



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®

SALE

SHERMAN COUNTY CRP GRASS

\$1,500 / acre

Highway 15 and County Road 17
Stratford, TX 79084

FEATURES

- 817 Acres
- IRRIGATION WELLS: 3
- ROYALTIES: As per owner, mineral and wind rights, consisting of 7/32 of the mineral rights and all wind rights, will convey to the buyer. There is one producing gas well on the property providing a \$200 - \$300 per month royalty check. This well also provides free gas for the residence.
- This 830 acre section of CRP/Native Grassland is located 11 miles east of Stratford, Texas on Highway 15 and County Road 17.



LAND

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Highway 15 and County Road 17, Stratford, TX 79084



OFFERING SUMMARY

Sale Price: \$1,500 / acre

Lot Size: 817 Acres

Region: North Western Texas
Panhandle

Irrigation Wells: 3

PROPERTY OVERVIEW

Approximately 627 acres is currently in the CRP program and will expire 9/30/2020. It has been in the CRP program since the program's inception. 175.25 acres of the section is native pasture and improved pasture. The home, barns and out buildings sit on the balance of the section. The land lays relatively level with the exception of a small playa lake and trash pit in the NW corner

PROPERTY HIGHLIGHTS

- **IRRIGATION WELLS:** There are three irrigation wells on the property that have had the pumps taken out and have been idle since early to mid-eighties. All have metal plates over them for protection. Wells were drilled in 1963, 1965, and the last one in 1971. Depth to red bed ranges from 394 ft. to 440 ft. Two wells are located along Highway 15 in the SW ¼, SE ¼, and one well is located in the NW corner of the SE ¼. A 3-phase electric line runs along Highway 15 the entire South side of the section.
- **ROYALTIES:** As per owner, mineral and wind rights, consisting of half minerals and wind rights will convey to the buyer. There is one producing gas well on the property providing a \$200 - \$300 per month royalty check. This well also provides free gas for the residence.
- **IMPROVEMENTS:** 1500 sq. ft. home, Quonset, Out Buildings, Domestic Water Well

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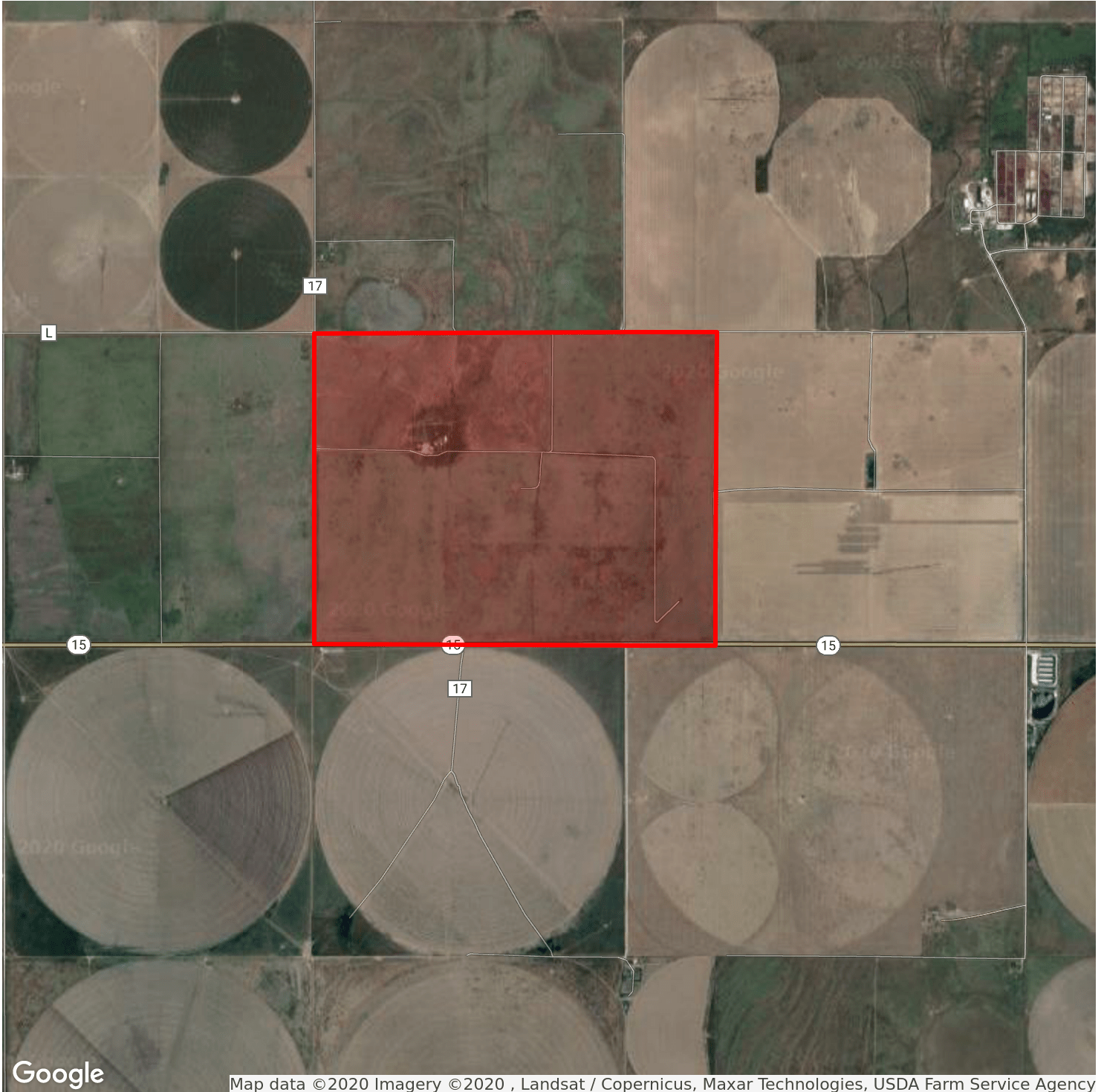
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Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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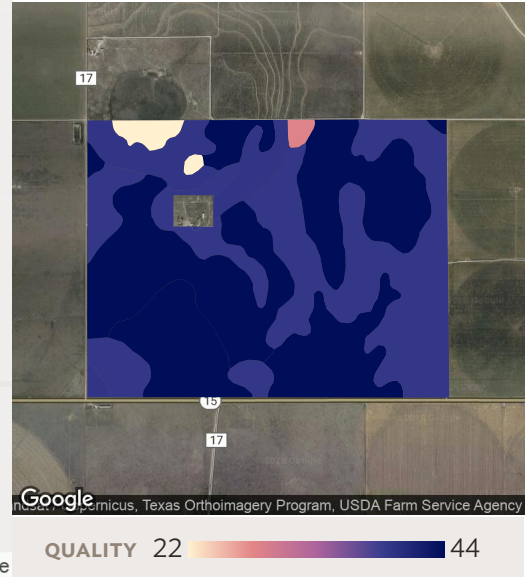
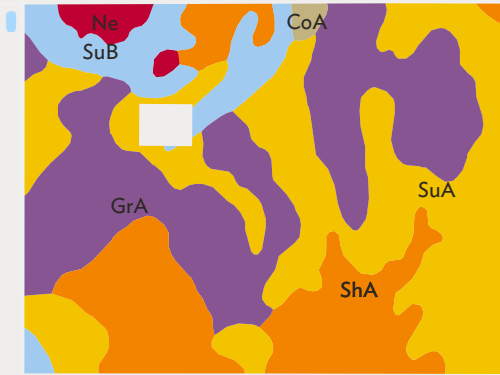


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1 field, 811 acres in Sherman County, TX

AVG NCCPI **42.2** COUNTY AVG 38.2



Google

Map data ©2019 Google

Google, Inc., Texas Orthoimagery Program, USDA Farm Service Agency

QUALITY 22 44

Source: NRCS Soil Survey

All fields

811 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
■ SuA	Sunray loam, 0 to 1 percent slopes	298.10	36.8%	2	39.2	
■ GrA	Gruver clay loam, 0 to 1 percent slopes	259.17	32.0%	2	46.4	
■ ShA	Sherm clay loam, 0 to 1 percent slopes	165.90	20.5%	2	45.4	
■ SuB	Sunray loam, 1 to 3 percent slopes	68.17	8.4%	2	39.4	
■ Ne	Ness clay, 0 to 1 percent slopes, frequently ponded	14.73	1.8%	5	12.3	
■ CoA	Conlen loam, 0 to 1 percent slopes	4.98	0.6%	4	27.9	
					811.04	42.2



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Weldon	668923	tim@cbcamarillo.com	(806)354-3500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Gillispie Land Group, LLC, 6107 S. Coulter Ste. 300 Amarillo, TX 79109
Tim Weldon

Information available at www.trec.texas.gov

IABS 1-0 Date

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Hefley Ranch

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