



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®

WYNN FARM

Co Rd 22
Follett, TX 79034-0432

460 Acres

ASKING PRICE
\$2,850 / acre

AREA

Property is located 1.5 miles West of Follett on HWY 15, then 2 miles South on FM 22.



FOR SALE

CBCAMARILLO.COM

FARM & RANCH LAND

Tim Weldon

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5701 Time Square Blvd., Suite 190, Amarillo, TX 79119
806.354.3500



SALE

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OFFERING SUMMARY

Sale Price: \$2,850 / acre

Lot Size: 460.0 Acres

PROPERTY OVERVIEW

PRICE REDUCED

Wynn Farm is a +/- 460 acre irrigated farm located in Lipscomb County, Texas. The farm features three Valley sprinklers irrigating +/- 370 acres with the balance in native grass. The property has two irrigation wells pumping a combined 1,500 - 1,700 GPM as per owner. There is tremendous potential for additional water. A 2,016 square foot Solitaire mobile home with covered carport are located on the property with submersible well. Cattle and horse pens are located near the home as well. Wildlife is abundant in the area with native Whitetail deer, Bobwhite quail, and pheasant frequenting the property. FM 22 runs adjacent to the property as well as three phase electricity. A fishing pond complete with fishing pier is located on the North end of the property and is stocked with channel catfish, crappie, and perch.

PROPERTY HIGHLIGHTS

- Paved road and 3 phase electricity next to property
- Excellent 5 wire and T-post fences
- Close to Elevator
- Valley sprinklers
- All underground, wells, sprinklers tied together
- Potential for additional water

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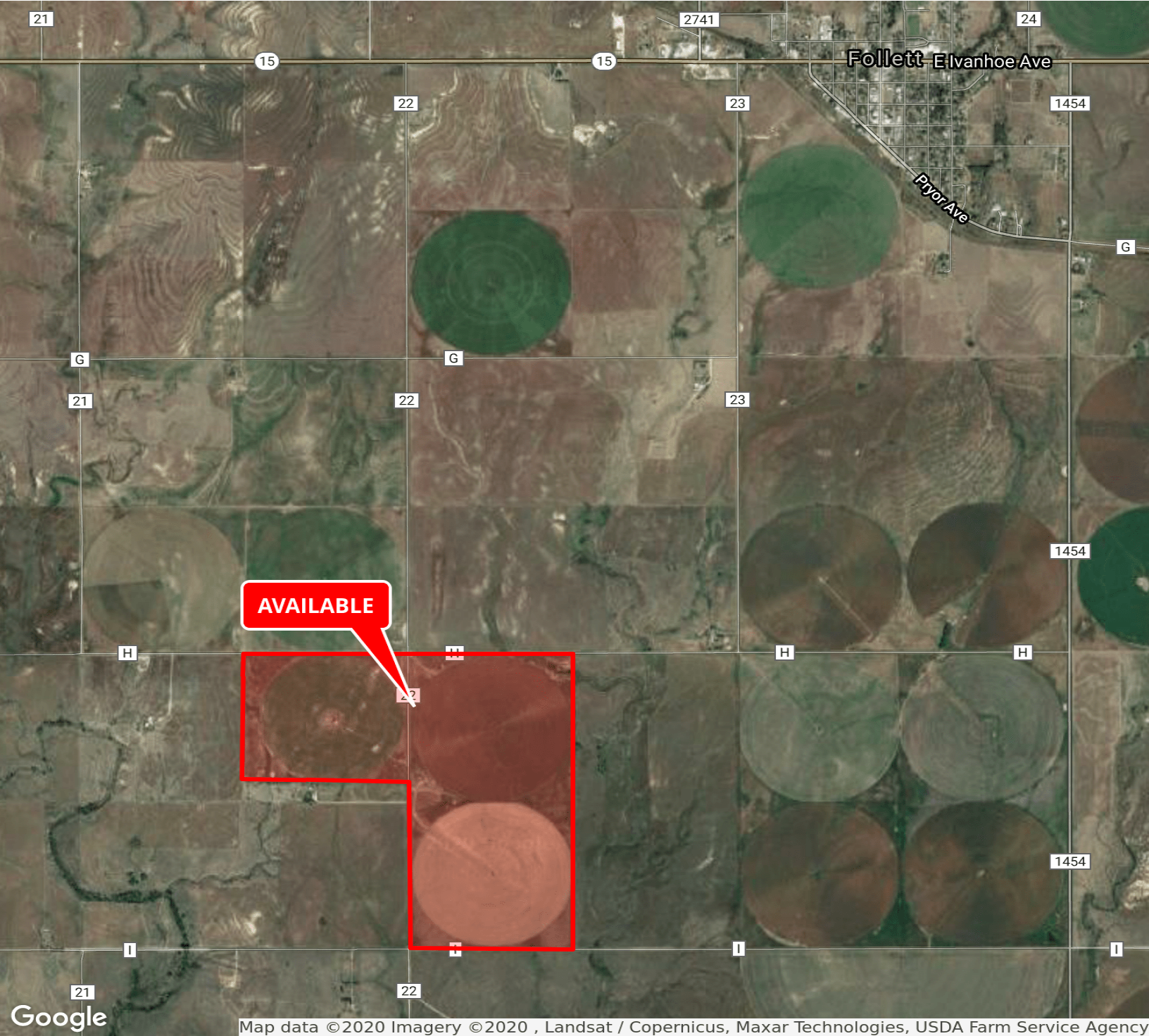
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AVAILABLE

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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.

Coldwell Banker Commercial Amarillo	9007722	mail@cbamarillo.com	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
Designated Broker of Firm	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
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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