

# Scott Land Company, LLC

Ben G. Scott • 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](http://www.scottlandcompany.com) • [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)

## Pecos County Farmland & Minerals

Page 1 of 2

State:	Texas	
Region:	Transpecos	
County:	Pecos	
Property Type:	Irrigated Farmland	
Acres:	636.98	
Price:	\$5,000.00 per acre	
Taxes:	\$282.55 (2022 estimate)	
Location:	7 miles SW of Ft. Stockton	
Contact Name:	Gerald Smith/Ben G. Scott	
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#:	<b>Gerald Smith</b>	<b>806-292-0197</b>
Contact Phone #:	Ben G. Scott	800/933-9698 or 806/647-4375 5:00 a.m. to 10:00 p.m.
Contact Fax:	806/647-0950	
Contact's Email Address:	ben.scott@scottlandcompany.com/gms@midplains.coop	
Comments:		

This farmland is nearly level and has a very productive silty clay loam soil as shown on the attached soil map. It has not been farmed nor had pesticides applied for many years and should readily qualify for an organic designation if a buyer so desired.

This property has excellent irrigation potential and is located above the Edwards Trinity Aquifer. There are a number of wells with 16" steel casing drilled to 320 to 360 ft. These wells are registered with Middle Pecos Groundwater Conservation District and their designated names and locations are shown on the attached map. In 2020, two of these wells (#1 & #5) were test pumped for 48 hours each. The attached reports show only 1' and 2'

## Ranch & Farm Real Estate

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drawdowns at a flow rate of approximately 1100 pm. The well service performing these tests state the wells could each easily produce 2500 gpm.

Water samples were sent for quality analyses and are shown in the attached reports. Totals dissolved solids were in the 2150 ppm range with approximately 47% of these being sulfate. There are excellent alfalfa farms and pecan orchards in the immediate vicinity of this property.

Improvements include a 45'x140' metal building, a set of cattle pens, a bunk house and a domestic well near the center of the property as well as perimeter fencing and some cross fencing. Mesquite and other brush were cleared from the west half of the property in 2012 but have grown back.

**Mineral Interest.** The property owner does not own any of the minerals rights; however, it appears that 427.79 acres are State Mineral Classified. The State of Texas reserved minerals on land it sold from 1895 to 1931. These properties are referred to as "mineral classified" and the surface owner acts as the agent for the State of Texas in negotiating and executing oil and gas leases for these properties. The State surrenders to the surface owner one half (1/2) of any bonus, rental and royalty as compensation for acting as its agent and in lieu of surface damages. This interest cannot be retained when a property is sold which explains the 99-year leases which are sometimes found for mineral classified properties.

Included with the property at no additional cost is an undivided 3/8 interest in 29.17 acres that joins the land on its northwest side and is apparently the remainder of a 99-year lease executed in 1937.

The property fronts FM 2037 and is approximately 3 miles south of Interstate 10 just west/southwest of Fort Stockton, Texas.

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.

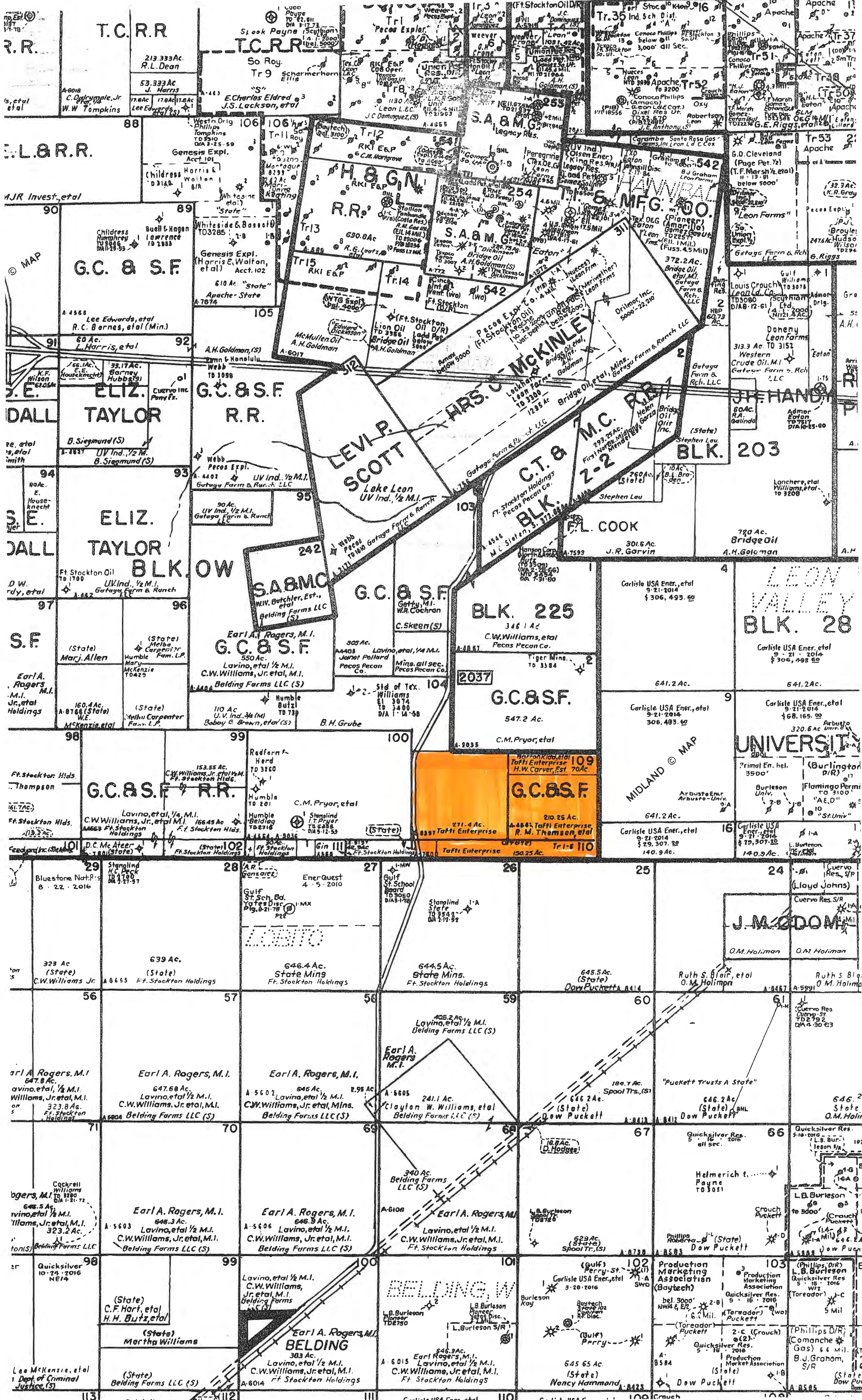
## Ranch & Farm Real Estate



Google Earth

3 mi





T.C.R.R.

T.C.R.R.

R.R.

L.R.R.

AJR Invest, etal

G.C. & S.F.

ELIZ. TAYLOR

G.C. & S.F. R.R.

DALL

ELIZ. TAYLOR

BLK. 203

S.F.

ELIZ. TAYLOR

BLK. 203

G.C. & S.F.

G.C. & S.F. R.R.

BLK. 203

Earl A. Rogers, M.I.

Earl A. Rogers, M.I.

BLK. 203

Earl A. Rogers, M.I.

Earl A. Rogers, M.I.

BLK. 203

Earl A. Rogers, M.I.

Earl A. Rogers, M.I.

BLK. 203

Earl A. Rogers, M.I.

Earl A. Rogers, M.I.

BLK. 203

LEVI P. SCOTT  
MRS. J. MCKINLEY

UNIVERSITY  
BLK. 28

UNIVERSITY

J.M. DOMIN

BELDING W

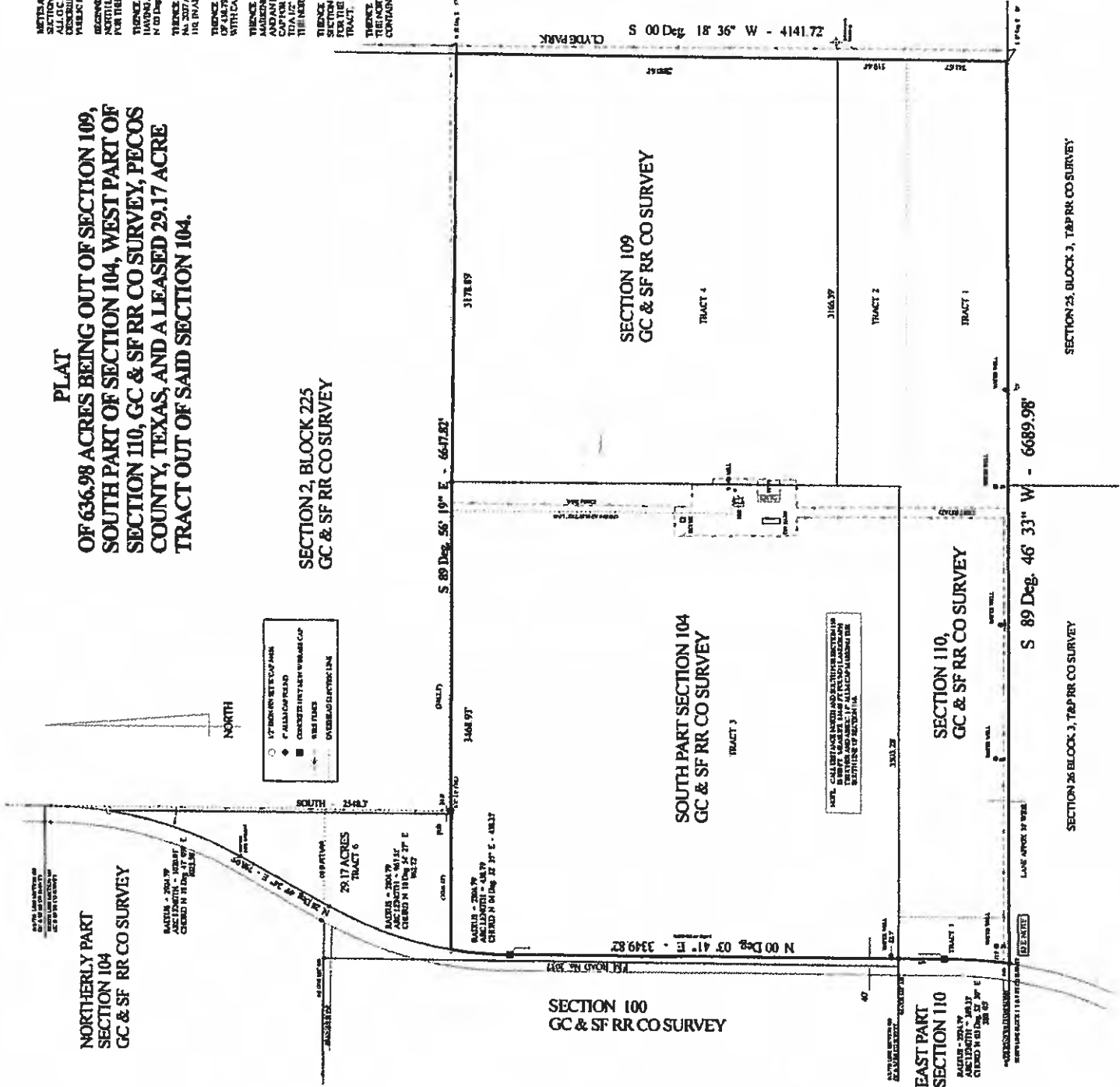
MIDLAND © MAP

Lee McKenzie, etal  
Dept. of Criminal Justice (S)

Production Marketing Association  
(Baytech)

Production Marketing Association  
(Baytech)

**PLAT**  
**OF 636.98 ACRES BEING OUT OF SECTION 109,  
 SOUTH PART OF SECTION 104, WEST PART OF  
 SECTION 110, GC & SF RR CO SURVEY, PECOS  
 COUNTY, TEXAS, AND A LEASED 29.17 ACRE  
 TRACT OUT OF SAID SECTION 104.**



NOTES AND BEING DESCRIPTION OF A 636.98 ACRES TRACT OF LAND BEING ALL OF SECTION 109, SOUTH PART OF SECTION 104, WEST PART OF SECTION 110, GC & SF RR CO SURVEY, PECOS COUNTY, TEXAS, AND BEING THE SAME TRACTS DESCRIBED AS TRACTS 1, 2, 3, 4 AND 5, DESCRIBED IN VOL. 106, PAGE 97 OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 29.17 ACRES CAP MARKETED FOR STOCKTON FARMS IN SECTION 104, NORTH LINE OF SAID SECTION 110 AND THE EAST LINE OF FALLING WOOD NO. 237 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF SAID FALLING WOOD NO. 237 TO BE LEFT HAND A BEARING OF  $S 89^{\circ} 56' 19'' E$ , A BEARING LENGTH OF 3349.82 FT. AND A CURVED WITH A RADIUS OF 200.00 FT. TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER AT THE POINT OF BEGINNING OF THIS TRACT;

THENCE  $N 00^{\circ} 03' 41'' E$ , 3349.82 FT. TO THE POINT OF BEGINNING OF SAID SECTION 110, TRACT 1, TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FT., AN ARC LENGTH OF 100.00 FT., TO THE POINT OF BEGINNING OF THIS TRACT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FT., AN ARC LENGTH OF 100.00 FT., TO THE POINT OF BEGINNING OF THIS TRACT;

THENCE  $S 89^{\circ} 56' 19'' E$ , 6647.52 FT. TO THE POINT OF BEGINNING OF SECTION 109, TRACT 1, TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER AT THE NORTHWEST CORNER OF SECTION 109 AND CONTAINING ALL 636.98 ACRES OF THIS TRACT;

THENCE  $S 89^{\circ} 56' 19'' E$ , 6647.52 FT. TO THE POINT OF BEGINNING OF SECTION 109, TRACT 2, TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER AT THE NORTHWEST CORNER OF SECTION 109 AND CONTAINING ALL 636.98 ACRES OF THIS TRACT;

THENCE  $S 89^{\circ} 56' 19'' E$ , 6647.52 FT. TO THE POINT OF BEGINNING OF SECTION 109, TRACT 3, TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER AT THE NORTHWEST CORNER OF SECTION 109 AND CONTAINING ALL 636.98 ACRES OF THIS TRACT;

THENCE  $S 89^{\circ} 56' 19'' E$ , 6647.52 FT. TO THE POINT OF BEGINNING OF SECTION 109, TRACT 4, TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER AT THE NORTHWEST CORNER OF SECTION 109 AND CONTAINING ALL 636.98 ACRES OF THIS TRACT;

THENCE  $S 89^{\circ} 56' 19'' E$ , 6647.52 FT. TO THE POINT OF BEGINNING OF SECTION 109, TRACT 5, TO A CONCRETE IMPERMANENT WITH BRASS CAP MARKER AT THE NORTHWEST CORNER OF SECTION 109 AND CONTAINING ALL 636.98 ACRES OF THIS TRACT;

**SECTION 2, BLOCK 225  
 GC & SF RR CO SURVEY**

**SECTION 109  
 GC & SF RR CO SURVEY**

**SOUTH PART SECTION 104  
 GC & SF RR CO SURVEY**

**SECTION 110,  
 GC & SF RR CO SURVEY**

**SECTION 100  
 GC & SF RR CO SURVEY**

SECTION 25, BLOCK 3, T&P RR CO SURVEY

SECTION 25, BLOCK 3, T&P RR CO SURVEY

**TRACT 8 - LEASE**

BEING A 1/2 ACRE TRACT OF LAND BEING ALL OF SECTION 109, SOUTH PART OF SECTION 104, WEST PART OF SECTION 110, GC & SF RR CO SURVEY, PECOS COUNTY, TEXAS, AND BEING THE SAME TRACTS DESCRIBED AS TRACTS 1, 2, 3, 4 AND 5, DESCRIBED IN VOL. 106, PAGE 97 OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 1/2 ACRE TRACT OF LAND BEING ALL OF SECTION 109, SOUTH PART OF SECTION 104, WEST PART OF SECTION 110, GC & SF RR CO SURVEY, PECOS COUNTY, TEXAS, AND BEING THE SAME TRACTS DESCRIBED AS TRACTS 1, 2, 3, 4 AND 5, DESCRIBED IN VOL. 106, PAGE 97 OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 1/2 ACRE TRACT OF LAND BEING ALL OF SECTION 109, SOUTH PART OF SECTION 104, WEST PART OF SECTION 110, GC & SF RR CO SURVEY, PECOS COUNTY, TEXAS, AND BEING THE SAME TRACTS DESCRIBED AS TRACTS 1, 2, 3, 4 AND 5, DESCRIBED IN VOL. 106, PAGE 97 OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. The City of Pecos County, Texas, has been granted a survey made by the Surveyor General of Texas, dated April 24, 1911 and is here and there on the face of this plat.

By Order of the Surveyor General  
 J. B. GIBSON, Surveyor General  
 Austin, Texas 1911

Scale 1" = 200'  
 Made and approved by me  
 J. B. GIBSON, Surveyor General  
 The survey is a boundary survey  
 or otherwise as above.





- Legend**
- Capitol
  - Durham
  - Feat
  - M
  - Peco
  - Peco
  - S-45
  - Willie
  - Z1 Ta

20,000 ft

**WEST TEXAS**  
**WATER WELL SERVICE**  
3410 MANKINS ♦ ODESSA, TEXAS 79764  
PHONE: (432) 530-2696 ♦ FAX (432) 381-7853

Chaparrol Oilfield Services  
393 S FM 2037  
Fort Stockton, TX 79735

Contact: Ray Durham  
432-290-4284

West Well #1

Pump Test Data: 48 hr pump test  
16" surface casing  
Well TD 344Ft

3hrs – Pumping well and developing Static water level 114FT  
02/24/2020

Start @ 5:00pm Flowrate – 1094 GPM STWL @ 161FT

02/26/2020

End @ 5:00pm Flowrate – 1094 GPM STWL @ 163FT

Standing water left in well 181FT

48HRS pump test the water level dropped 2Ft

Based on the pump test, draw down of the well and the specific capacity of the standing water left in well, while pumping, this will easily produce over 2500 GPM

Sincerely,

***Russell Southerland***

West Texas Water Well Service

**WEST TEXAS**  
**WATER WELL SERVICE**  
3410 MANKINS ♦ ODESSA, TEXAS 79764  
PHONE: (432) 530-2696 ♦ FAX (432) 381-7853

Chaparrol Oilfield Services  
393 S FM 2037  
Fort Stockton, TX 79735

Contact: Ray Durham  
432-290-4284

Southwest Well #5

Pump Test Data: 48 hr pump test  
16" surface casing  
Well TD 352Ft

14hrs – Surging and developing well  
03/02/2020

Start @ 10:00am Flowrate – 1140 GPM STWL @ 115FT

03/04/2020

End @ 11:00am Flowrate – 1100 GPM STWL @ 116FT

48 HRS Pump test water level dropped 1FT

Based on the pump test, draw down of the well and the specific capacity of the standing water left in well, while pumping, this will easily produce over 2500 GPM

Sincerely,

***Russell Southerland***

West Texas Water Well Service





# MARTIN WATER LABS

Water Analysts and Consultants since 1953

*copy*

## Drinking Water Analysis

<b>To:</b>	Russell Jones	<b>Lease/Project:</b>	Ray Durham
<b>Company:</b>	West Texas Water Well	<b>Location:</b>	#1 west
<b>Address:</b>	3410 Mankins Odessa, TX 79764	<b>Sample Point:</b>	
<b>Lab #</b>	20-02-178 Page 1	<b>Sample Date:</b>	02/24/2020
<b>Date Reported:</b>	03/13/2020	<b>Sample Received:</b>	02/28/2020

## Sample Analysis

### Parameters: mg/L

pH: 7.8  
 Bicarbonate: 200  
 Carbonate: 0  
 Hydroxide: 0  
 Temperature (°F): 75  
 Ionic Strength: 0.0573

### Cations mg/L

Calcium: 352  
 Iron: 2.0  
 Magnesium: 92  
 Potassium: 19  
 Sodium: 171

### Anions mg/L

Chloride 291  
 Sulfate 1057

### Other mg/L

Total Hardness as CaCO3 1260  
 Total Dissolved Solids: 2183  
 Nitrate 0.75

### Texas Department of Health Limits for Drinking Water

Chloride 300 mg/L  
 Sulfate 300 mg/L  
 Iron .30 mg/L  
 Total Dissolved Solids 1000 mg/L  
 Nitrate 10 mg/L

### EPA Limits for Drinking Water

Chloride 250 mg/L  
 Sulfate 250 mg/L  
 Iron .300 mg/L  
 Total Dissolved Solids 500 mg/L  
 Nitrate 10 mg/L  
 Nitrite 1.0 mg/L  
 Lead .015 mg/L  
 Arsenic .010 mg/L  
 Chromium .10 mg/L

REMARKS: Based only on the determinations performed above, this water shows higher levels of TDS, Sulfate and Iron than what is recommended by the Texas Department of Health for a drinking water.

*Bryan Ogden*

Bryan R. Ogden, B.S.



# MARTIN WATER LABS

## Drinking Water Analysis

**To:** Russell Jones  
**Company:** West Texas Water Well  
**Address:** 3410 Mankins Odessa, TX 79764  
**Lab #** 20-02-178 Page 2  
**Date Reported:** 03/13/2020

**Lease/Project:** Ray Durham  
**Location:** #2 WCF  
**Sample Point:**  
**Sample Date:** 02/25/2020  
**Sample Received:** 02/28/2020

## Sample Analysis

### Parameters: mg/L

pH: 7.8  
 Bicarbonate: 220  
 Carbonate: 0  
 Hydroxide: 0  
 Temperature (°F): 75  
 Ionic Strength: 0.0550

### Cations mg/L

Calcium: 344  
 Iron: <.003  
 Magnesium: 83  
 Potassium: 19  
 Sodium: 175

### Anions mg/L

Chloride 291  
 Sulfate 992

### Other mg/L

Total Hardness as CaCO3 1200  
 Total Dissolved Solids: 2124  
 Nitrate 0.70

### Texas Department of Health Limits for Drinking Water

Chloride 300 mg/L  
 Sulfate 300 mg/L  
 Iron .30 mg/L  
 Total Dissolved Solids 1000 mg/L  
 Nitrate 10 mg/L

### EPA Limits for Drinking Water

Chloride 250 mg/L  
 Sulfate 250 mg/L  
 Iron .300 mg/L  
 Total Dissolved Solids 500 mg/L  
 Nitrate 10 mg/L  
 Nitrite 1.0 mg/L  
 Lead .015 mg/L  
 Arsenic .010 mg/L  
 Chromium .10 mg/L

REMARKS: Based only on the determinations performed above, this water shows higher levels of TDS and Sulfate than what is recommended by the Texas Department of Health for a drinking water.

*Bryan Ogden*

Bryan R. Ogden, B.S.



# MARTIN WATER LABS

## Drinking Water Analysis

**To:** Russell Jones  
**Company:** West Texas Water Well  
**Address:** 3410 Mankins Odessa, TX 79764  
**Lab #** 20-02-178 Page 3  
**Date Reported:** 03/13/2020

**Lease/Project:** Ray Durham  
**Location:** #3 *6857*  
**Sample Point:**  
**Sample Date:** 02/27/2020  
**Sample Received:** 02/28/2020

## Sample Analysis

### Parameters: mg/L

pH: 8.1  
Bicarbonate: 200  
Carbonate: 0  
Hydroxide: 0  
Temperature (°F): 75  
Ionic Strength: 0.055

### Cations mg/L

Calcium: 320  
Iron: <.003  
Magnesium: 107  
Potassium: 18  
Sodium: 163

### Anions mg/L

Chloride 312  
Sulfate 989

### Other mg/L

Total Hardness as CaCO<sub>3</sub> 1240  
Total Dissolved Solids: 2110  
Nitrate 0.85

### Texas Department of Health Limits for Drinking Water

Chloride 300 mg/L  
Sulfate 300 mg/L  
Iron .30 mg/L  
Total Dissolved Solids 1000 mg/L  
Nitrate 10 mg/L

### EPA Limits for Drinking Water

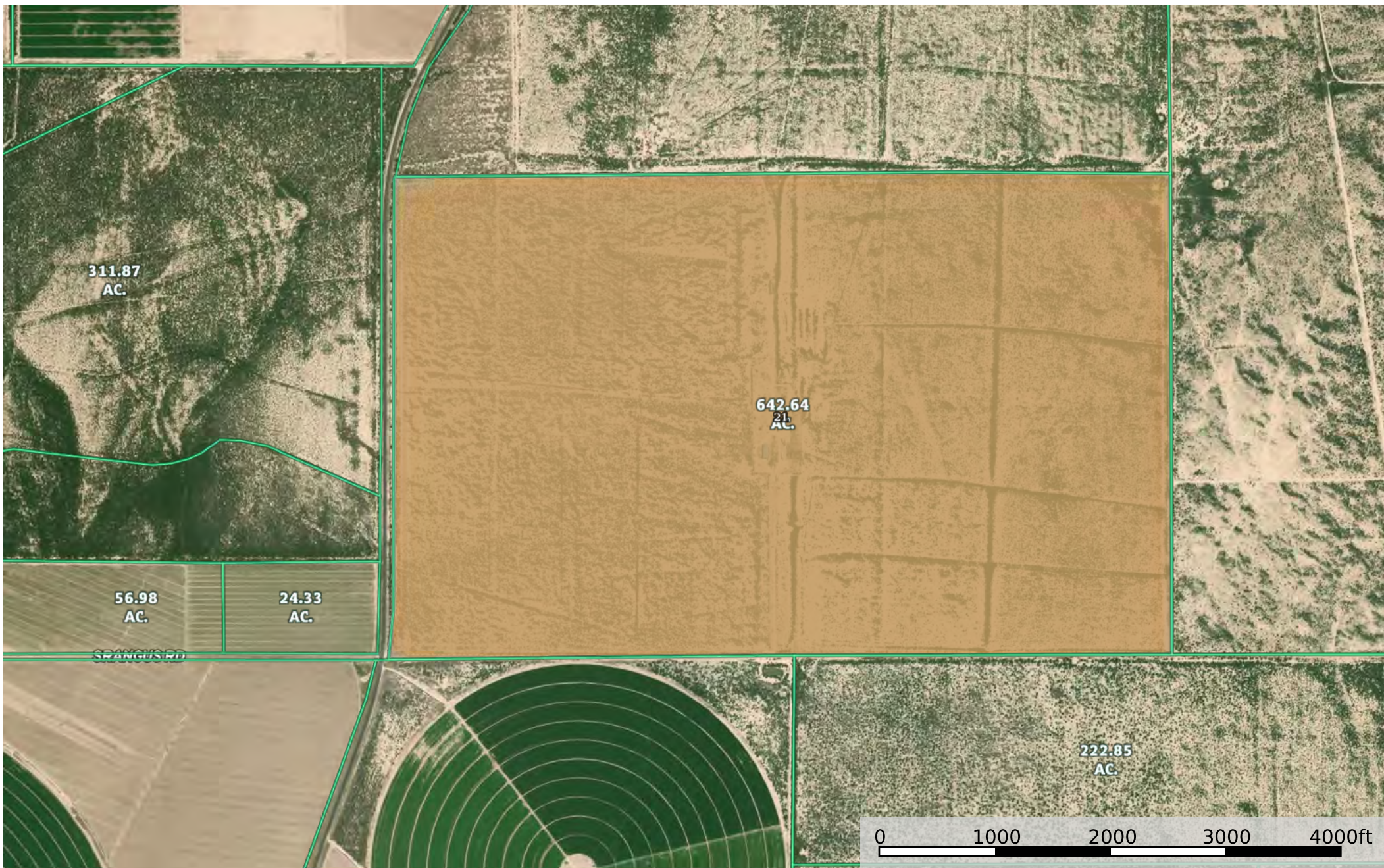
Chloride 250 mg/L  
Sulfate 250 mg/L  
Iron .300 mg/L  
Total Dissolved Solids 500 mg/L  
Nitrate 10 mg/L  
Nitrite 1.0 mg/L  
Lead .015 mg/L  
Arsenic .010 mg/L  
Chromium .10 mg/L

REMARKS: Based only on the determinations performed above, this water shows higher levels of TDS, Chloride and Sulfate than what is recommended by the Texas Department of Health for a drinking water.

*Bryan Ogden*

Bryan R. Ogden, B.S.

**tafti pecos county**  
Texas, AC +/-



|  Boundary 643.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Reagan-Hodgins association, nearly level	643.19	100.0	0	21	6c
TOTALS		643.19(*)	100%	-	21.0	6.0









(\*) 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.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

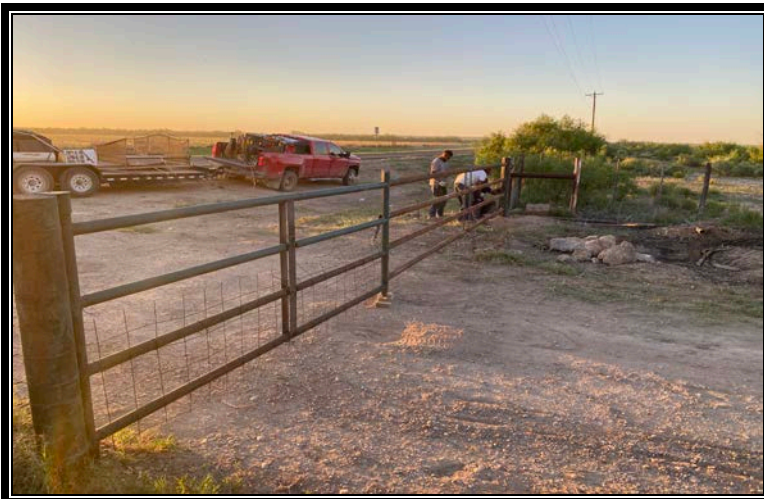
### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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## Ranch & Farm Real Estate



## Information About Brokerage Services

Texas law requires all real estate license holders 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date