

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

—●— Motley 791 —●—



Motley County, Texas

Farm and Ranch Real Estate

Scott Land Company, LLC

1301 Front Street(mailing) 1368 US Hwy 385(physical) / Dimmitt, Texas 79027-3246
Phone (806) 647-4375 or (800) 933-9698 5:00am to 10:00pm * Fax (806) 647-0950
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DIXON FARMS – MOTLEY COUNTY, TEXAS

State: Texas
Region: Rolling Plains
County: Motley
Property Type: Ranch/Hunting/Farmland
Acres: 791.77 acres more or less
Price: \$2,065.00 per acre
Taxes: \$1,355.12
Location: Whiteflat and Roaring Springs, Motley County, Texas
Contact Name: Robert D. Nelson/Ben G. Scott
Contact Address: 1301 Front Street, Dimmitt, TX 79027
Office Phone #: 800/933-9698 or 806/647-4375
Cell Phone #: 806-647-8176 (Robert)
Contact's Email Address: ben.scott@scottlandcompany.com

Tract 1: 791.77 +/- acres. This 791.77 acres features many improvements and consists of both improved and native grass. The property is just 1.4 miles west of Roaring Springs on Hwy 684 and can also be accessed out of Roaring Springs by County Road 316 via FM 3203. Portions of the property were previously irrigated by center pivot. Improvements on the ranch include irrigation wells, stock wells, underground pvc pipeline, two sets of pens, excellent perimeter fencing and extensive interior fencing.

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

Scott Land Company, LLC

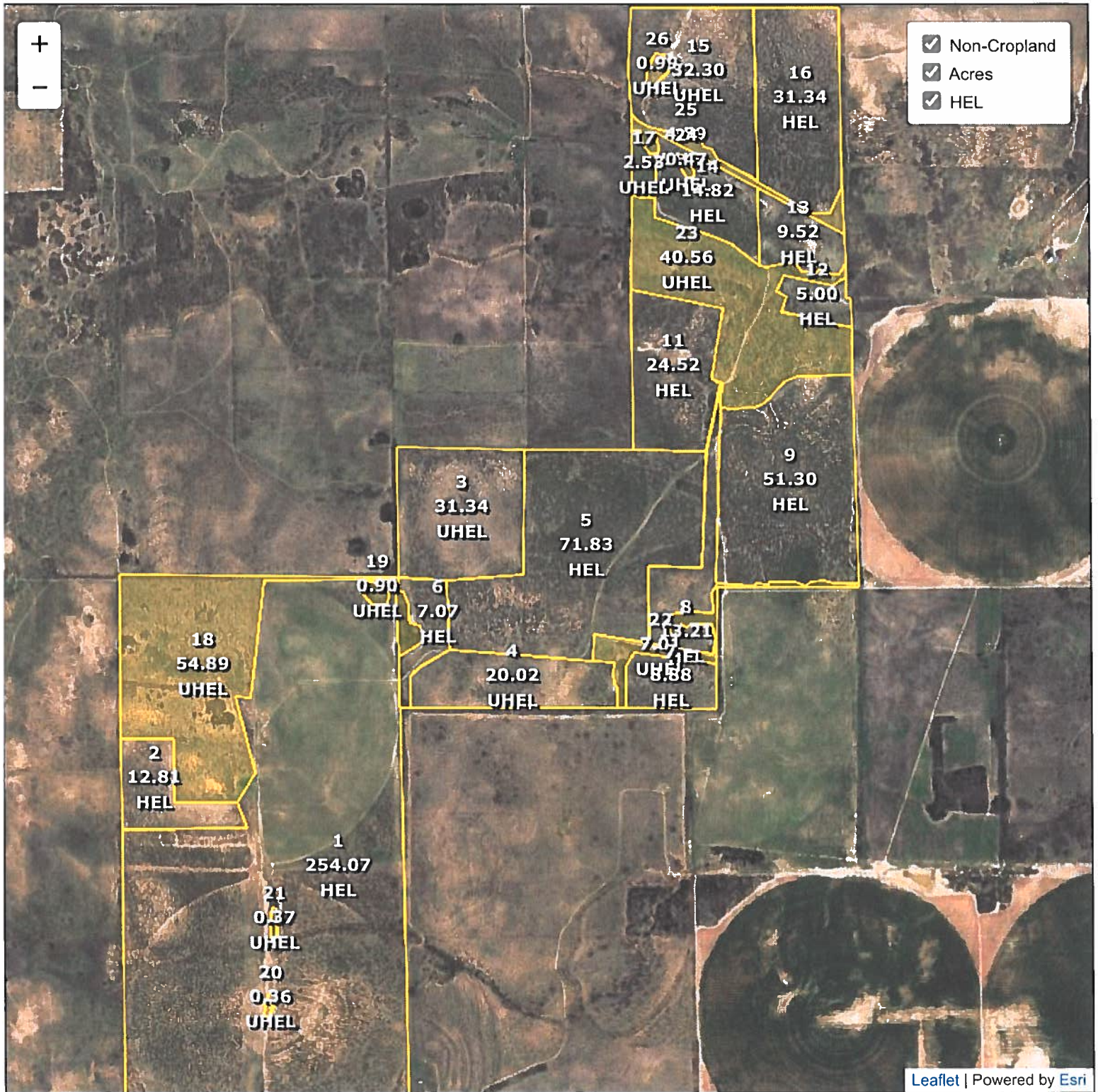
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Common Land Unit
 Cropland
 Non-cropland
 CRP

2023 Crop Year

Farm 1409
Tract 254

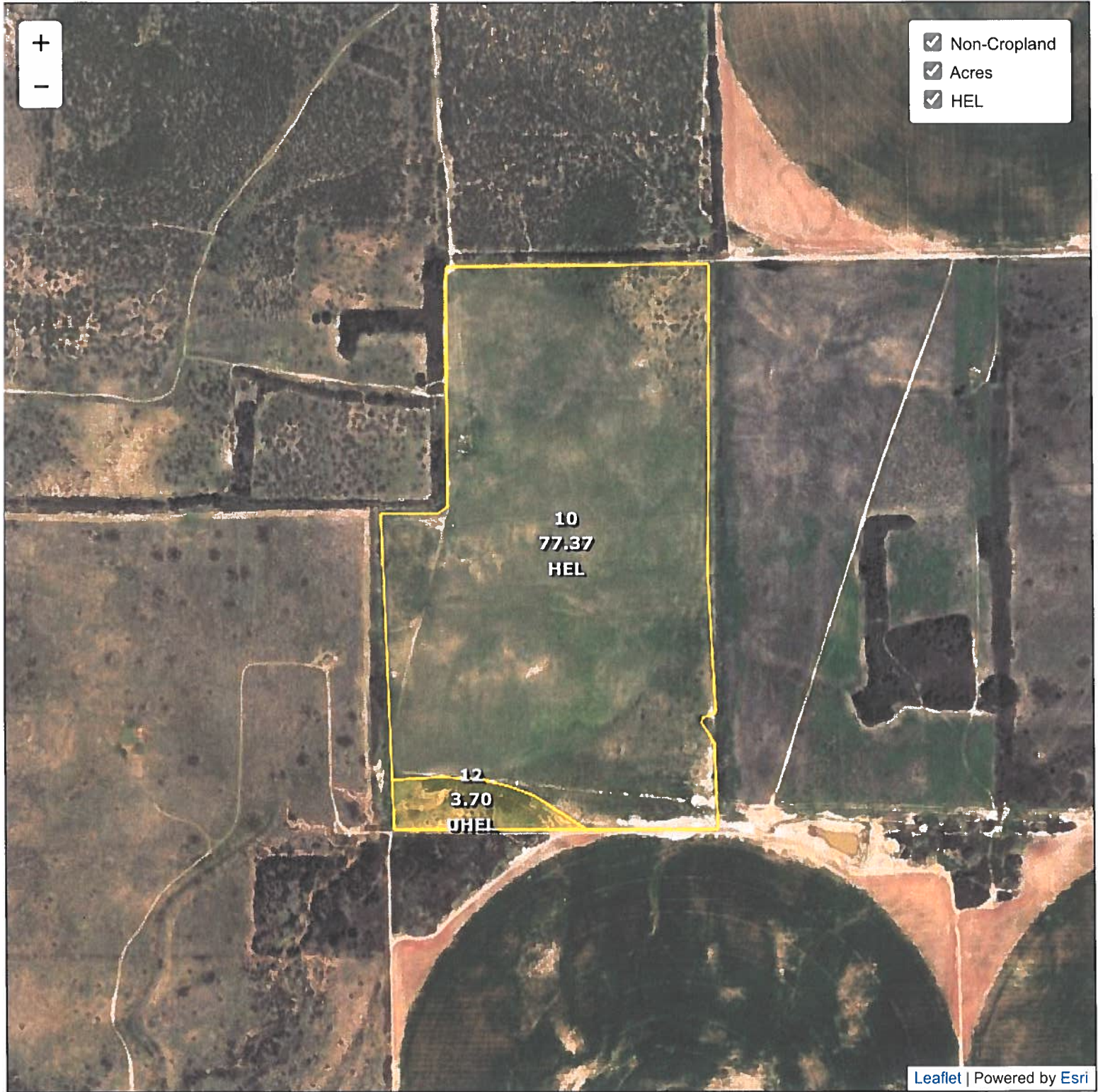
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 2

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).



Common Land Unit
 Cropland Non-cropland CRP

2023 Crop Year

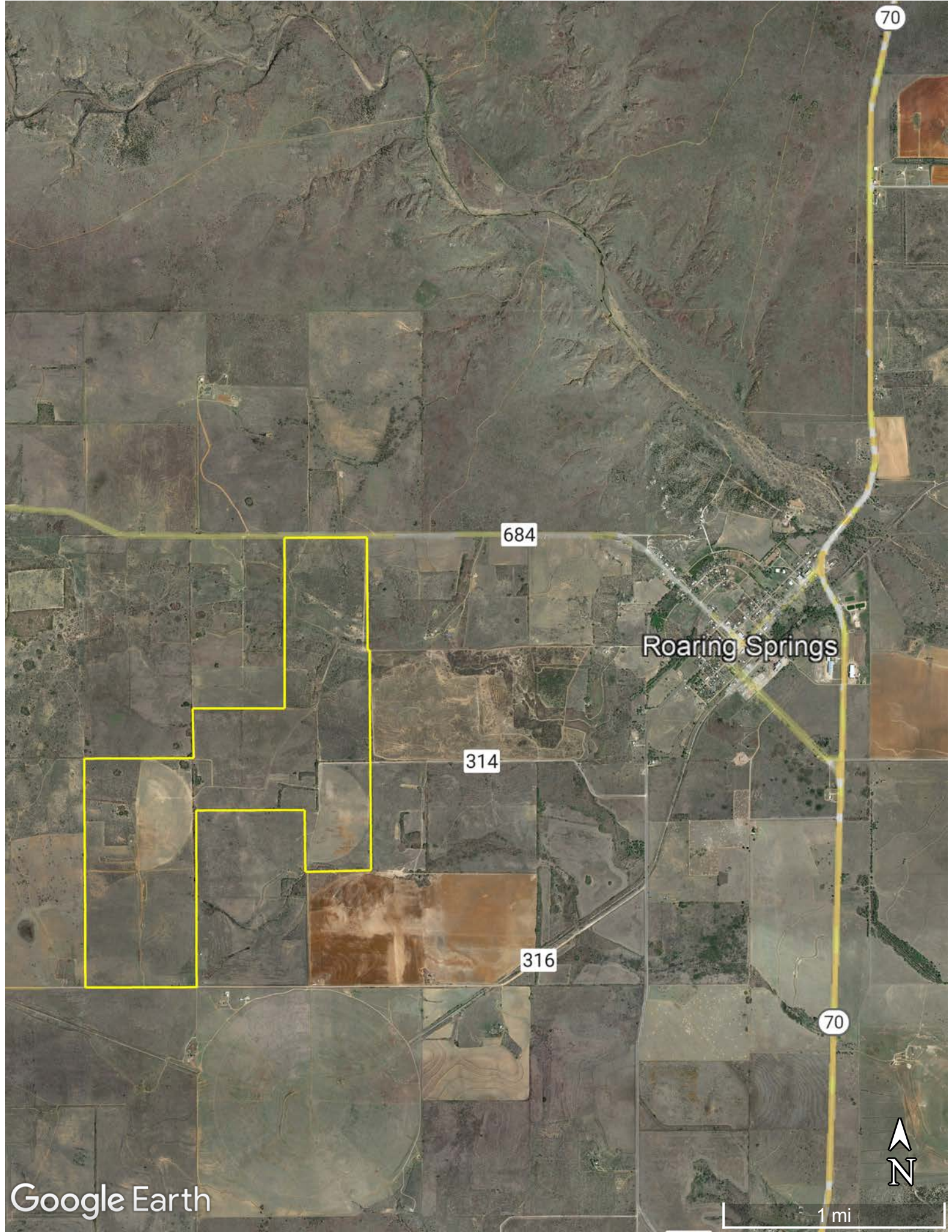
Farm 1409
 Tract 1186

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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70

684

Roaring Springs

314

316

70



Google Earth

1 mi

684

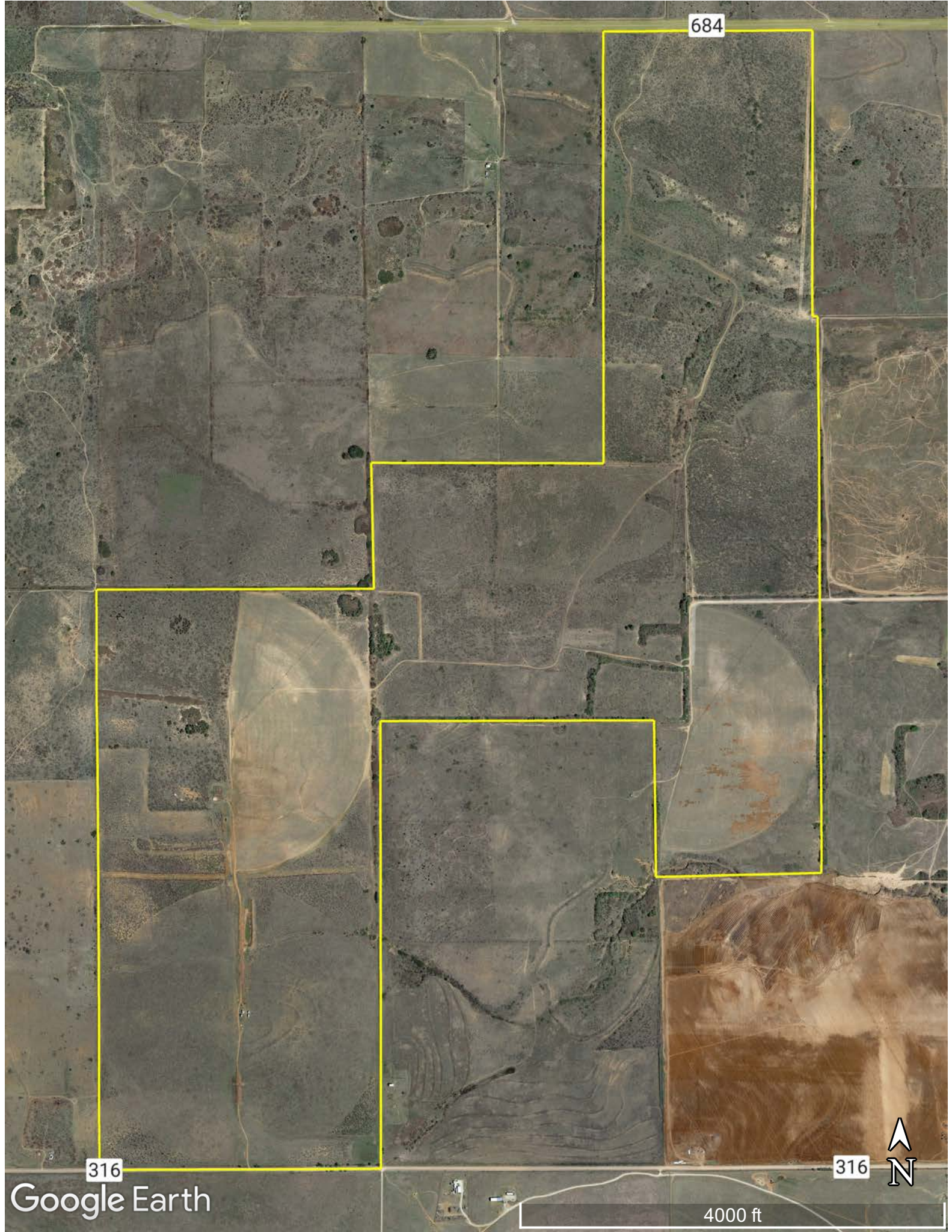
316

316

Google Earth



4000 ft





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.

Scott Land Company, LLC	9000678	ben.scott@scottlandcompany.com	(806)647-4375
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben G. Scott	122507	ben.scott@scottlandcompany.com	(806)647-4375
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Nelson	595763	robert.nelson@scottlandcompany.com	806.647.4375
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date