TEXAG Real Estate Services, Inc. 404 W. 9<sup>th</sup> Street, Suite 201 Georgetown, Texas 78626 Phone: 512-930-5258

Fax: 512-943-4539 www.texag.com



# CONTACT:

Wendell C. Wood – Cell 512-970-1741 wendell@texag.com

# PROPERTY FOR SALE: ±18,106.5 ACRES Hartley County

### PROPERTY DESCRIPTION:

The farm is two blocks of land consisting of 1)  $\pm 16,547$  acres located along the northwest side of U.S. Highway 54 along the north and south side of CR L; and, 2)  $\pm 1,559.5$  acres located along the east side of CR 11 about 1.6 miles south of CR D in Hartley County, Texas.

### **IRRIGATION:**

The property contains approximately 12,960 acres is under irrigation by 55 center pivot irrigation systems and ±161 irrigation wells. The sprinklers are predominately Reinke systems installed between 2008 and 2011 but do include four systems installed in the early 1990s. The irrigation wells are pumped by approximately 94 electric submersible and VHS pumps along with 41 natural gas engines driving gearheads and 26 natural gas powered gensets. The natural gas engines are owned by the tenant and not included. The wells are reported to be producing ±44,000 gpm or 3.4 gpm/irrigated acre (to be verified by the buyer).

### **IMPROVEMENTS:**

The farm is improved with four 250,000 bushel Sukup grain storage bins providing a total grain storage capacity of 1,000,000 bushels. The grain storage is equipped with a 10,000 bu/hour elevator leg. The grain bins and elevator leg were constructed in 2021.

Additional improvements consist of a truck scale, a  $\pm 16,000$  SF steel frame shop/barn, a  $\pm 1,440$  SF steel frame building, a  $\pm 924$  SF wood frame office building and three (3)  $\pm 12,000$  SF open sided hay sheds.

## MINERALS (Oil & Gas):

All mineral interest owned is to be conveyed.

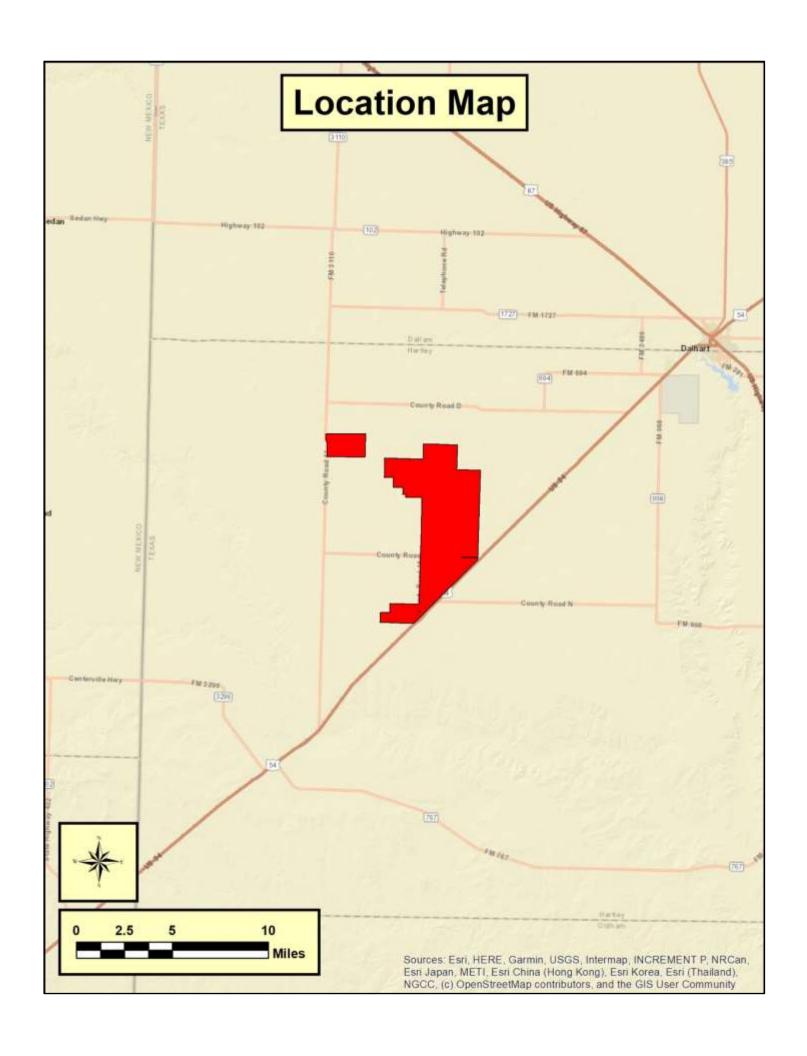
### **LEASES:**

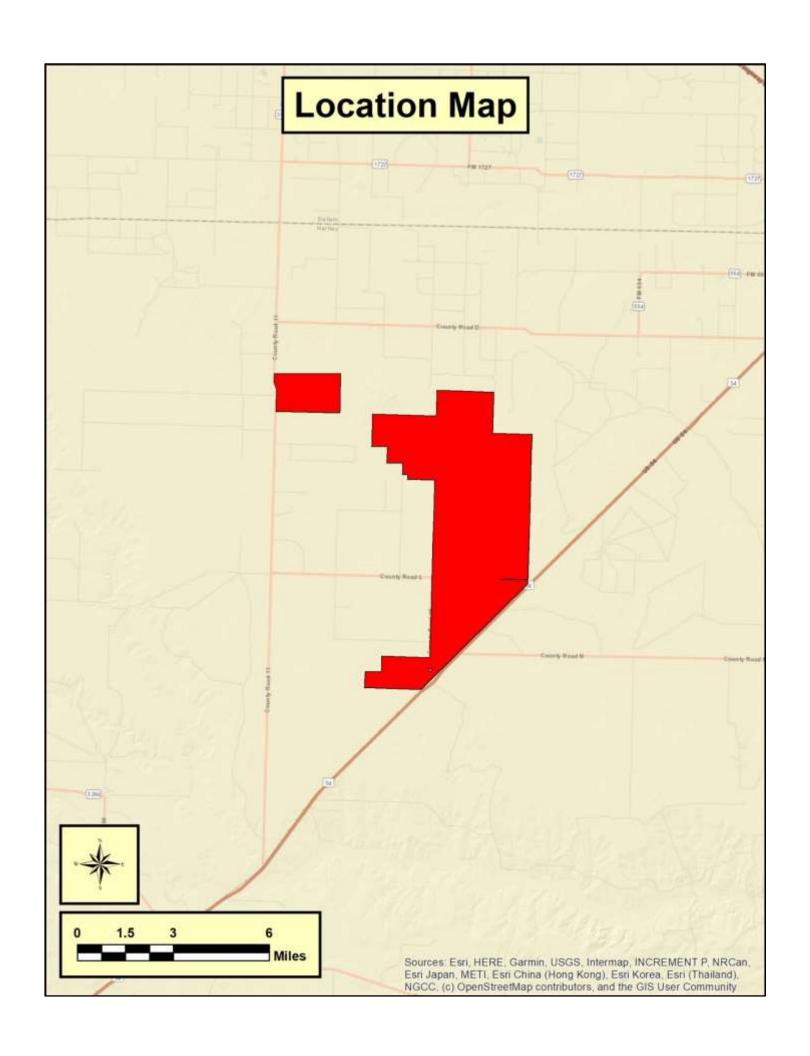
The property is being offered subject to an agricultural lease which ends December 31, 2025.

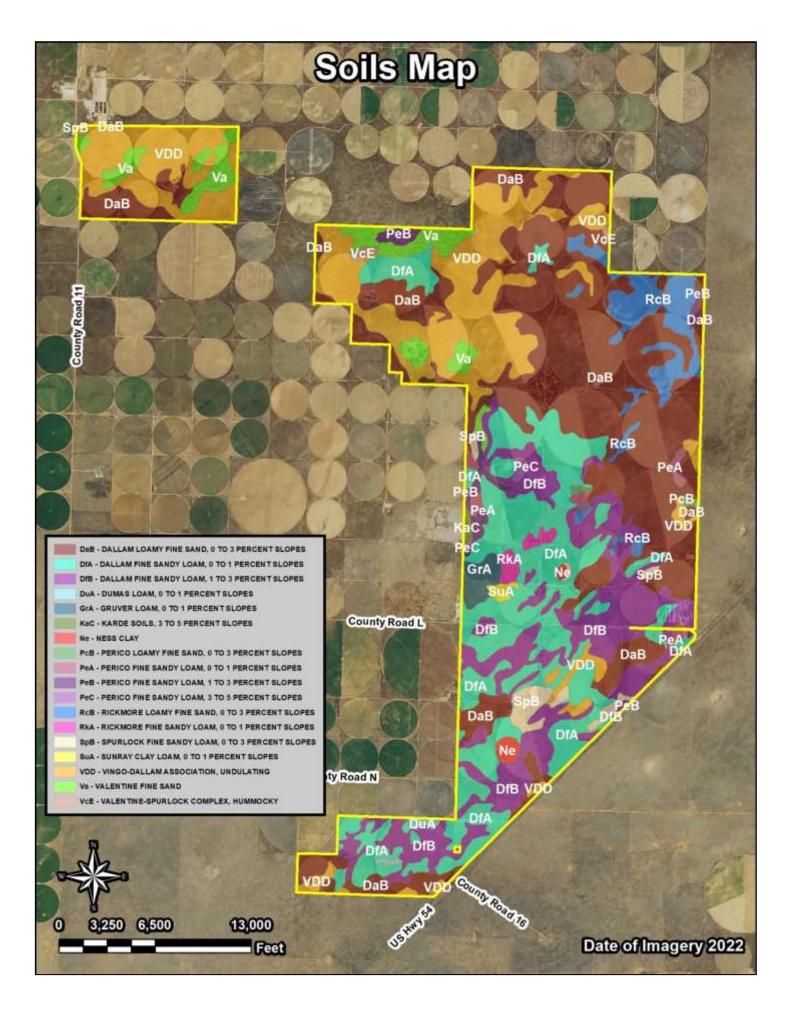
**Price:** \$65,500,000

Contact: TEXAG Real Estate Services, Inc. www.texag.com Wendell C. Wood Ph: 512-930-5258 Cell# 512-970-1741

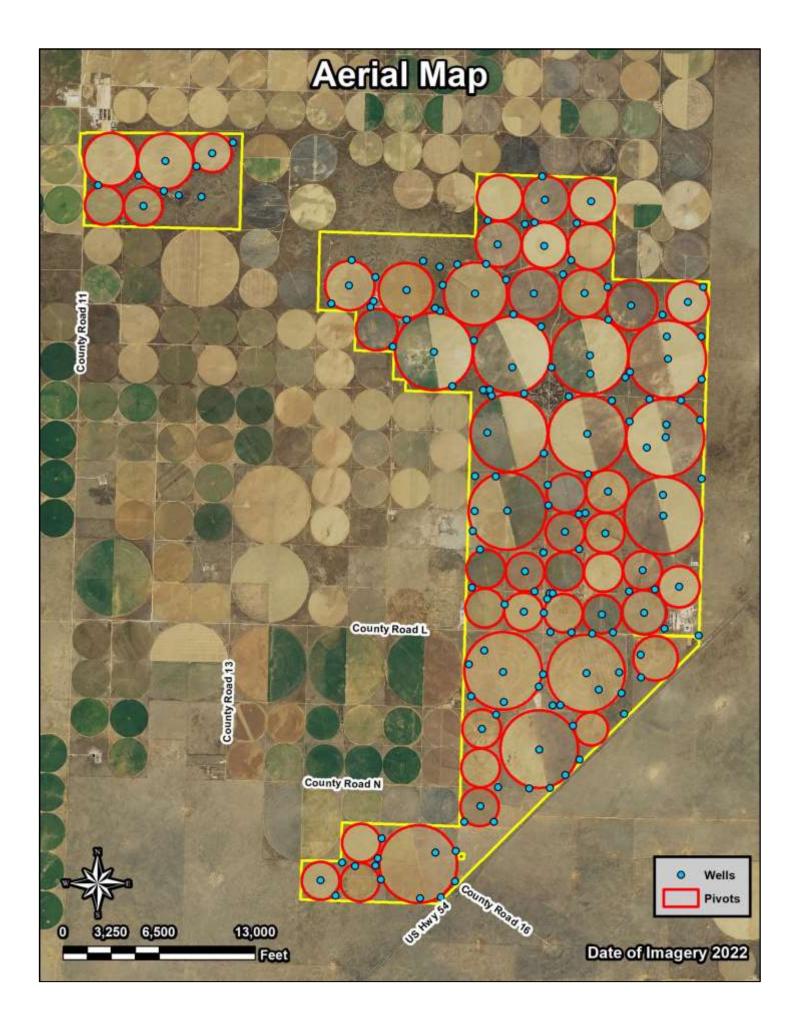
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. Texag Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

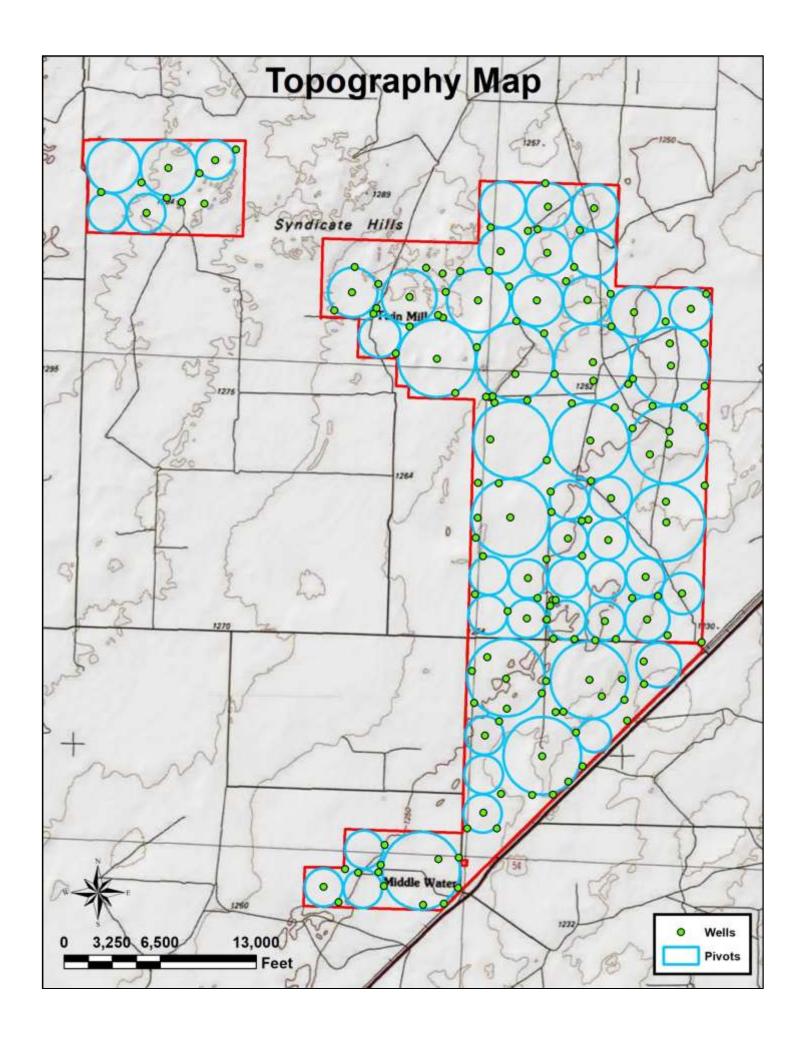






50, 108, 11, 4,CSS 107, CSS	4,655 106,4,65	ectio	ns°M	apss	102,4,CSS	117,4,CSS	73.2. B&B
49,11, CSS 109,4, CSS 110,4	111,4,css	112,4,CSS	113,4,CSS	114, 4, CSS	115,4,CSS	116,4,CSS	B&B
39,(1), CSS 8,(12,CSS 7,1	2, CSS 6, 12, CSS	5,12,CSS	4,12,CSS	<b>8,42,653</b>	2,02, CSS	1,12,CSS	89, 2, 88B
38, 11, CSS 9, 12, CSS 10	(1),(2),CSS	12,12,CSS	13,12,CSS	14,12,CSS	15,12,CSS	16, 12, CSS	104, 2, B&B
21, 11, CSS 24, 12, CSS 23,	12,CSS 22,12,CSS	21, 12, CSS	20,12,633	19,12,633	18,12,633	17,12,GSS	
20, 25, 12, CSS 26, 1 CSS 0	12,CSS 27, 12, CS	28,12,CSS	29,12,GSS	30,12,GSS	61,02,GSS	62 <sub>4</sub> 62 <sub>5</sub> 633	105, 2, B&B 6, 4, B&B
1, 11, CSS 40, 12, CSS 39, 1	2, CSS (38, 12, CSS	67,12,CSS	36,12,GSS	35,12,CSS	34,12,CSS	63,12,GSS	
1,14, CSS 57, 13, CSS 58,1	3,CSS 59,13,CSS	60,13,CSS	61,63,653	62,13,CSS	63,13,655	64,13,GSS	7,4, B&B
10, 14, CSS 56,13,CSS 55,1	3,CSS 54,13,CSS	53, 13, CSS	Foad L 52, 13, CSS	51,43,633	<b>50,13,633</b>	49,(B) CSS	3,A-7, PSL
	,css 43,13,css		45, 13, CSS	46,13,655	47,13, CSS	48,13,CSS	30, 4, B&B
40,13,CSS 20,14, CSS 39,13		County Road N	6,13,CSS	35,13,CSS	34,13,CSS	33,13,GSS	773
21, 14, 26, 13 CSS 26, 13	)CSS 27,13,CSS		29,13,CSS	30,13,CSS	31,/13,CSS	2.A PS 32,13,CSS	76, LE, G&M
30 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Feet	21,13,CSS 20		9,13,CSS	Date 18, 13, CSS	of Imager	







# 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.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name Wendell C. Wood	407258	wendell@texag.com	(512)970-1741
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
Bu	ver/Tenant/Seller/Landlord Initials	Date	

# Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date