

Scott Land Company, LLC

www.scottlandcompany.com * ben.scott@scottlandcompany.com * (806) 647-4375 / (800) 933-9698

1301 Front Street (mailing) 1368 US Hwy 385 (physical)

Dimmitt, Texas 79027-3246

Quay Grass and Livestock Farm



Quay County, New Mexico

FARM AND RANCH REAL ESTATE

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

Quay Grass and Livestock Farm

State: New Mexico
Region: East Central, NM
County: Quay
Property Type: Irrigated, Dry Land & Native Pasture
Acres: 255.474 acres more or less
Price: \$650,000.00
Estimated Taxes: \$570.12
Location: This Farm is located 1 ½ miles E. of Tucumcari, NM
on Old Hwy. 66 to road QR AK thence 2 miles
south on road QR AK to road QR 61 thence .2 of a
mile east on road QR 61 to the property
Contact Name: Robert Nelson, QB #52174
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 #: Robert Nelson 806-647-8176
Contact Phone #: Bill West 575-760-3804
Contact Fax: 806/647-0950
Contact's Email Address: ben.scott@scottlandcompany.com
Comments:

This is a neat, clean, well-appointed and well-cared for, combination farm and livestock operation which will work well for irrigated hay production combined with livestock.

The farm is irrigated from 112.3 acres of Arch Hurley Conservancy District Water Rights furnishing water for two almost new T&L center pivot sprinklers pressured by a diesel powered,

Ranch & Farm Real Estate

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

combination booster pump and hydraulic pump to irrigate a 32 acre semi-circle and a 76 acre partial circle.

The soil on the farm is a sandy/clay loam with approximately 40 acres of land being farmed dryland.

There is approximately 107 acres of native grassland that is fenced with five strands of barbed wire and steel T post.

Additional improvements on the property include the shop which is approximately 20' x 80' with a concrete floor, wired for 240 volt electricity and livestock handling facilities consisting of a set of welded pipe pens.

Water is furnished to the headquarters and in the livestock pens from a community water system with cattle also watering from a large earthen dam (dirt tank in Texas).

Demand seems to be extremely good for choice horse hay all across the Southwestern United States with this property being a prime supplier.

Based upon historical water allotments in this water district, there are better irrigation possibilities in the future.

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

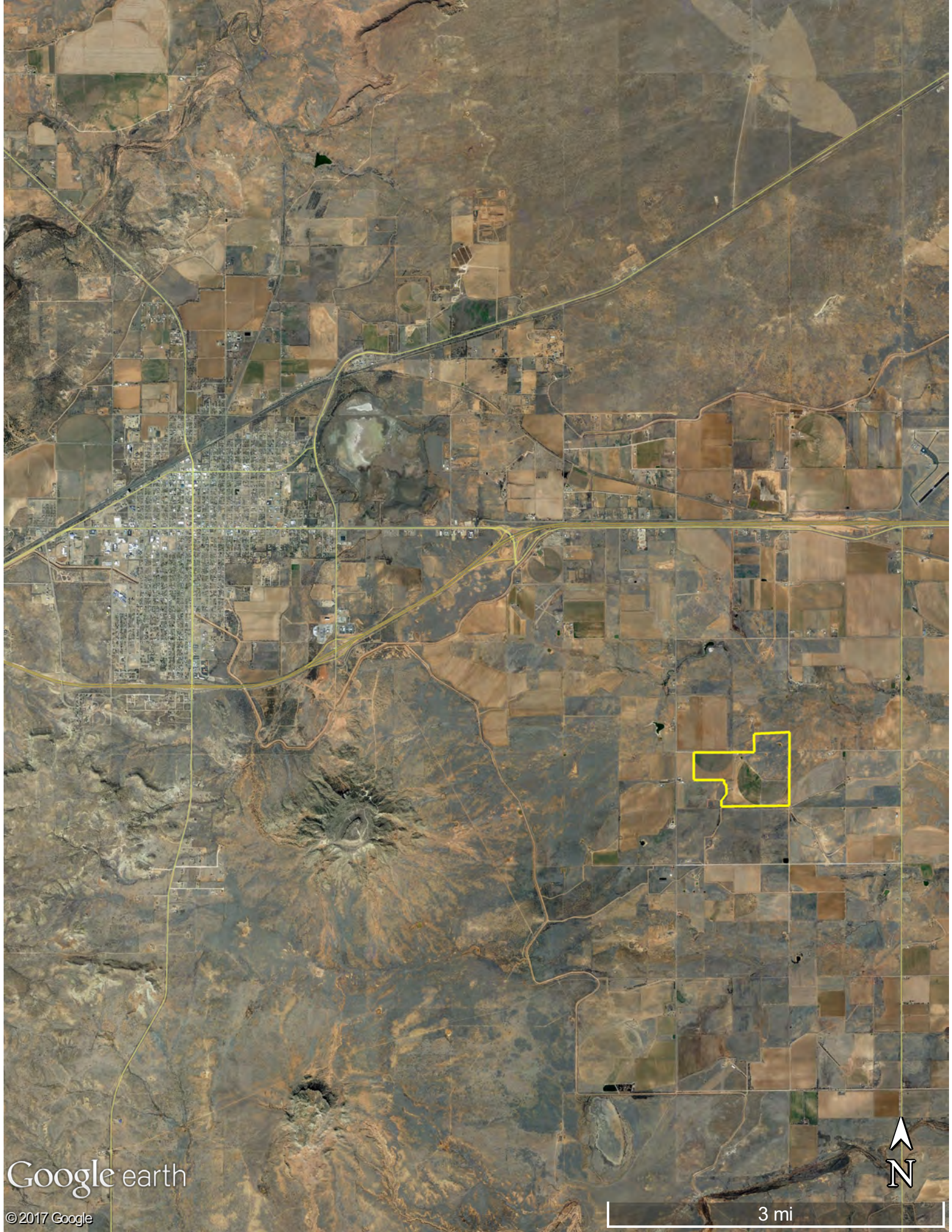


Google earth

© 2017 Google

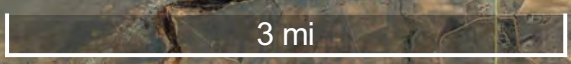


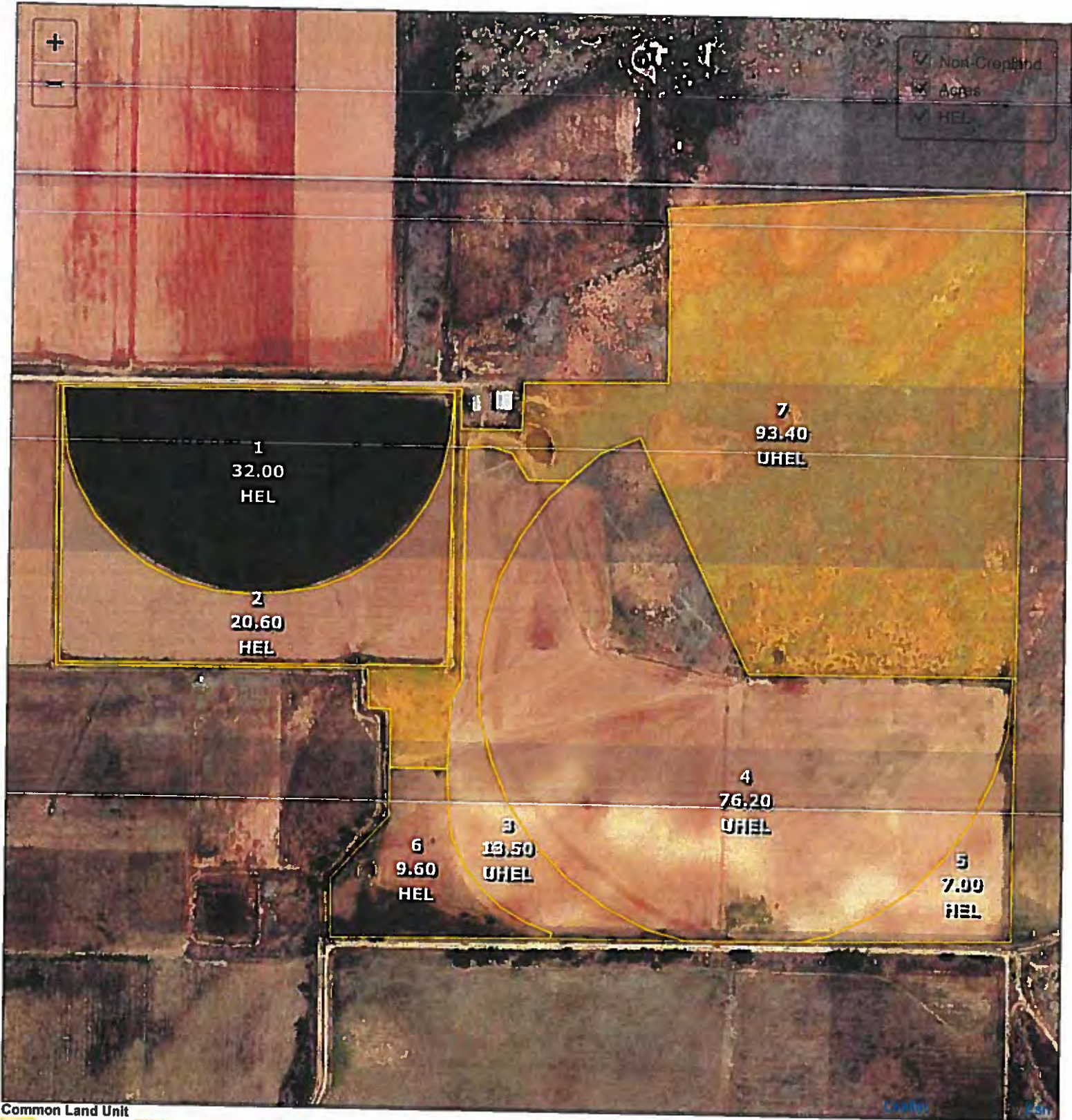
2000 ft



Google earth

© 2017 Google





Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2017 Crop Year



Tract Page: 1 of 1

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).

New Mexico

U.S. Department of Agriculture

FARM: 2302

Quay

Farm Service Agency

Prepared: 8/15/17 5:05 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	DIV 1956	2008 35037 20

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
252.3	158.9	158.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	158.9	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO CORN	PLC WHEAT, SORGH	PLC-Default NONE
-------------	-------------	------------------	------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	19.2		32	0.0
CORN	115.7		110	0.0
GRAIN SORGHUM	9.1		68	0.0
Total Base Acres:	144.0			

Tract Number: 3138 Description:

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
252.3	158.9	158.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	158.9	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	19.2		32	0.0
CORN	115.7		110	0.0
GRAIN SORGHUM	9.1		68	0.0
Total Base Acres:	144.0			

Owners:

Other Producers: None

Scott Land Company, LLC

Ben G. Scott - 1301 Front Street - Dimmitt, Texas 79027
(806) 647-4375 or (800) 933-9698 5:00am to 10:00pm
www.scottlandcompany.com * ben.scott@scottlandcompany.com

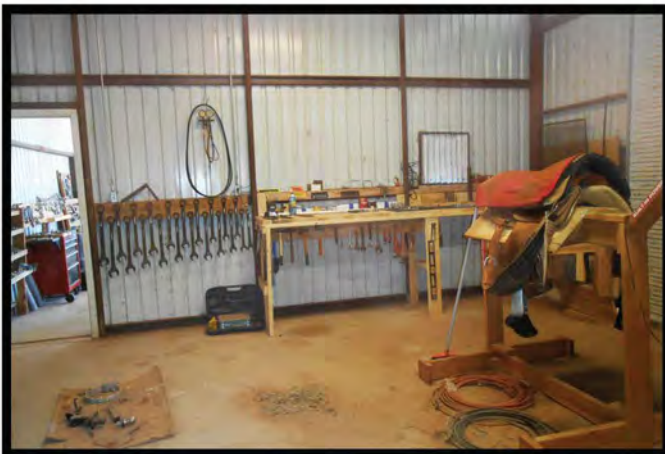


Photo of alfalfa field when lake was higher



**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

Form with fields for Name, Signature, Date, Time for two parties, and 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

Robert D. Nelson
52174
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 [] is [] is not a REALTOR®

Bill West
27177
Seller's / Landlord's Broker Name
Seller's / Landlord's Broker's NMREC License No.
Ben G. Scott
51564
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
ben.scott@scottlandcompany.com
Seller's / Landlord's Brokerage Address
City
State
Zip Code
Email Address
Cell Number
Broker [] is [] is not a REALTOR®