

Seagraves Farm Land

CR 151 & CR 280, SEAGRAVES, TX 79359



PROPERTY DESCRIPTION

A very unique farm that it is currently operated as a livestock operation. The property features net fencing and large shelter barns that could be used for any type of livestock operation. The irrigated fields are cross fenced for rotational grazing purposes, and are designed to produce the feed for the livestock operation.

In addition to the fencing, wells and sprinklers, the farm offers the following assets:

A nice brick 2 bedroom home with office. Home valued at \$70,000.00
One 450' by 130' insulated equipment storage and maintenance barn valued at \$985,000.00.

Two 40,000 sq. ft. Livestock barns valued at \$275,000.00 each.

One insulated and heated chemical storage barn valued at \$100,000.00

A reverse osmosis water system for treating water used by spray rigs. Valued at \$40,000.00

The home, maintenance barn, chemical storage barn and reverse osmosis water system could be split from the remainder of the property should a buyer be looking for a well-equipped farm operations headquarters.

This farm offers a ROI of 7.5% per year to the owner (7.45% after property taxes).

PROPERTY HIGHLIGHTS

- 2019 USDA-FSA PAYMENTS: 72,509.00
- ANNUAL PROPERTY TAXES: \$4,356.00
- CROP BASES:
 - Peanuts: 300.84 acres with 4,095 lb. per acre PLC yield
 - Cotton: 571.05 acres with 1,200 lb. per acre PLC yield
 - Grain Sorghum: 5.90 acres with 34 bu. per acre PLC yield
 - Wheat: 270.61 acres with 20 bus per acre PLC yield
- Good water
- Very strong crop yields
- Heated/insulated storage
- Net fencing around majority of property

OFFERING SUMMARY

Sale Price:	\$3,900,000
Parcel Size:	1,089 Acres



Brice Kelly

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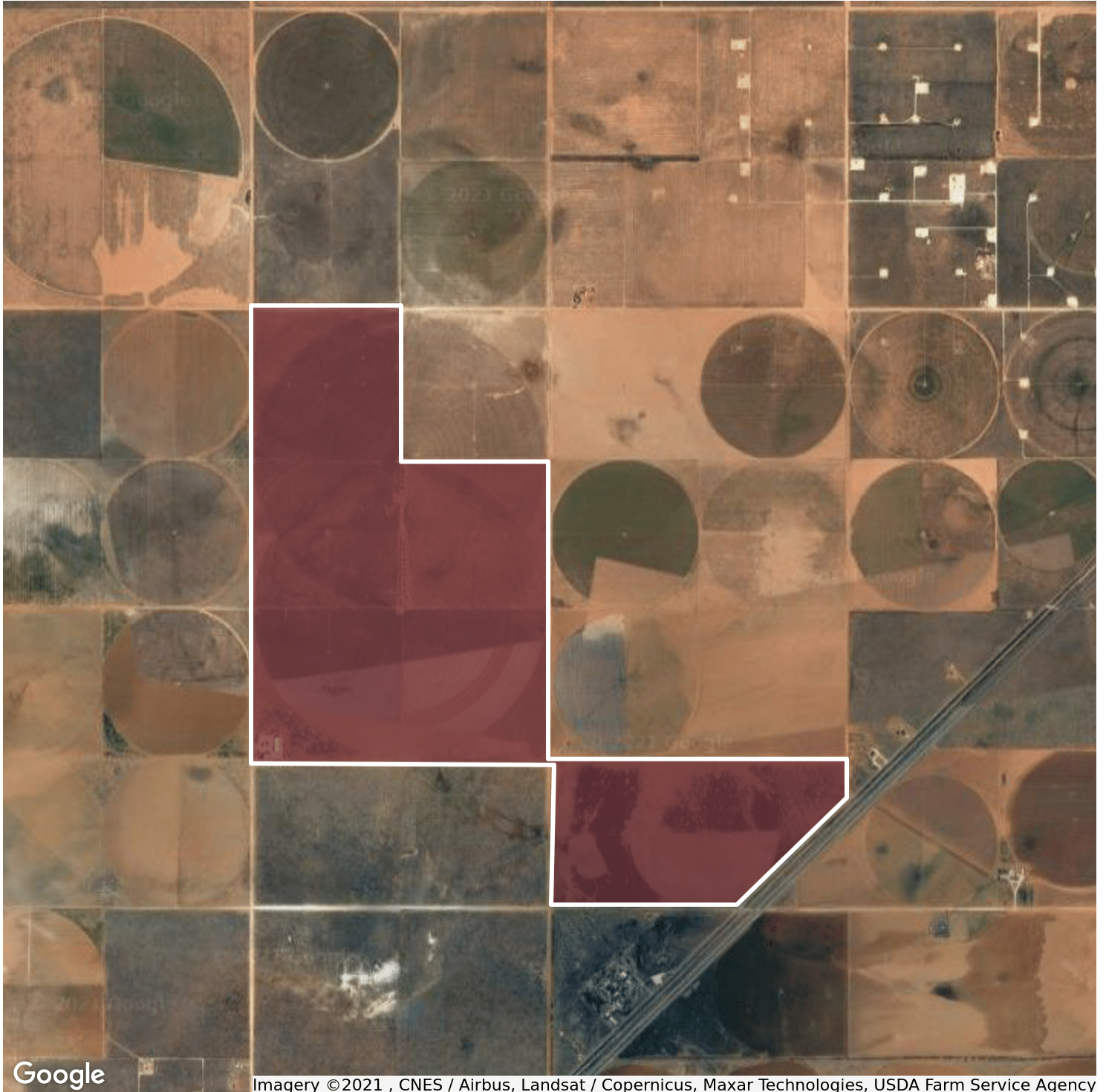
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Information About Brokerage Services

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date