Investor Grade Farms in Hale County

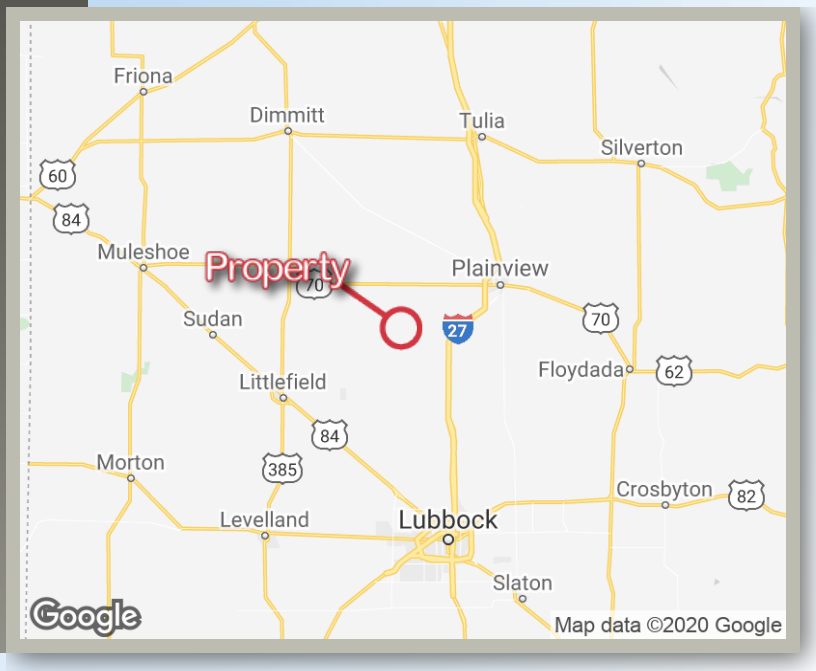
2,586 +/- AC, Cotton Center, TX 79021

FOR SALE ~ LAND

Purchase Price: $5,750,000
Land Size: 2,586 Acres

- Very Clean 2,586 +/- Acres Fenced
- Approx. 1,430 AC of Irrigated Farm Land
- Approx. 1,110 AC of Improved Grass
- Good Water with Updated Pivots
- Two Houses and One 60 X 70 X 16 Shop

Very clean eleven parcels of irrigated farm land and improved grass. All parcels are fenced ready for a farm/ cattle operation. If desired, owner will lease back at 5% of the sale price - cash lease. Term to be negotiated.



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Site Photos

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Site Photos

WestMark FARM & RANCH | TCN WORLDWIDE REAL ESTATE SERVICES

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Soil Report Map

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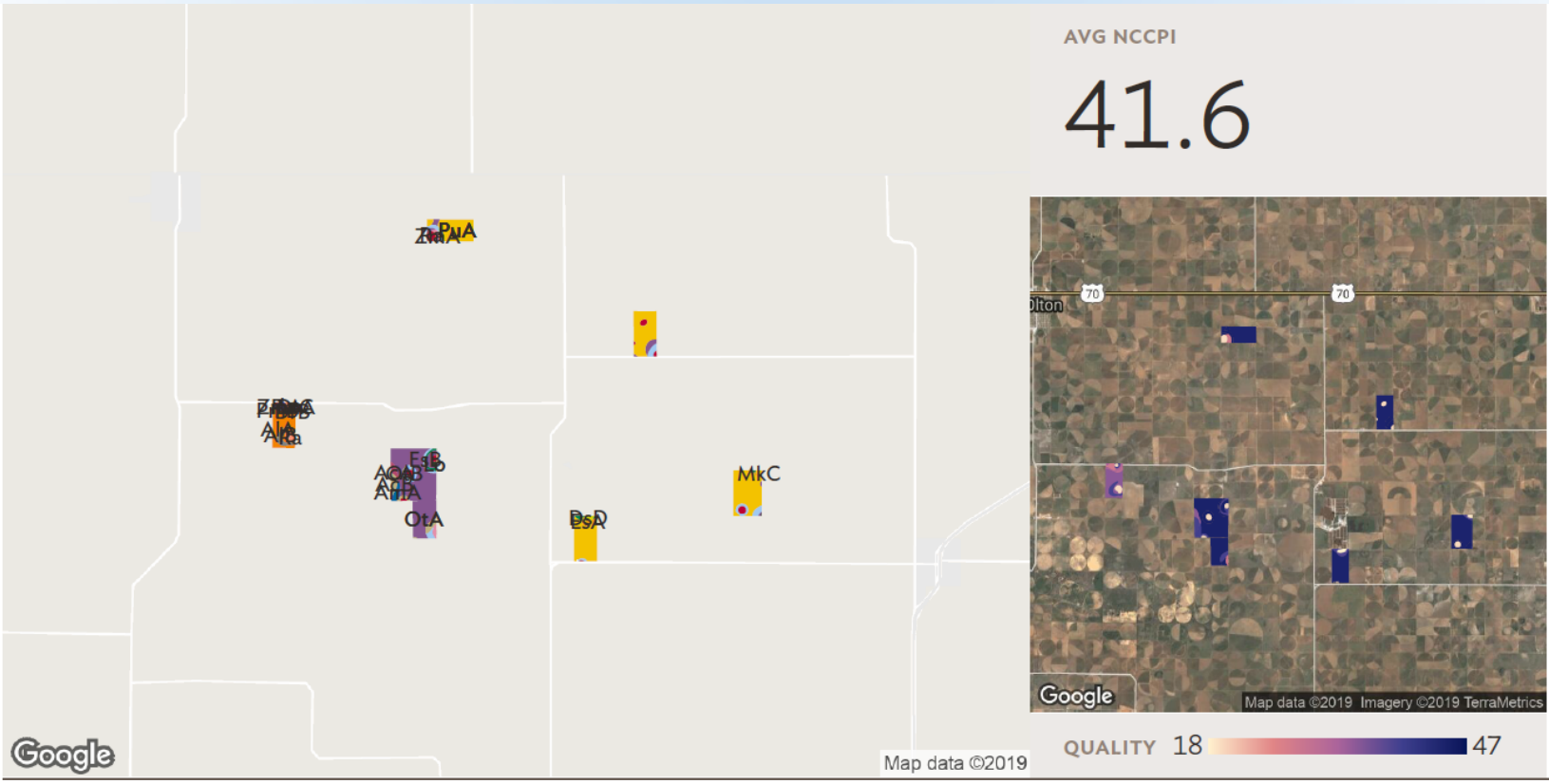

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Soil Report Data Table

WestMark FARM & RANCH | TCN WORLDWIDE REAL ESTATE SERVICES

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SOIL CODE	SOIL DESCRIPTION	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
PuA	Pullman clay loam, 0 to 1 percent slopes	40.3%	3	44.3
OtA	Olton loam, 0 to 1 percent slopes	29.1%	3	44.7
AlA	Acuff loam, 0 to 1 percent slopes	7.1%	3	34.6
OtB	Olton loam, 1 to 3 percent slopes	6.5%	3	44.8
Ra	Randall clay, 0 to 1 percent slopes, occasionally ponded	3.0%	6	19.4
AcB	Acuff loam, 1 to 3 percent slopes	2.7%	3	39.2
AlB	Acuff loam, 1 to 3 percent slopes	1.4%	3	39.2
EsB	Estacado loam, 1 to 3 percent slopes	1.4%	3	38.7
ZmA	Zita loam, 0 to 1 percent slopes	1.1%	3	27.4
AmA	Amarillo fine sandy loam, 0 to 1 percent slopes	1.1%	3	39.6
Ra	Randall clay, 0 to 1 percent slopes, occasionally ponded	1.0%	6	19.4
ZmA	Zita loam, 0 to 1 percent slopes	0.9%	3	27.4
EsA	Estacado loam, 0 to 1 percent slopes	0.9%	3	38.3
AcA	Acuff loam, 0 to 1 percent slopes	0.9%	3	34.6
DsD	Drake soils 3 to 8 percent slopes	0.5%	6	16.5
PmB	Portales loam, 1 to 3 percent slopes	0.4%	4	32.2
PmA	Portales loam, 0 to 1 percent slopes	0.4%	3	32.0
Lo	Lofton clay loam, 0 to 1 percent slopes, rarely ponded	0.4%	3	39.4
DrB	Drake soils, 1 to 3 percent slopes	0.3%	6	30.4
Lo	Lofton clay loam, 0 to 1 percent slopes, rarely ponded	0.3%	3	39.4
MkC	Mansker loam, 3 to 5 percent slopes	0.2%	4	18.6
DrC	Drake soils, 3 to 5 percent slopes	0.1%	6	30.2

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____