



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



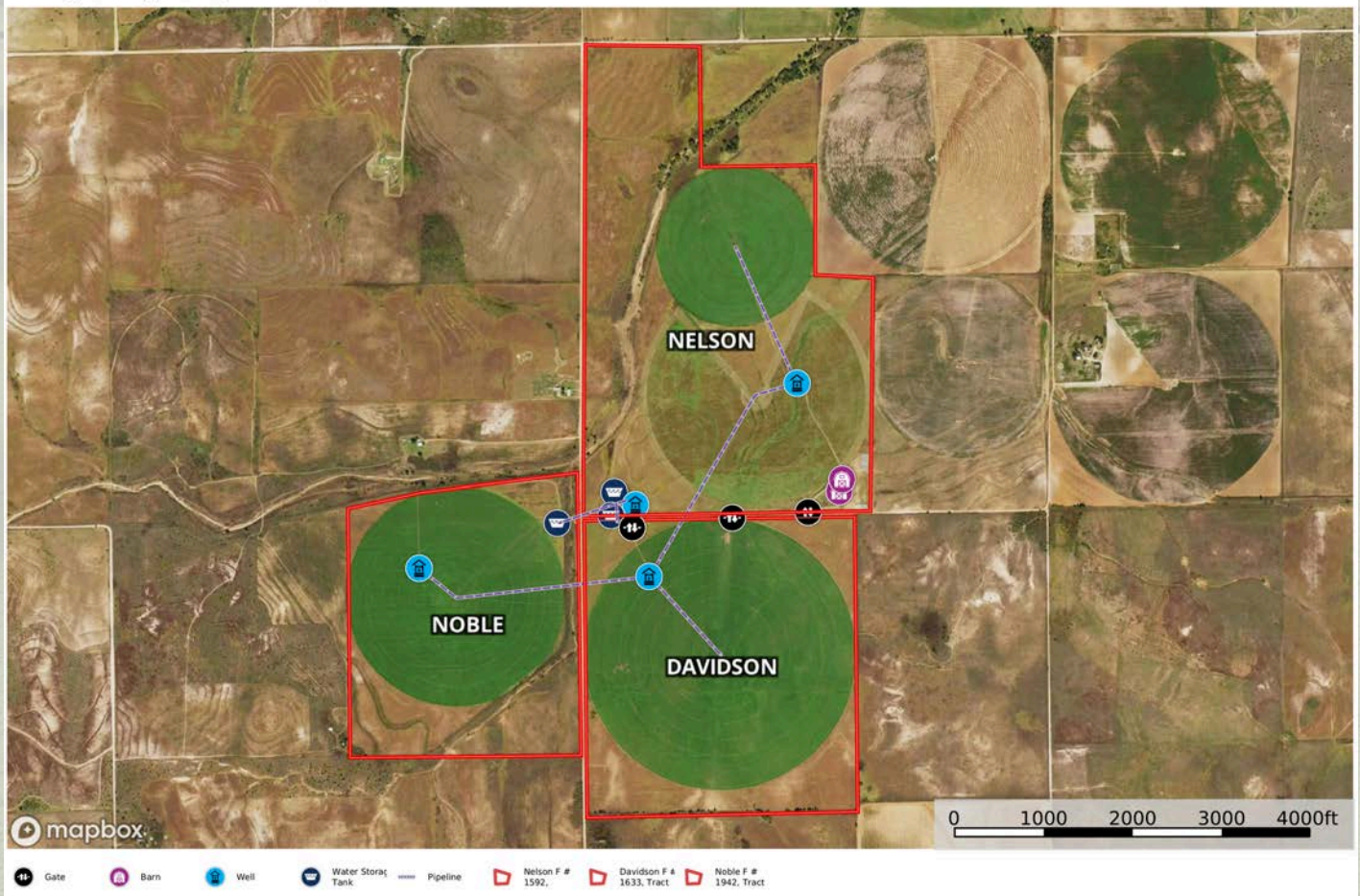
Just Listed: **THE MCKAY FARMS**

3459± ACRES - CARSON COUNTY, GRAY COUNTY & DONLEY COUNTY
ASKING PRICE: \$9,600,000.00

We are pleased to present the exclusive listing of the "The McKay Farms" . These farms represent a unique opportunity for a turnkey operation with extensive acreage, infrastructure, and multiple trusted employees willing to stay on to allow you to get the most out of your investment. Below you will find a thorough list of the details on each farm, along with what will convey with the sale. A list of additional equipment and livestock that can be added to the sale if you so choose is also available upon request. Please let us know if you have any questions, and we look forward to visiting with you about this rare opportunity.

Below you will find the details of each farm, sorted according to the farm name. As a prerequisite, all farms are fenced with five strand barbed wire.

3459± Acres Carson County, Donley County, Gray County



Nelson, McDaniel, Davidson

- 57 Acre Circle of Bermuda nozzled @ 400 gallons
- 100 Acre Circle of Bermuda nozzled @ 400 gallons
- 168 Acre Circle of Bermuda nozzled @ 800 gallons
- Two Hay Barns
- Living Quarters
- Fully Fenced
- Pens and Cattle Water
- 557± Total Acres

Noble

- 110 wet acres
- Zimmatic Pivot nozzled @ 600 gallons
- Planted in Bermuda
- 185± Total Acres

3459± Acres Carson County, Donley County, Gray County



Nivens

- Fenced Pasture with Pens and Cattle Water System
- 1/2 Mile Highway Frontage Hwy 152
- 160± Total Acres

Grandpa's

- Fenced Pasture with Cattle Water System tied to Nivens
- 150± Total Acres

N ¼

- Fenced Pasture with Cattle Water System tied to Nivens
- 160± Total Acres

3459± Acres Carson County, Donley County, Gray County



S. Latham

- Fenced Pasture with Cattle Water System
- 1/2 Mile Highway 60 Frontage
- 240± Total Acres

Heins

- 120 Wet Acres
- 1 Zimmatic Pivot Nozzled @ 900 gallons (served by Celanese well)
- Planted in Jose Wheat Grass

- Fully Fenced
- Cattle Water From Celanese
- 320± Total Acres

Sullivan

- 120 Wet Acres
- 2021 Zimmatic Pivot, Nozzled @ 900 gallons
- Circle Planted in Bermuda
- Irrigated with Celanese Well

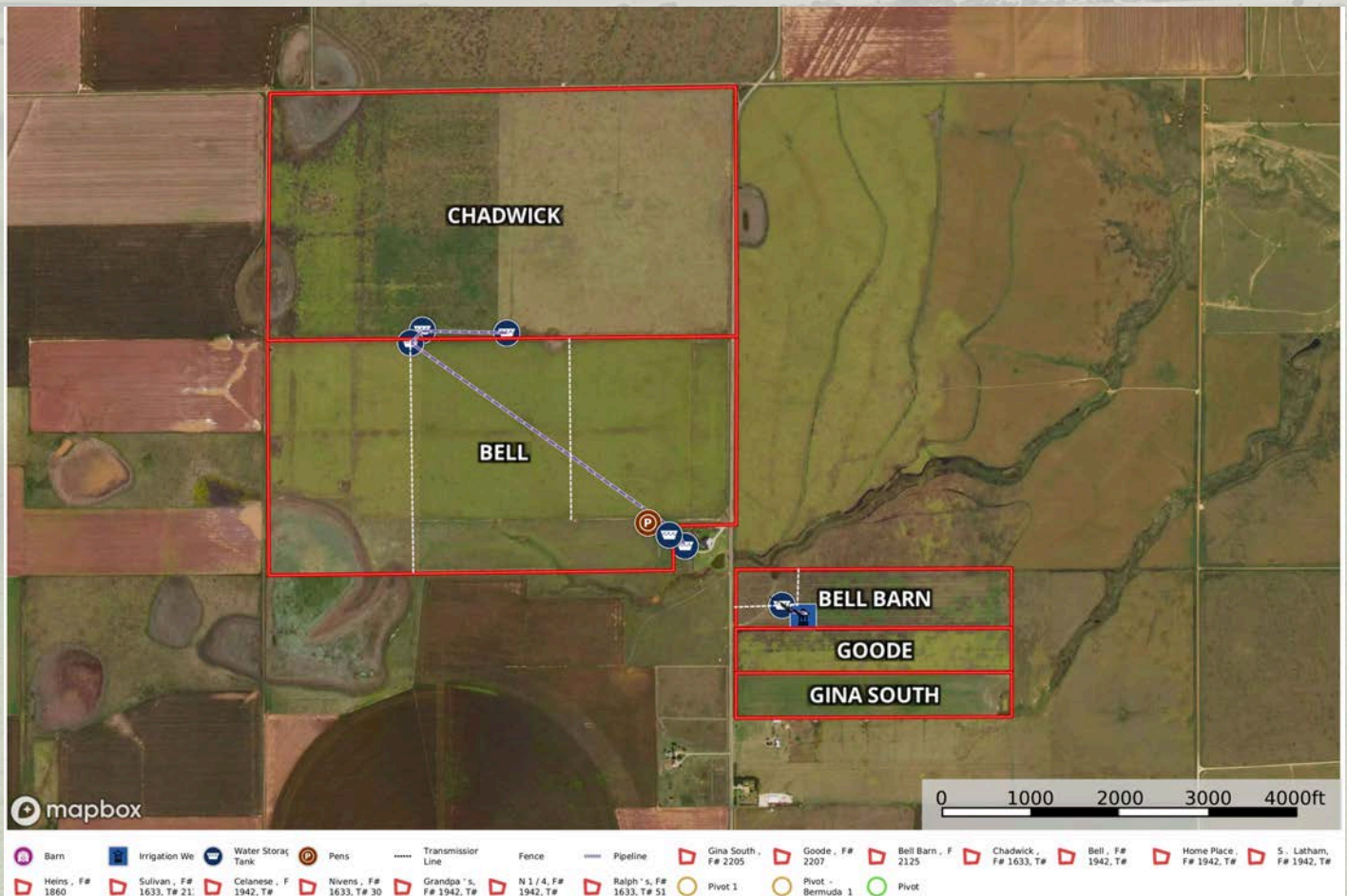
- Cattle Water from S Latham
- Fully Fenced
- 160± Total Acres

Celanese

- 220 Wet Acres
- Two Zimmatic Pivots Nozzled @ 900 gallons (each)
- 120 ac of Bermuda

- 100 acres of Jose Wheat Grass
- Fully Fenced with Pens
- 320± Total Acres

3459± Acres Carson County, Donley County, Gray County



Bell

- Fenced Pasture with Pens
- Cattle Water System
- 1/2 mile Highway Frontage FM 2300
- 320± Total Acres

Chadwick

- Fenced Pasture, Cattle Water System (Serviced from Bell)
- 1/2 Mile Highway Frontage FM 2300
- 341± Total Acres

Bell Barn

- Fully Fenced Pasture with Water System
- 30X60 Shop
- 1/2 Mile Highway Frontage FM 2300
- 120± Total Acres

3459± Acres Carson County, Donley County, Gray County



Ralph's

- Fenced Pasture, Pasture and Pens
- Cattle Water System Tied to Home Place
- Equipment Barn
- 1/2 Mile Highway 60 Frontage
- 160± Total Acres

Home Place Improvements

- 2500 Sq Ft Brick House (3/2/2)
- House is Move-in Ready
- 30x 80 Shop
- Pens, Other Barns
- Water System
- 8± Total Acres

Home Place Land

- Fenced Pasture with Pens, Cattle Water System
- 240± Total Acres

3459± Acres Carson County, Donley County, Gray County



3459± Acres Carson County, Donley County, Gray County



The seller is also leasing an additional 1,700 or so acres, all of which adjoin several of his farms. The seller has expressed that he would be willing to sublease these acres to the buyer, if the buyer so chooses.

Finally, the sellers are currently involved in a solar lease on a number of the above listed farms. While the leased acres do not affect actual wet acres, the lease's conveyance will be considered in the final price. Currently, the lease is in the midst of its feasibility period, which runs for 20 years total. If the lease reaches the next stage, it will also include an additional 20 year option when construction starts. A copy of the solar lease is available upon request.

Thank you again for taking the time to review this opportunity. Again, if you have any questions, or would like more details on these properties, please feel free to reach out to one of our team members. We look forward to serving you on this, or any other projects you may have.

3459± Acres Carson County, Donley County, Gray County



Presented By:
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Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.



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.

11-2-2015



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.

Keller Williams	0494693	krlw238@kw.com	806-853-7159
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pam Titzell	0465722	PamTitzell@kw.com	806-853-7159
Designated Broker of Firm	License No.	Email	Phone
Pam Titzell	0465722	PamTitzell@kw.com	806-853-7159
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Harrison	0675414	logan.lee.harrison@kw.com	806-559-6564
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date