



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Exclusive Preview: **THE 1788 RANCH**

5,470± ACRES - GAINES COUNTY, ANDREWS COUNTY & YOAKUM COUNTY
ASKING PRICE: \$9,500,000.00 (\$1736.74/ACRE)

We are pleased to present this 5,470± acres of irrigated and ranch land exclusively to our database. As one of our TXRE Exclusive Listings, this offering will not be found online or via any other sources.

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5470± Acres Gaines County, Andrews County, Yoakum County



Location:

The majority of the land (roughly 4,852 acres), is located southeast of Seminole and North of Andrews, east of HWY 385. Of the total acreage, the ranch portion is roughly 4,221. An additional 1,400 or so acres are irrigated, 400 of which are certified organic. There are also around 200 acres enrolled in CRP, which per the seller, pays \$55/acre through 2030. There is also an additional 649.9± acre farm of grass not continuous with the ranch, located northwest of Plains, that will convey with the sale.

Land:

A large portion of the acres (around 25%) is Brownfield fine sand. Another 20% or so is Jalmar-Penwell association, as well as Patricia fine sand, Triomas and Wickett soils, and others in smaller quantities.

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Improvements:

All of the wells and pivots have been recently installed. There are approximately 60 total wells on the ranch itself, pumping around 1,300gpm total per the seller. There are also roughly 5 miles of underground water pipeline on the ranch. The ranch is also completely fenced by 5 strand barbed wire. All improvements were installed in 2023.

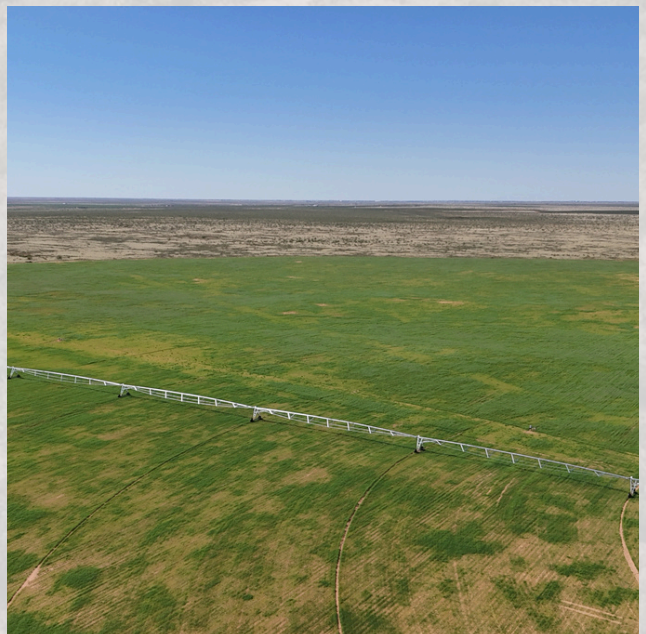
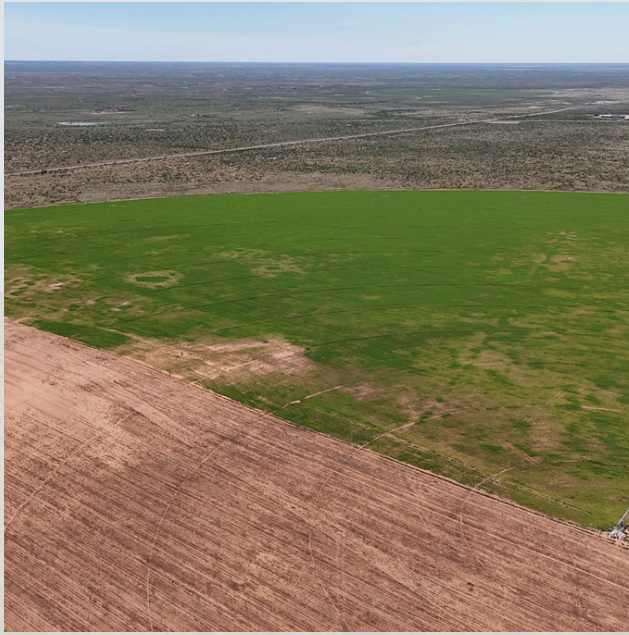
On the 600 acres in the northeast corner of the ranch, there are an additional 25 wells, pumping an estimated 750gpm. This farm features 400 certified organic acres under pivot, along with the 200 acres of CRP as previously mentioned.

All in all, this property provides an incredible opportunity for depreciation and other tax incentives.

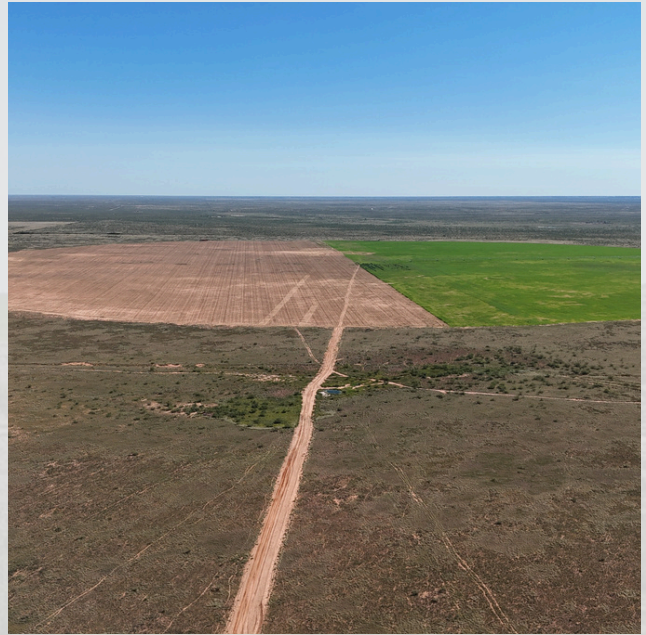
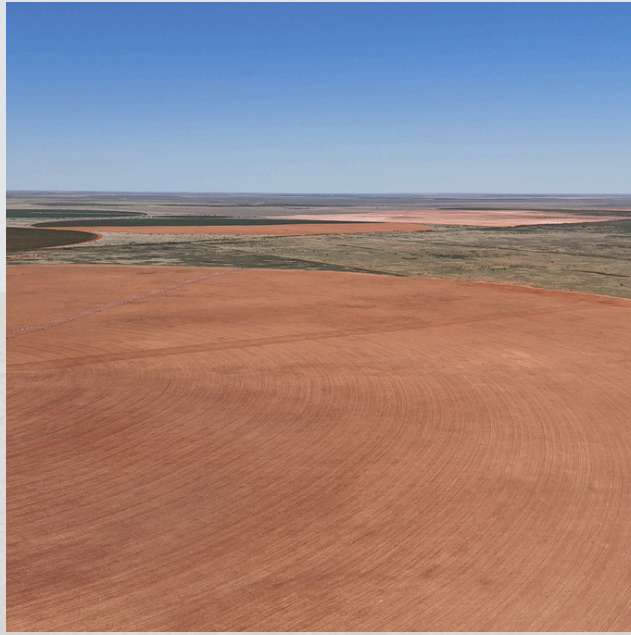
Government Programs:

Per the seller, there are about 200 acres in CRP at roughly \$55/acre through 2030.

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date