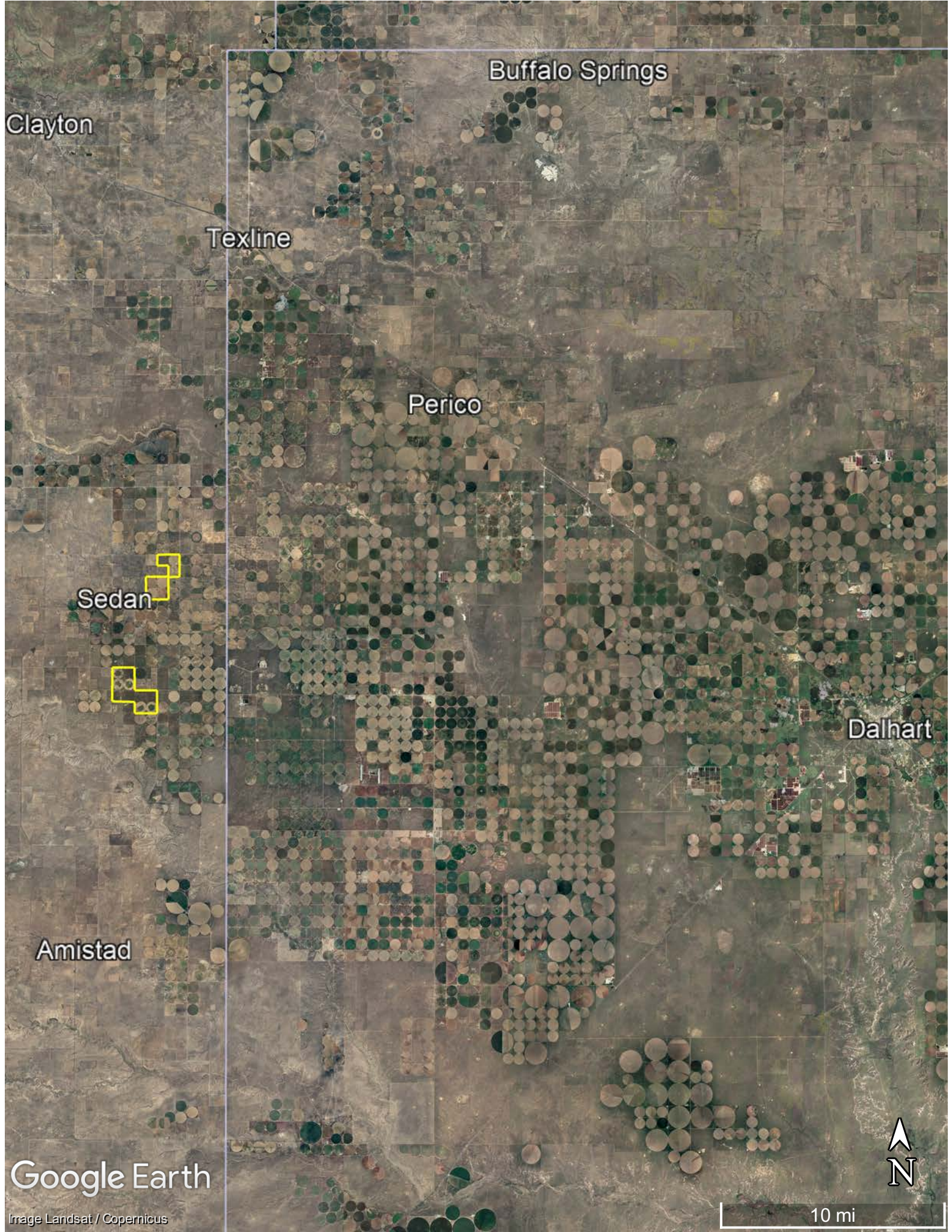
The section to the east of the half section of grassland has a half section of dryland, two circles and three irrigation wells tied together with underground pipe and equipped with submersible electric motors, pumps and control panels producing water for irrigation.

Additional improvements on the property include mostly four strand barbed wire fencing around the perimeter with swinging pipe gates and a straight wall/wood frame metal shop/barn (approximately 48' X 36') with electricity, two rollup doors (approximately 10' X 12') in the south end of the barn and a sliding door (approximately 15' wide and 14' tall) in the north end of the barn for ingress in and out of the building above the underground surface pit in the concrete floor to change oil, etc... in vehicles and an office (approximately 15' X 15') with an almost finished bathroom built into one corner of the barn.

The additional Sedan East Irrigated Farm & Grassland containing 1,120 +/- acres is located just three and a half miles from the property and is also available for purchase. This property alone or the two combined properties 2,720 +/- total acres would make for an excellent small grains/grazing operation!

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



Buffalo Springs

Clayton

Texline

Perico

Sedan

Dalhart

Amistad

Google Earth

Image Landsat / Copernicus



10 mi

C059

C059

C139

C056

29

Sedan

102

102

C050

C051

C058

C053

13

C054

C054

C052

C052

C046

C129

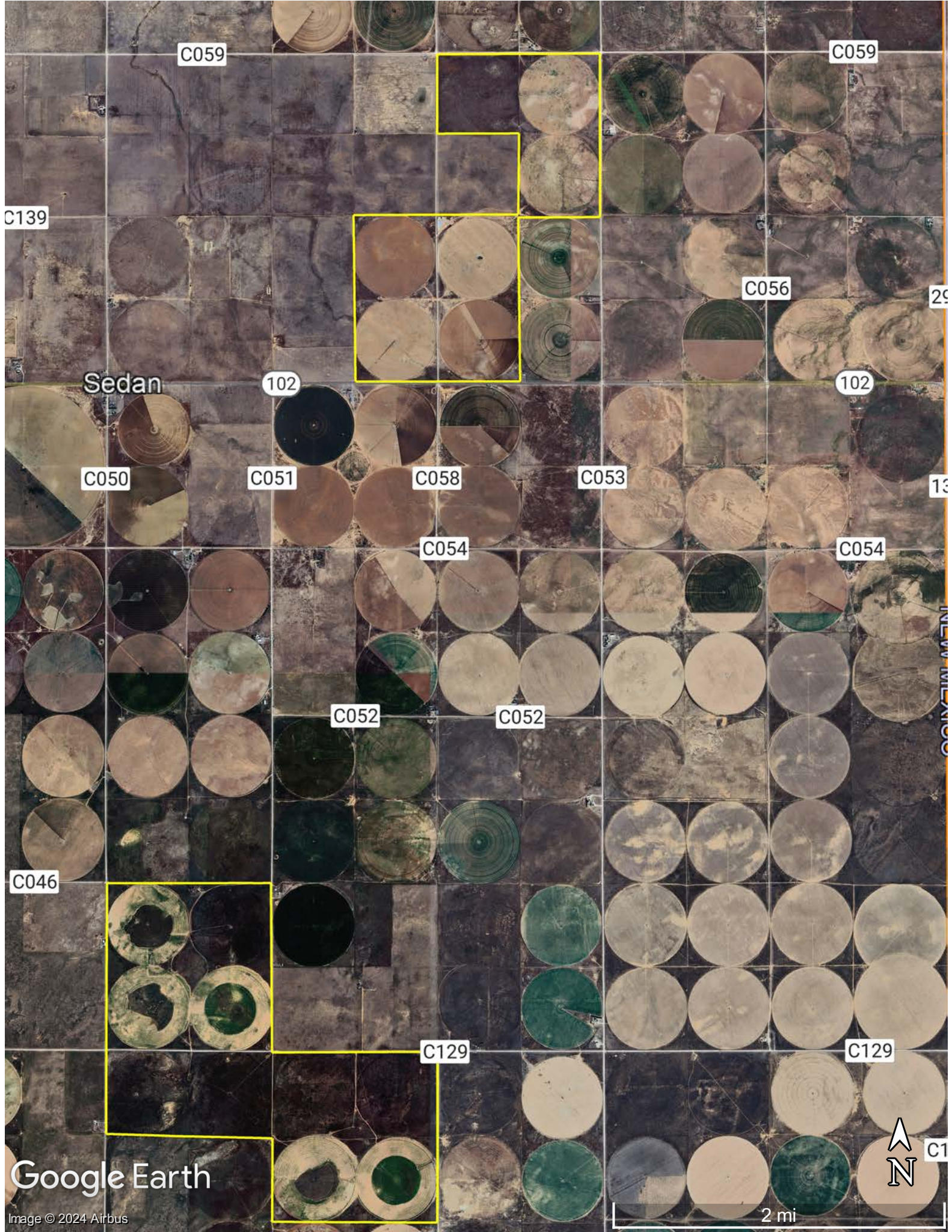
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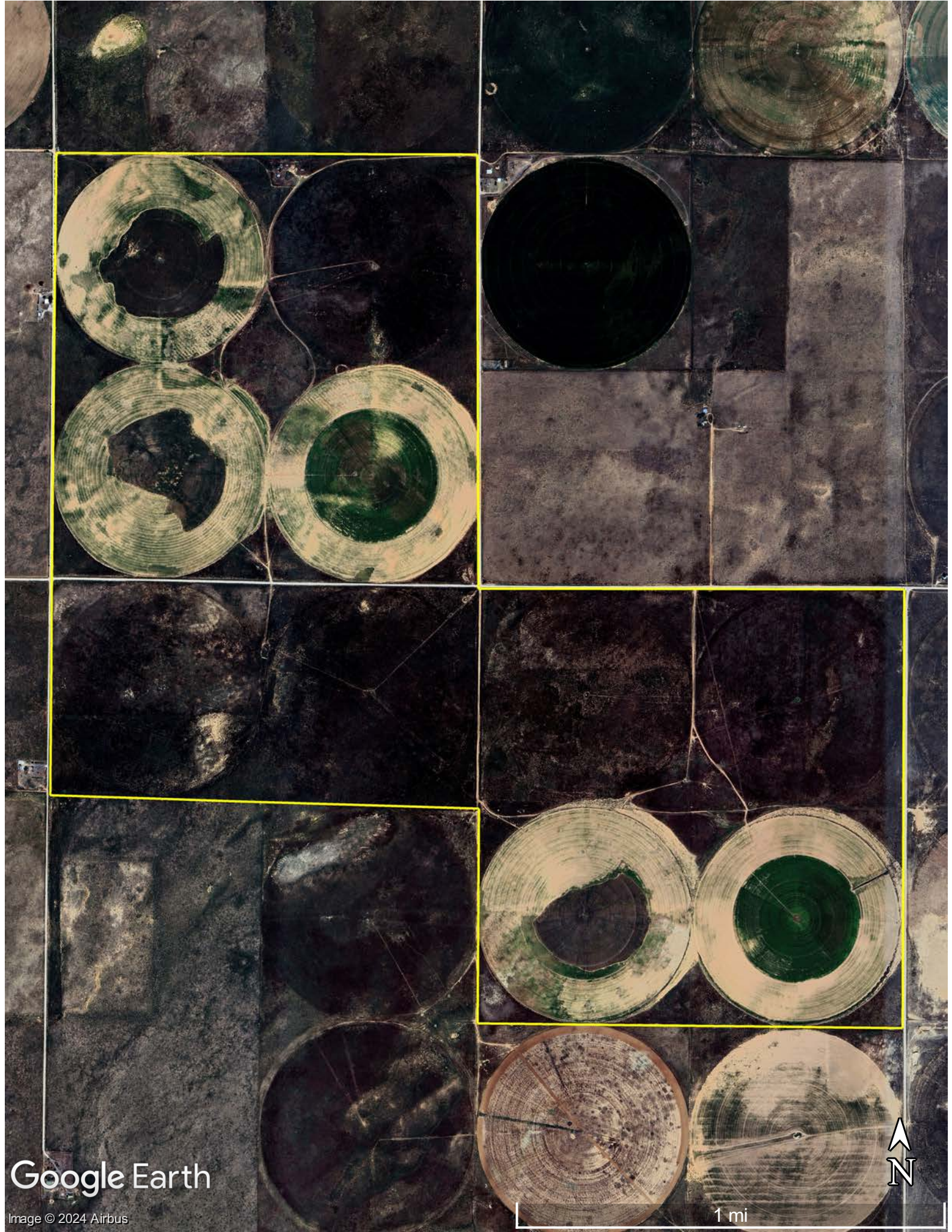
Google Earth

Image © 2024 Airbus



2 mi





Google Earth

Image © 2024 Airbus



1 mi

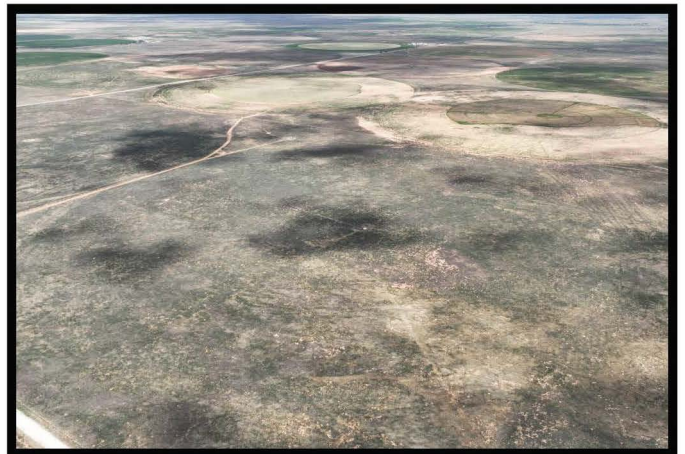
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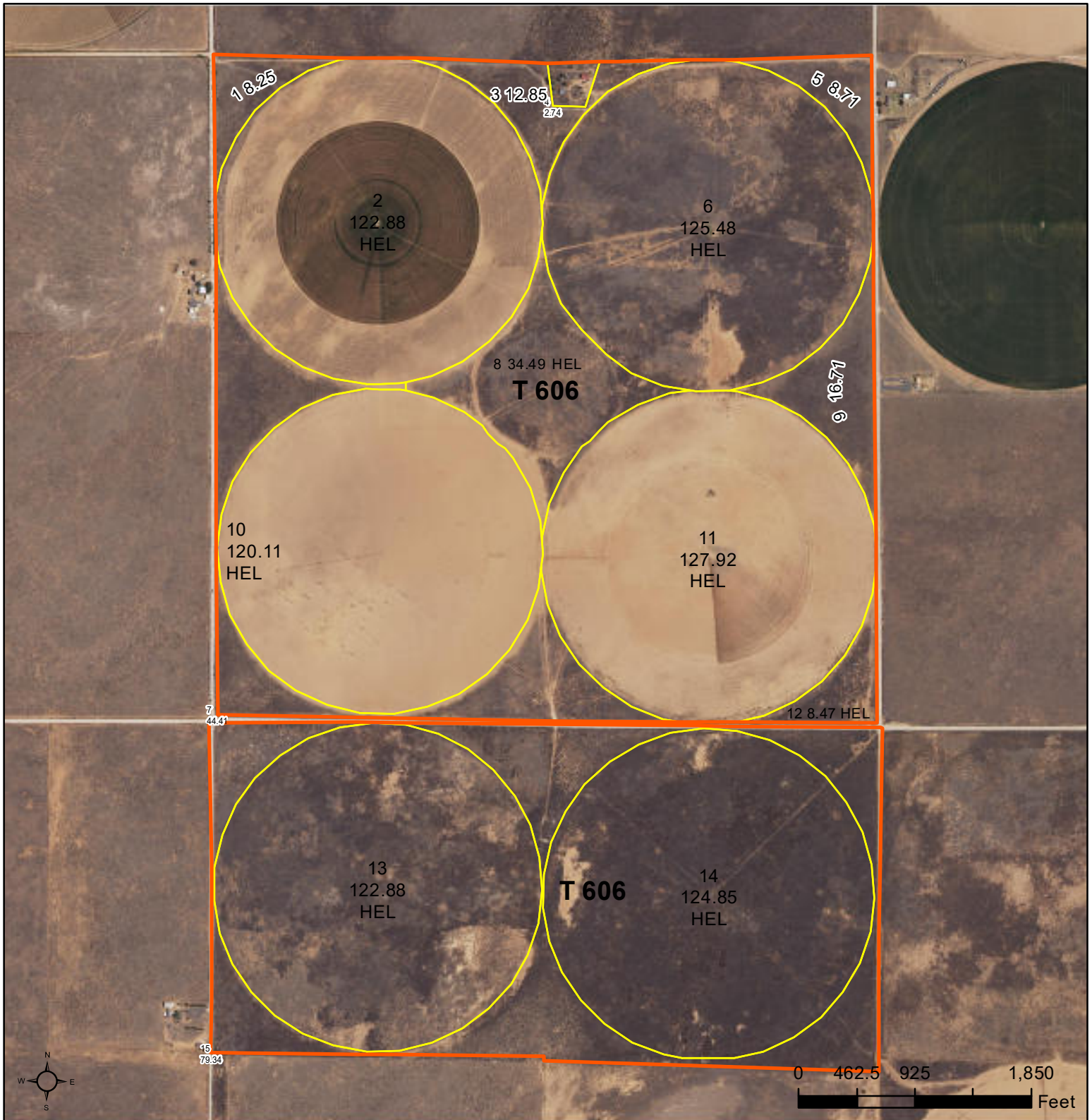
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2024 Program Year

Map Created October 26, 2023

Farm 179

Common Land Unit

-  Common Land Unit
-  Tract Boundary



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
960.09	787.08	787.08	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	787.08	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, BARLY

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	433.20	0.00	45	
Corn	70.40	0.00	25	
Barley	83.30	0.00	62	
TOTAL	586.90	0.00		

NOTES

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Tract Number : 606

Description : W 32
FSA Physical Location : NEW MEXICO/UNION
ANSI Physical Location : NEW MEXICO/UNION
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
960.09	787.08	787.08	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 606 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	787.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	433.20	0.00	45
Corn	70.40	0.00	25
Barley	83.30	0.00	62
TOTAL	586.90	0.00	

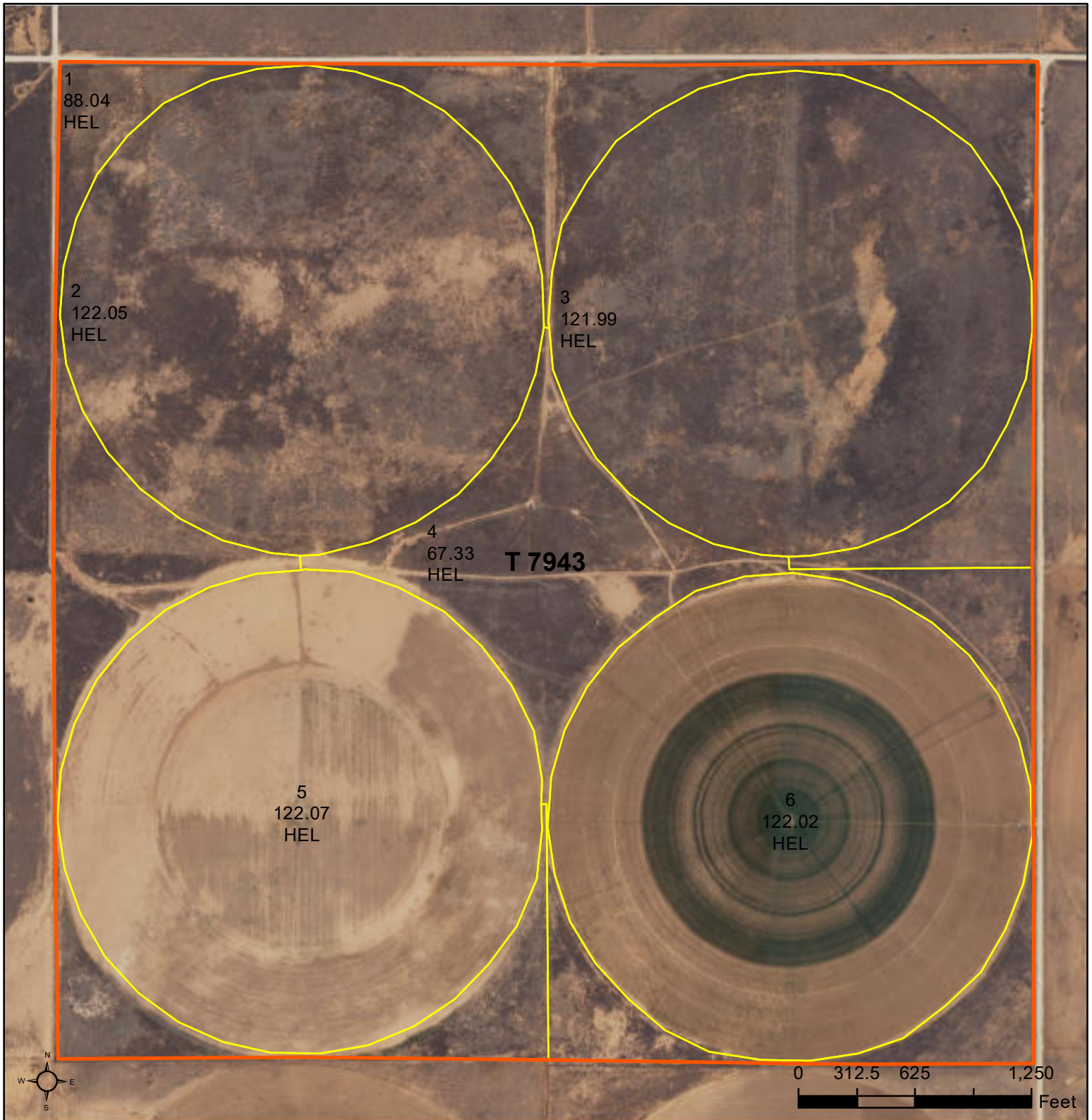
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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.





2024 Program Year

Map Created October 26, 2023

Farm 1122

Common Land Unit

-  Common Land Unit
-  Tract Boundary

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
643.50	643.50	643.50	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	643.50	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	326.10	0.00	42	
Corn	212.60	0.00	104	
Grain Sorghum	23.40	0.00	95	
TOTAL	562.10	0.00		

NOTES

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Tract Number : 7943

Description : W 32,X 32
FSA Physical Location : NEW MEXICO/UNION
ANSI Physical Location : NEW MEXICO/UNION
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
643.50	643.50	643.50	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 7943 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	643.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	326.10	0.00	42
Corn	212.60	0.00	104
Grain Sorghum	23.40	0.00	95
TOTAL	562.10	0.00	

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**NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2024**

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 - 2024



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.
5. [] PROPERTY MANAGEMENT ONLY. TO TENANT: If Broker is working as a residential property manager...

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 - 2024



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.
Buyer's / Tenant's Brokerage Firm
Office Phone
Fax
Buyer's / Tenant's Brokerage Address
City
State
Zip Code
Email Address
Cell Number
Broker [] is [] 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 [] is [] is not a REALTOR®

SELLER'S / LANDLORD'S (OWNER) BROKER

Ronald V. Deeds
Seller's / Landlord's Broker Name
Seller's / Landlord's Broker's NMREC License No.
Krystal M. Nelson
15892
If different, Seller's / Landlord's Broker's Qualifying Broker's Name
Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.
Scott Land Company, LLC
Seller's / Landlord's Brokerage Firm
Office Phone
Fax
1301 Front Street
Dimmitt TX 79027
Seller's / Landlord's Brokerage Address
City
State
Zip Code
ben.scott@scottlandcompany.com
Email Address
Cell Number
Broker [] is [] is not a REALTOR®

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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
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