

Western Run 300



299.95 ± ACRES | SANTA ROSA, NM | GUADALUPE COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	New Mexico
Region:	East Central
County:	Guadalupe
Property Type:	Native pasture
Acres:	299.95 ± deeded acres
Price:	\$275,000.00
Estimated Taxes:	\$22.25
Location:	35 miles west of Santa Rosa

COMMENTS

This property in east central New Mexico sits on the western end of Guadalupe County. The 299.95 deeded acres consists of native pasture and rolling hills with views of the Sangre De Cristo Mountains.

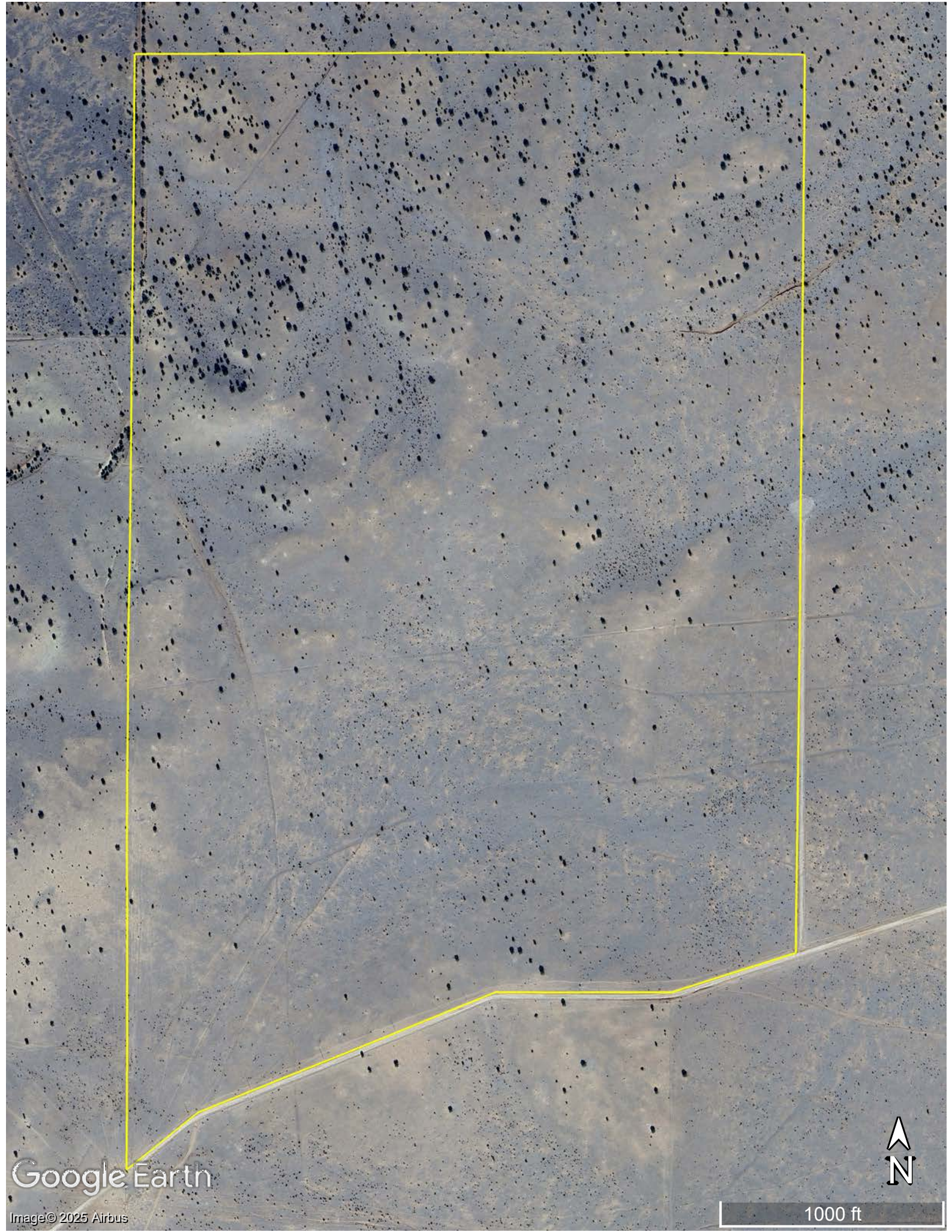
Improvements on the land include some fair fencing and access via a maintained caliche county road named Western Run. There is also a nearby community well to haul water from and available electricity.

Sitting just a few miles north of Interstate 40 off of the Milagro Exit 243, this property offers great access and good grass coverage for grazing and hunting opportunities. Being just over an hours drive from major cities, consider this property for a peaceful weekend retreat or a private country homestead.









Google Earth

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1000 ft



Exit 243



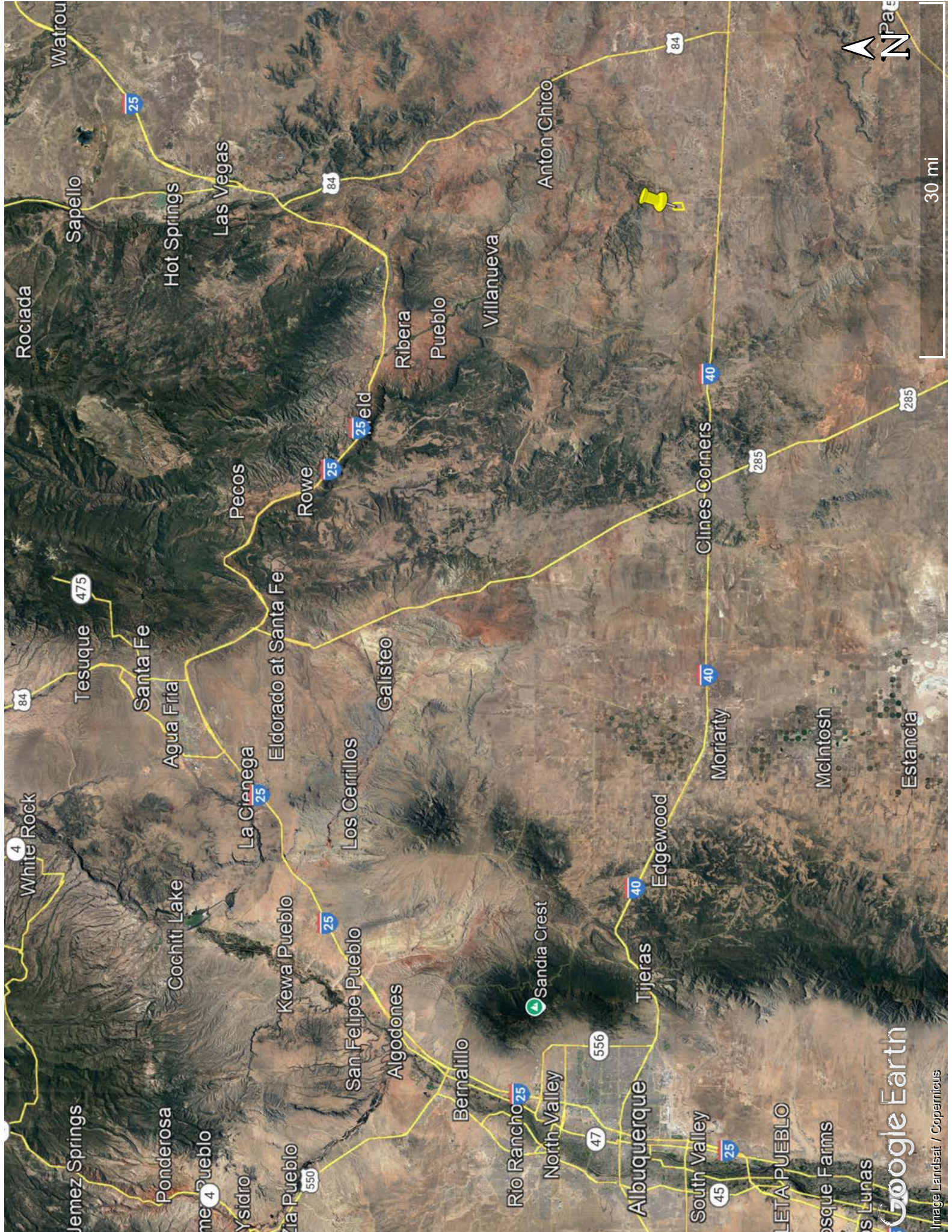
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Google Earth

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1 mi





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.

Ben G Scott Land Company LLC	9000678	ben.scott@scottlandcompany.com	(800)933-9698
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben G. Scott	122507	ben.scott@scottlandcompany.com	(806)647-4375
Designated Broker of Firm	License No.	Email	Phone
Ben G. Scott	122507	ben.scott@scottlandcompany.com	(806)647-4375
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

Regulated by the Texas Real Estate Commission
TXR-2501

Scott Land Company, LLC, 1301 Front St Dimmitt TX 79027
Krystal Nelson

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: 8066474375 Fax: 8066470950
www.lwolf.com

Cisneros/Kaar

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Scott Land Company, LLC
FARM AND RANCH REAL ESTATE

Robert Nelson

Associate Real Estate Broker - TX & NM

806.647.8176

robert.nelson@scottlandcompany.com

Bill West

Associate Real Estate Broker - NM

575.760.3804

billwest1982@gmail.com

scottlandcompany.com

806.647.4375

Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027

Mailing Address: 1301 Front Street - Dimmitt, TX 79027