

Sherrill Ranch

FM 1585, Morton, TX 79346

Presented By:

Monty Edwards

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Single Family Ownership since 1906 (per seller)
- All contiguous acreage except for CR and FM dissection
- Great Accessibility with good roads and trails throughout the ranch
- 5 Large fenced pastures with good to moderate permanent barb wire fence
- 2 Functioning Windmills and 1 Submersible well
- Excellent Hunting for Mule Deer, Dove, Quail, Feral Hogs
- Primarily Amarillo and Patricia loamy sands and Brownfield sand with some Nutivoli Dune Outcroppings

OFFERING SUMMARY

Sale Price:	\$2,048,000
Lot Size:	2,560 Acres

PROPERTY DESCRIPTION

2560 acre more or less West Texas Ranch located in Southwestern Cochran County. This ranch has been in the same family since 1906. Large fenced contiguous tracts like this are becoming harder and harder to come by. Own your own piece of the west with in this classic western setting.

Wildlife: This Area boasts trophy size mule deer, along with dove, quail, wild hog and occasional antelope and this ranch has excellent habitat for wildlife with good browse as well as a diverse variety of native grasses.

Ranching Details: Ranch consist of 5 large barb wired fenced pastures that are set up to facilitate a pasture rotation system or just allow for central processing of calves allowing for maximum utilization of ranches resources. Ranch has two windmills with stockwater tanks and overflow two small earth tanks. Ranch also has a submersible well and plumbing to tanks in the other pastures.

Terrain: Lay of the land is mostly flat to gently sloping with predominantly a mix of Amarillo Patricia, loamy sands and Brownfield sands with some dune outcroppings with Nutivoli complex class soils in those areas.

Legal Descriptions:

Located in Cochran County,
207 SEC 11 BLK W PSL 640 acres
208 SEC 20 BLK Y SL 640 acres,
205 SEC 1 BLK W PSL 640 acres
206 SEC 10 BLK W PSL 640 acres
Total Deed Acres 2560 +/-

Minerals Disclaimer per seller: Not withstanding any other terms set out in the Farm and Ranch Sales Contract, it is understood and agreed that said agreement will be for the sale of the surface estate only of the above described land. Further any sale will be subject to all oil and gas and mineral leases and pipeline easements and right of ways recorded in Cochran County, Texas.

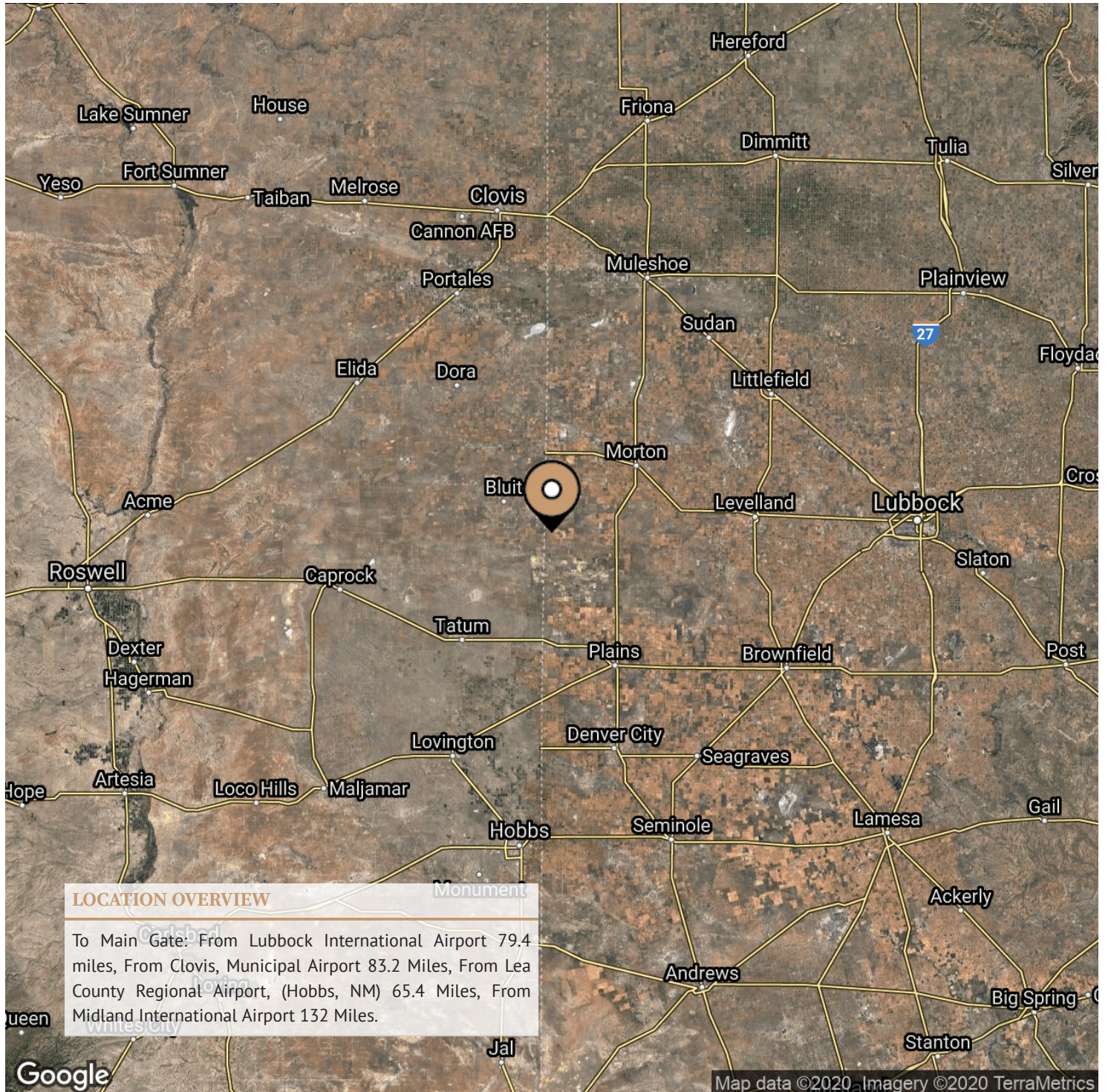
Serious inquiries only, shown by appointment only. Contact Listing Broker to schedule appointment. Posted private property.

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LOCATION MAPS



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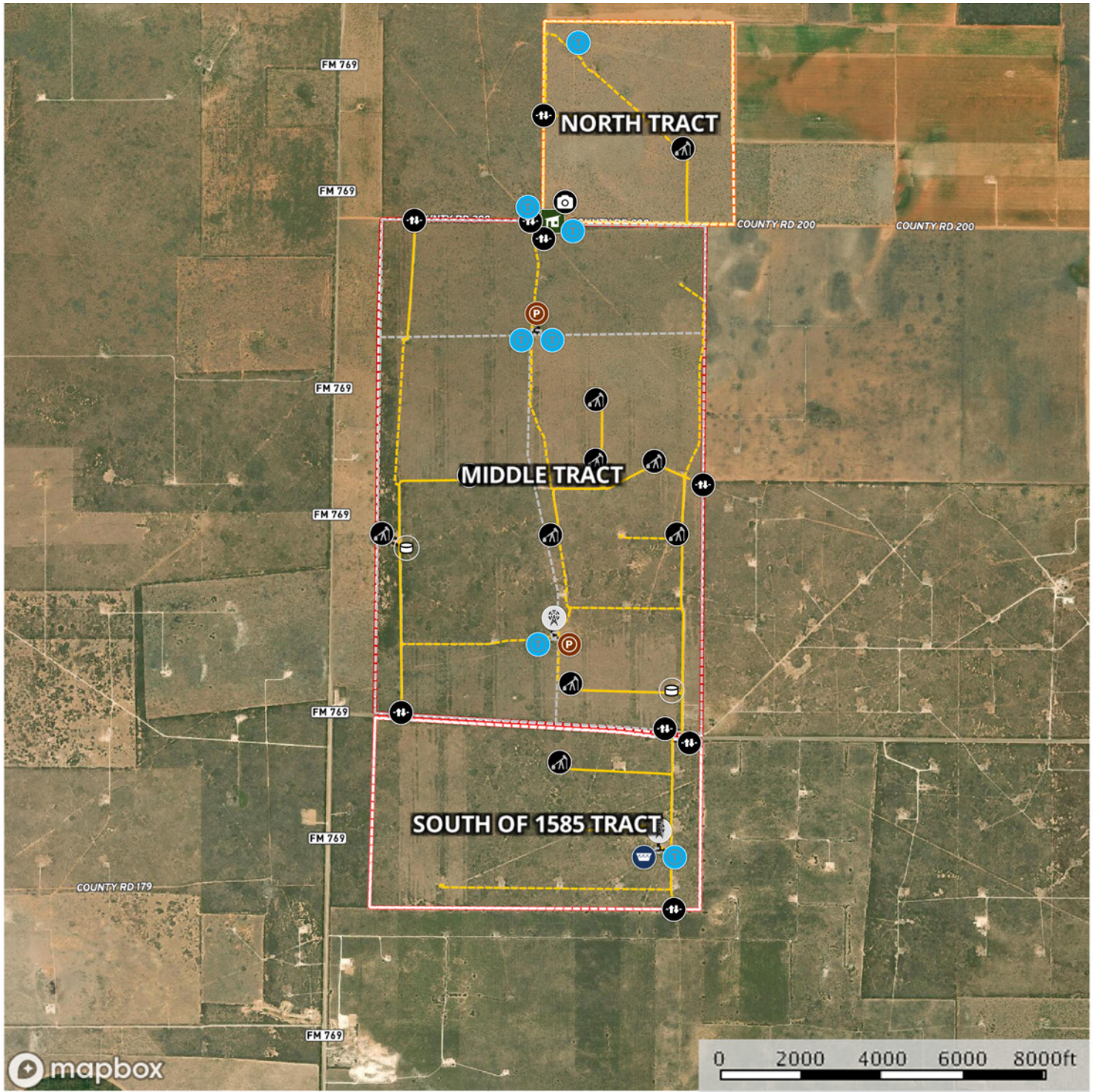
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OVERVIEW MAP



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The map displays a topographic view of the Buckshot Oil Field. Three specific tracts are highlighted with yellow outlines: the North Tract, Middle Tract, and South of 1585 Tract. The map is overlaid with a grid of section numbers (16, 17, 20, 21, 28, 29, 32, 33) and township/range coordinates (39E3, 39E4, 39E5, 39E6, 39E7, 39E8, 39E9, 39F1, 39F2, 39F3, 39F4, 39F5, 39F6, 39F7, 39F8, 39F9, 39G1, 39G2, 39G3, 39G4, 39G5, 39G6, 39G7, 39G8, 39G9). A red dashed line runs vertically through the center of the map, separating Lea County from Cochuan County. A red circle marks a well location in the Middle Tract. A yellow line indicates a pipeline running horizontally across the South of 1585 Tract. The map also shows contour lines, a 'Pumping Sta', and a 'Gravel Pit'.

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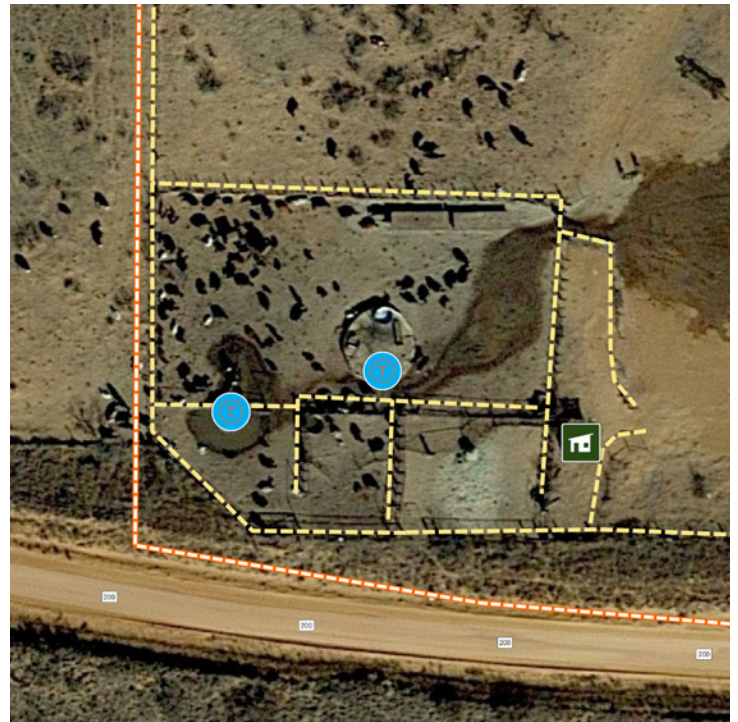
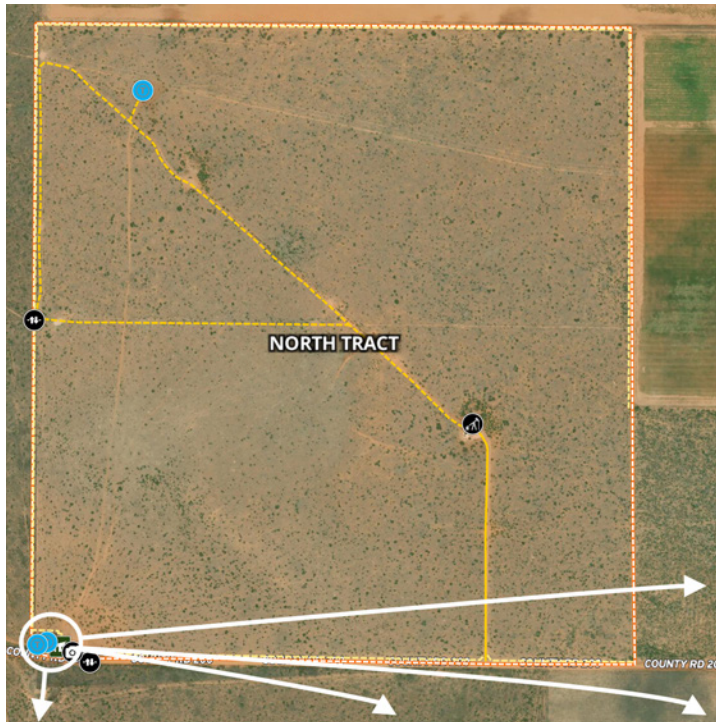
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AERIAL NORTH TRACT AND MAPS



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ADDITIONAL PHOTOS



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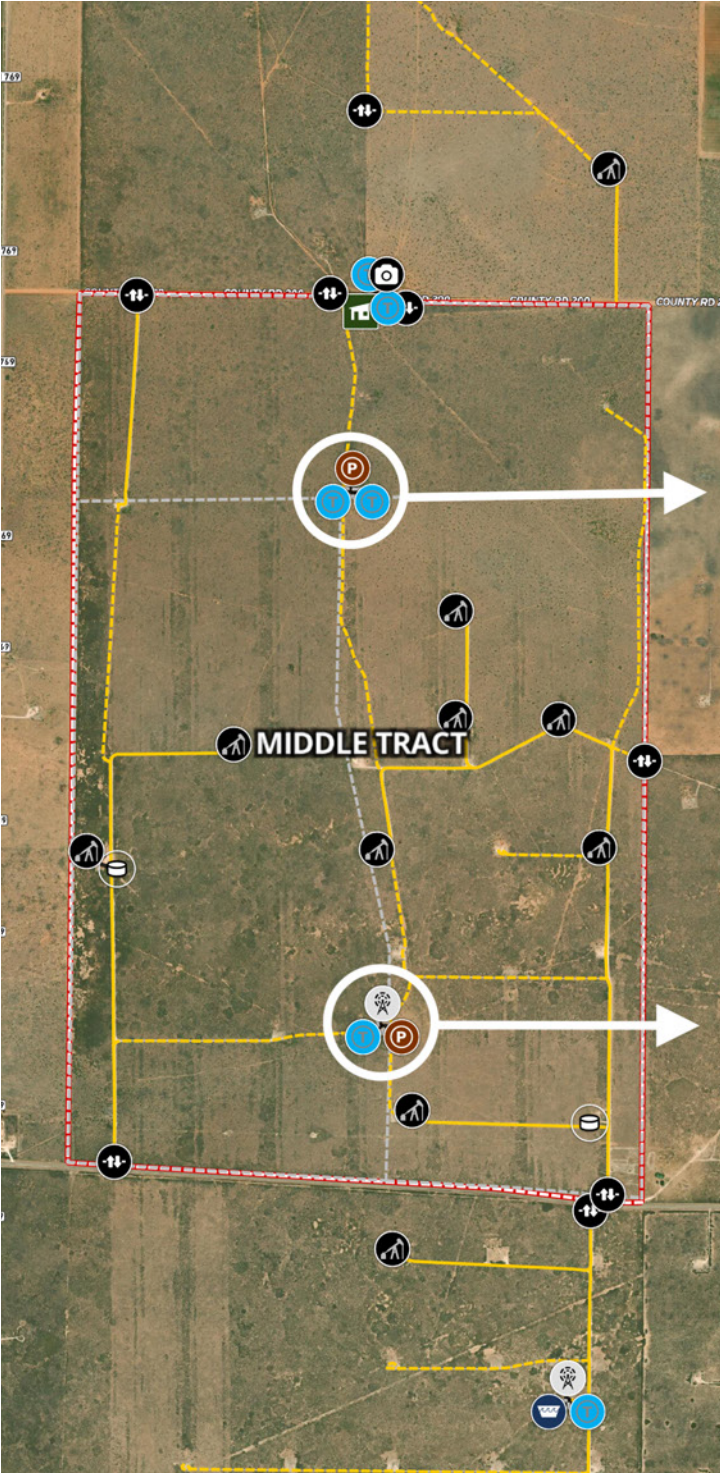
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AERIAL MAPS MIDDLE TRACT

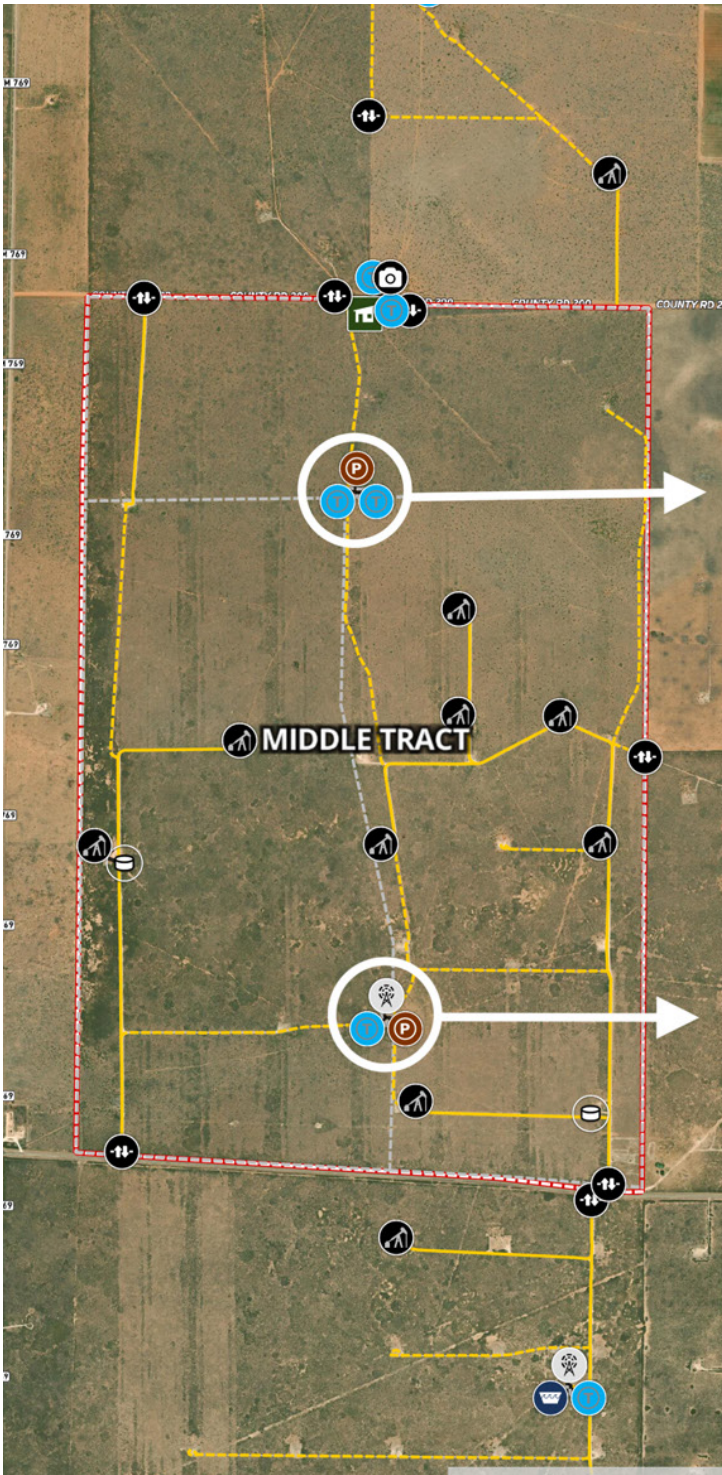


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AERIAL MAPS MIDDLE TRACT

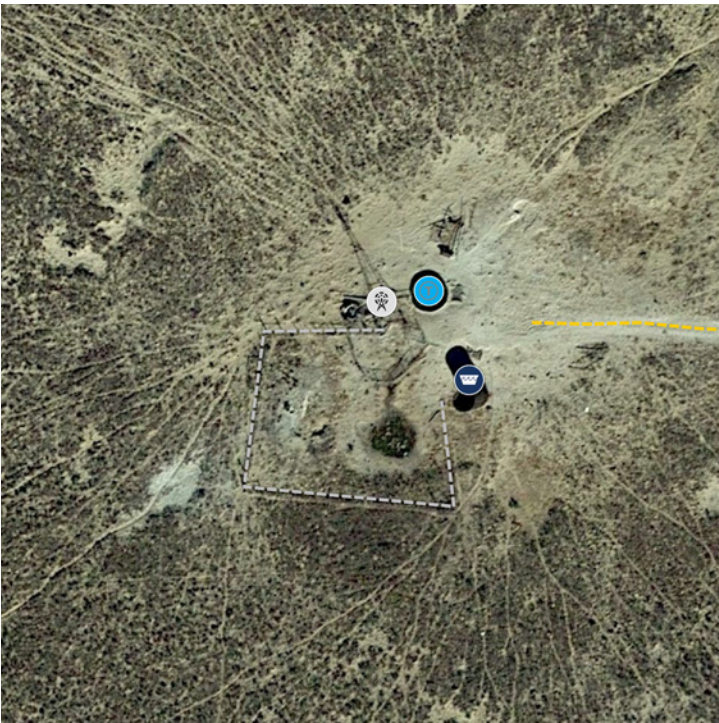
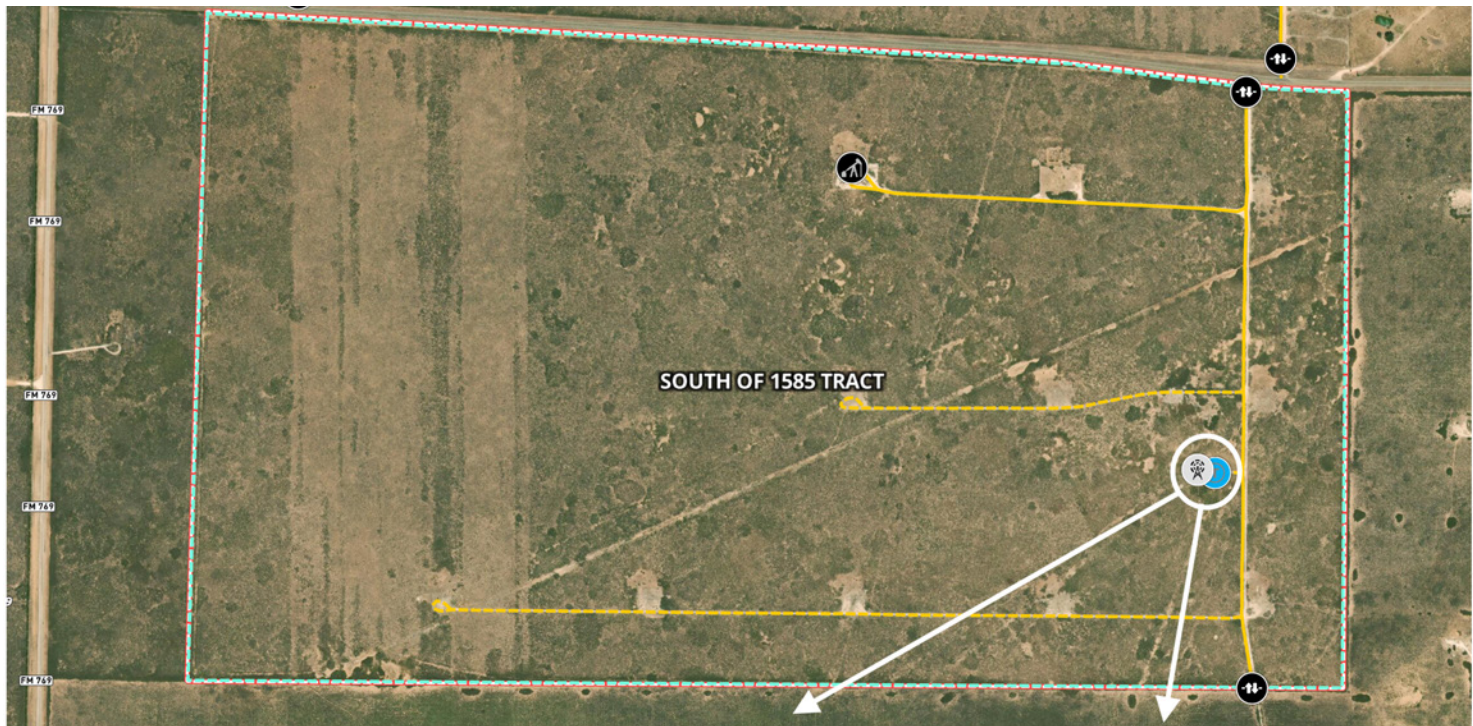


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AERIAL MAP SOUTH TRACT OF 1585 AND PHOTOS



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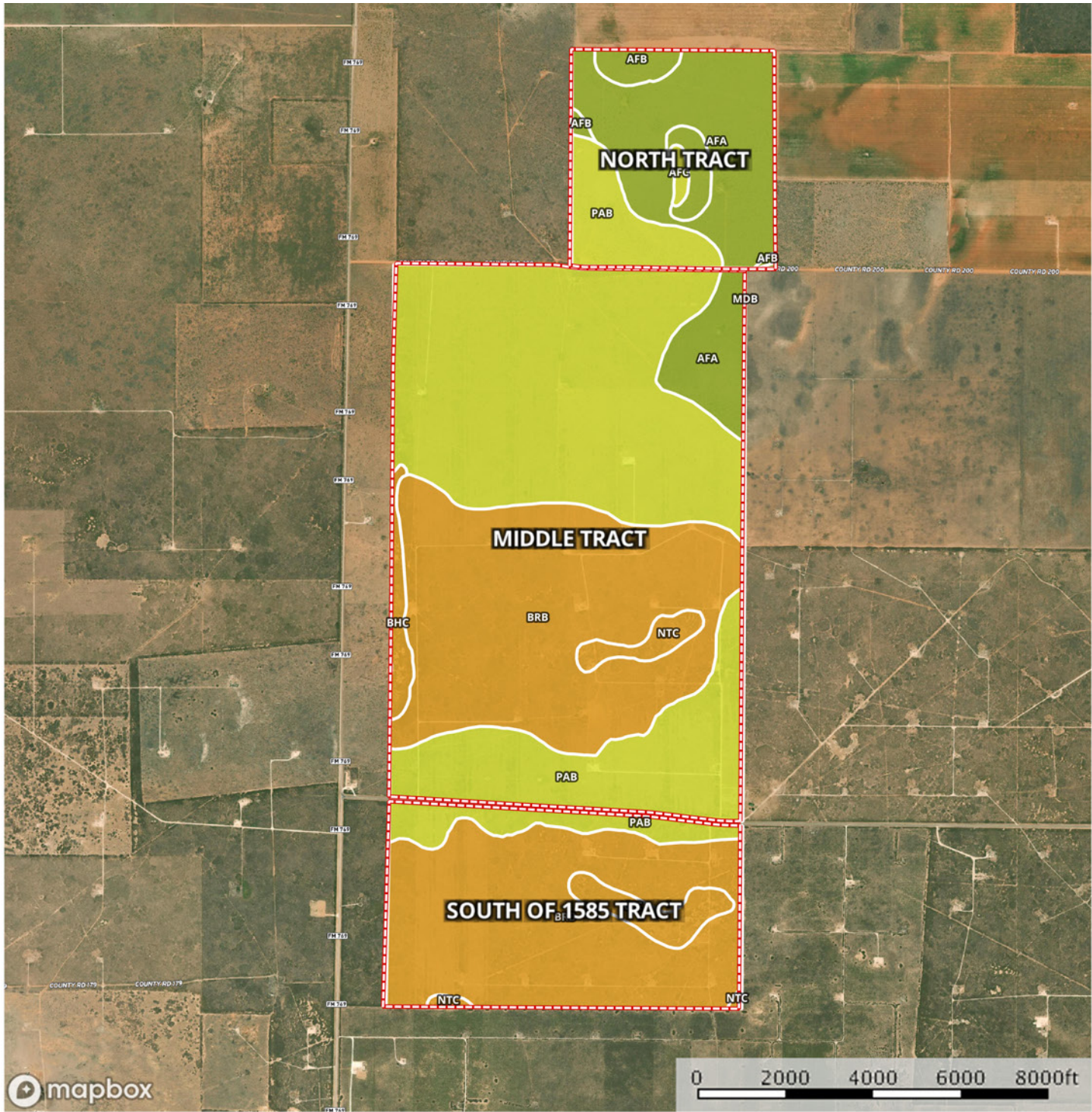
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SOIL MAP



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SOIL TABLE AND CAPABILITY CHART

All Polygons 2549.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
AfB	Amarillo fine sandy loam, 1 to 3 percent slopes	46.2	1.81	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	308.1	12.08	3e
PAB	Patricia and Amarillo loamy fine sands, 0 to 3 percent slopes	1047.4	41.09	4e
MdB	Midessa fine sandy loam, 1 to 3 percent slopes	0.4	0.02	3e
AfC	Amarillo fine sandy loam, 3 to 5 percent slopes	6.8	0.27	4e
NtC	Nutvoli fine sand, 3 to 8 percent slopes	73.3	2.88	6e
BHC	Brownfield soils, hummocky, 1 to 8 percent slopes	28.1	1.1	6e
BrB	Brownfield fine sand, 0 to 3 percent slopes	1039.1	40.76	6e
TOTALS		2549.4	100%	4.76

Boundary 368.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
AfB	Amarillo fine sandy loam, 1 to 3 percent slopes	46.2	12.52	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	231.4	62.73	3e
PAB	Patricia and Amarillo loamy fine sands, 0 to 3 percent slopes	84.1	22.79	4e
MdB	Midessa fine sandy loam, 1 to 3 percent slopes	0.4	0.11	3e
AfC	Amarillo fine sandy loam, 3 to 5 percent slopes	6.8	1.85	4e
TOTALS		368.9	100%	3.25

Boundary 1600.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	76.6	4.79	3e
PAB	Patricia and Amarillo loamy fine sands, 0 to 3 percent slopes	896.6	56.03	4e
MdB	Midessa fine sandy loam, 1 to 3 percent slopes	0.0	0.0	3e
NtC	Nutvoli fine sand, 3 to 8 percent slopes	25.6	1.6	6e
BHC	Brownfield soils, hummocky, 1 to 8 percent slopes	28.1	1.75	6e
BrB	Brownfield fine sand, 0 to 3 percent slopes	573.3	35.83	6e
TOTALS		1600.2	100%	4.74

Boundary 580.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PAB	Patricia and Amarillo loamy fine sands, 0 to 3 percent slopes	66.8	11.51	4e
NtC	Nutvoli fine sand, 3 to 8 percent slopes	47.7	8.23	6e

BrB	Brownfield fine sand, 0 to 3 percent slopes	465.8	80.26	6e
TOTALS		580.3	100%	5.77



Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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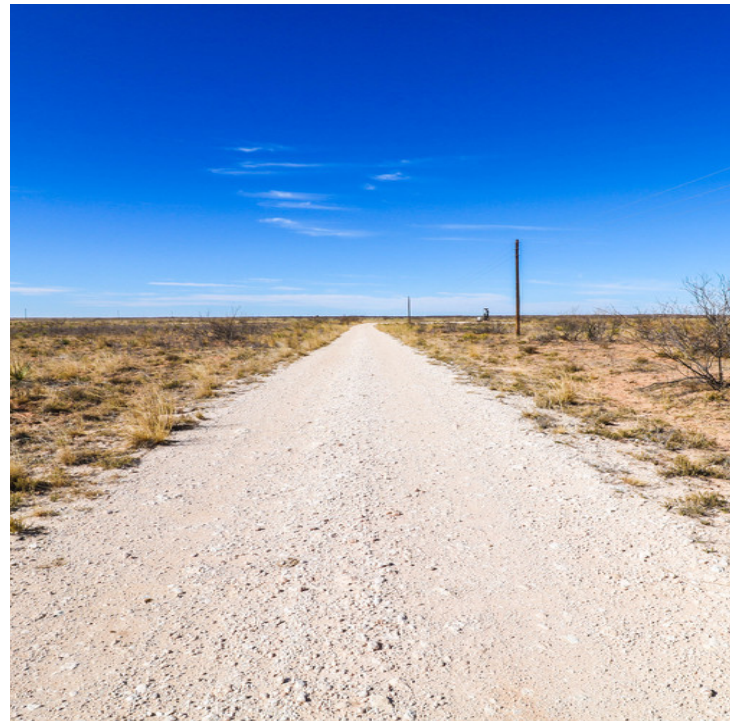
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MEET THE BROKER



MONTY EDWARDS

Broker

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Direct: 806.786.5426 | Cell: 806.786.5426

TX #515752

PROFESSIONAL BACKGROUND

Monty is a member of the family of God through God's grace by his belief in his Savior, Jesus Christ. He wants to serve others in his vocation with integrity, honor and excellence. Monty is an avid wildlife enthusiasts and loves working around both ranching and farming operations. He has a passion for working with others and loves building lasting relationships with his clients. He believes good land stewardship and the ability of Americans to own land is one of the greatest opportunities we have as free citizens. He is proponent of educating landowners in all issues that pertain to them. In 2019 along with the help of his daughter Madilyn Smart, he started an information based video series called Windmill Wisdom that focused on bringing subject matter experts together in all areas that were relevant to landowners or those interested in owning land. Monty has been involved in the local business community since his graduation from Texas Tech when he went to work at Lance Insurance Agency in Sudan, Texas where he became a partner and later full owner with his wife. He attained his real estate license in 2003 and then his broker license in 2010 when he founded M. Edwards, REALTORS®. He likes working with Commercial, Farm and Ranch and Residential transactions where he can utilize his experience to assist his clients.

EDUCATION

Monty graduated from Sudan High School and then attended Texas Tech University where he earned a Bachelor of Science Degree in Animal Science with a specialization in Animal Production. The greatest education he has received however has been in life, living and working with others and constantly learning that there is always someone that has more knowledge.

MEMBERSHIPS

First Baptist Church- Sudan Texas
Texas Association of REALTORS®

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M. Edwards, REALTORS®, in compliance with all applicable fair housing and equal opportunity laws.



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11/2/2015



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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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
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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		

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