

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

## FLAGG 320 – CASTRO COUNTY, TEXAS

State:	Texas
Region:	Southern Panhandle
County:	Castro
Property Type:	Irrigated Farmland
Acres:	320 acres more or less
Taxes:	Approximately \$2,407.78 annually
Price:	\$1,760,000.00 (\$5,500.00 per acre)
Location:	Dimmitt, Texas
Contact Name:	Ben G. Scott / Robert D. Nelson
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**Comments:** This choice farm with 1 mile of highway frontage on FM1524 with practically all of the farm having Olton Clay Loam soil with “A” slope is located 9 miles south of Dimmitt, TX on US Highway 385, thence west, on FM 1524 for 3.3 miles to the northeast corner of the half section of land.

This Irrigated farm of **320 acres** +/- has an older farm home with two bedrooms and one bath (approximately 1,067 sq.ft. per appraisal district) and a newer roof and painted exterior.

Other outbuildings include a bunk house, storage shed, an unattached, underground storm shelter and a well house housing a domestic well furnishing water for the home which is equipped with a submersible electric motor, pump, control panel and pressure tank (the pump and motor have been recently reworked).

## Ranch & Farm Real Estate

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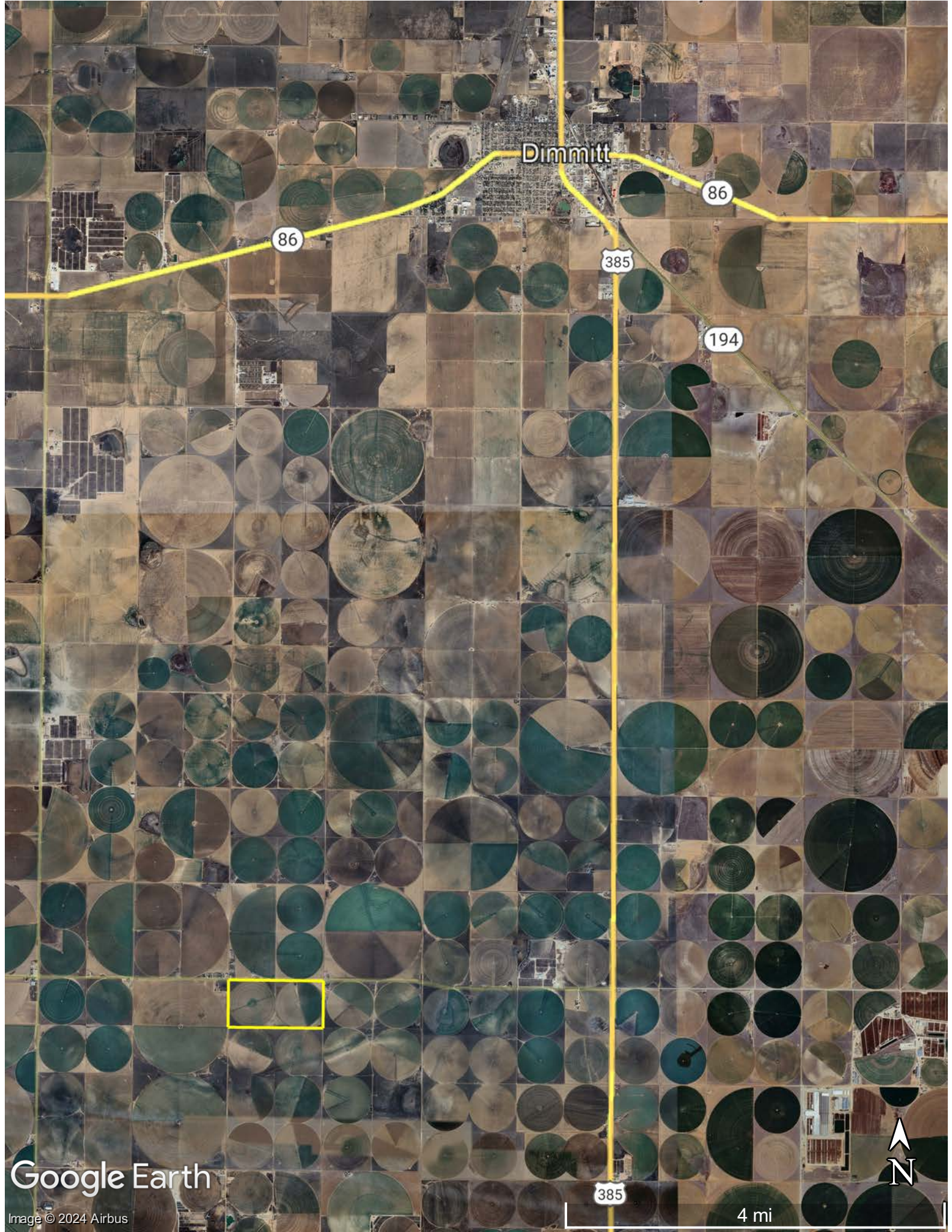
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The farm has two ¼ mile pivot sprinklers of which the east sprinkler belongs to the Tenant. The west sprinkler is a 1994, 8 tower Reinke sprinkler with LDN nozzles and controlled with a red Valley panel. A 30 HP submersible electric motor and pump supplies water to the west sprinkler and is located along the county road on the west arc of the circle. The east sprinkler (Tenant's) is a seven tower late 90's model Valley which is for sale along with the farm. The east sprinkler is equipped with LDN sprays with water being furnished at the pivot point by a turbine pump with an 8" discharge pipe necked down to a 6" discharge pipe and is powered by a 100 HP hollow-shaft electric motor.

Let's look at this really great farm!

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



Dimmitt

86

86

385

194

385

4 mi

Google Earth

Image © 2024 Airbus





1524

623

510

511

510

511

Google Earth

Image © 2024 Airbus

2000 ft



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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