

Deeds Crossfire Ranch



1,822 ± ACRES | SEDAN, NEW MEXICO | UNION COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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PROPERTY SUMMARY

State:	New Mexico
Region:	North Eastern NM
County:	Union
Property Type:	Grassland
Acres:	2 tracts of 1,187 ± acres and 635 ± acres (1,822 ± total acres)
Price:	1,187 acres - \$1,500 per acre 635 acres - \$1,000 per acre
Estimated Taxes:	\$2,552.67
Location:	1,187 tract south of Clayton, NM / 635 tract south of Sedan, NM

*****BROKER OWNED*****

COMMENTS

This ranch is located in some of the most sought after cattle grazing country in the Continental USA. This productive 1,822 acre ranch is located in two parcels; one is 1,187 acres +/- located approximately 15 miles south of Clayton, NM on Hwy 402 to Boggs Road (all weather) and the northeast corner of the subject property with 1 mile of frontage on paved Hwy 402 and 2 miles of frontage on the south side of Boggs Road thence on south on Hwy 402 to New Mexico Highway 421 (Texas Highway 102) heading east to Sedan, NM thence south on Callis Road (all weather) 3 ½ miles to the northwest corner of the first half section of grassland in this 635 acre +/- property thence ½ mile south along the west end of said half section to Steed Road thence west on Steed Road to the southeast corner of the second half section of grassland.

The first (larger) property consists of four pastures which are ideally fenced for rotational grazing and watered by one domestic well equipped with a submersible electric motor and pump with water being distributed to the four pastures with underground pipeline furnishing water in each pasture for a fiber glass tank (one 24 ft. and three 16 ft. tanks) with a float water system in each tank in each pasture. This ranch is fenced with a new 5 strand barbed wire fence on roughly 50% of the ranch with the remaining fencing (five strand barbed wire fence) being older but well maintained and in good and useable condition.

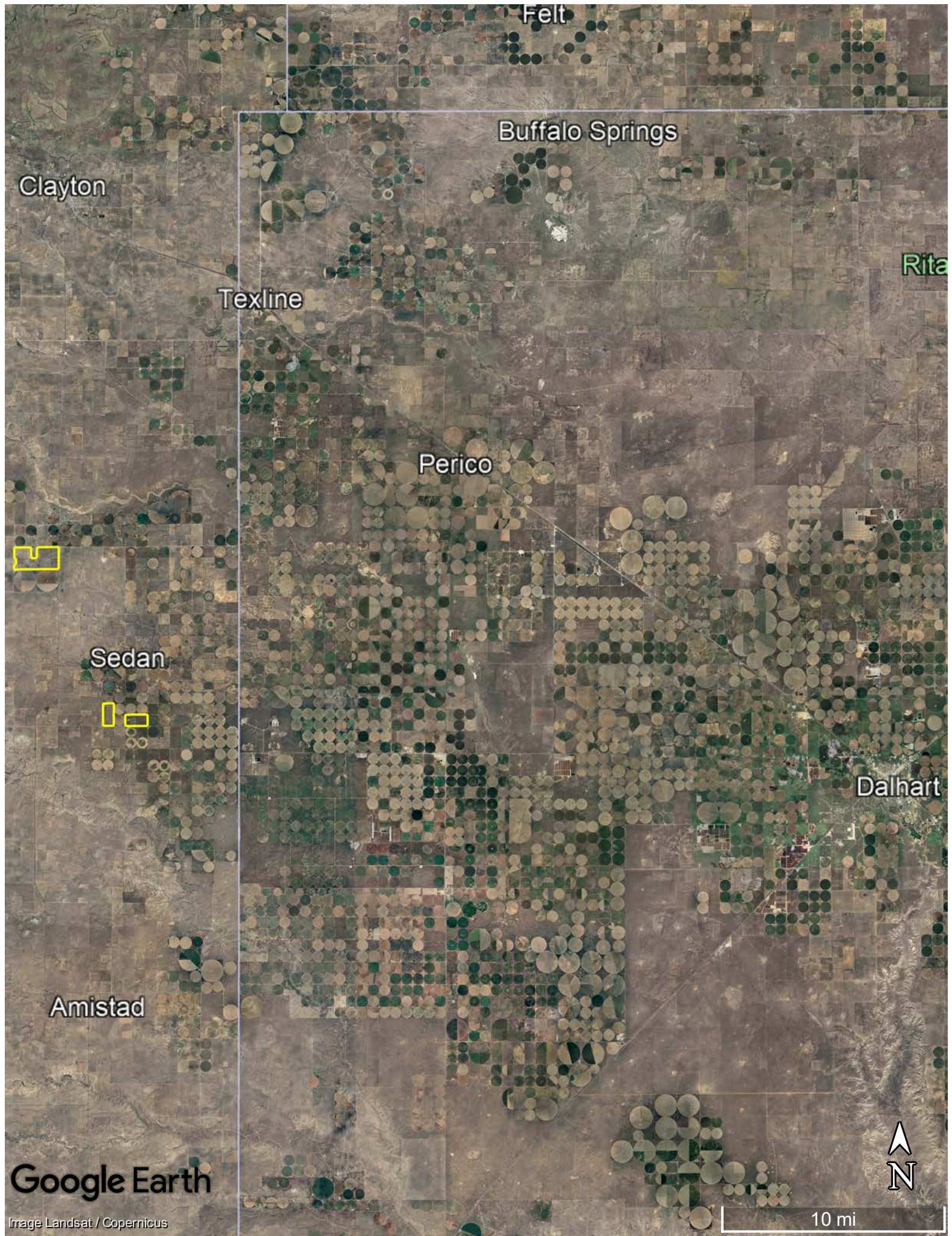
The first half section of the 635 acre +/- tract located in two parcels south of Sedan, NM is fenced with approximately two miles of new five strand barbed wire fencing with one mile of older fencing in good condition. This first half section has a virtually new set of steel working pens and a domestic well equipped with a submersible electric motor and pump (well and pump owned by Seller-water is shared with a neighbor on a 50/50 basis for maintenance and utilities) and a 16 ft. fiber glass tank by the well which furnishes water for livestock and wildlife and which is piped ½ mile to the west to the second half section of grassland with a 24 ft. fiber glass tank on the second half section of grassland.

Of the 1,187 acre +/- tract, 120 acres is fenced separately into one pasture with a pipeline delivering water to a drinking tub and which is in the standard Conservation Reserve Program for approximately 8 more years. The remaining 1,067 acres +/- divided into three pastures, is in the new Grasslands Conservation Reserve Program for approximately 13 more years. There is a wind lease on the entire 1,187 acre +/- tract and the two half sections for approximately 10 more years. This very productive and well maintained ranch consists of mainly grama and buffalo grasses and is currently being operated as a cow-calf operation but could also be operated as an excellent yearling operation.

The configuration of the pastures and the ability to rotate the grazing program will accommodate the CRP and Grasslands CRP requirements.

This ranch is located in the heart of cattle country and deserves your attention.

The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.



Felt

Buffalo Springs

Clayton

Rita

Texline

Perico

Sedan

Dalhart

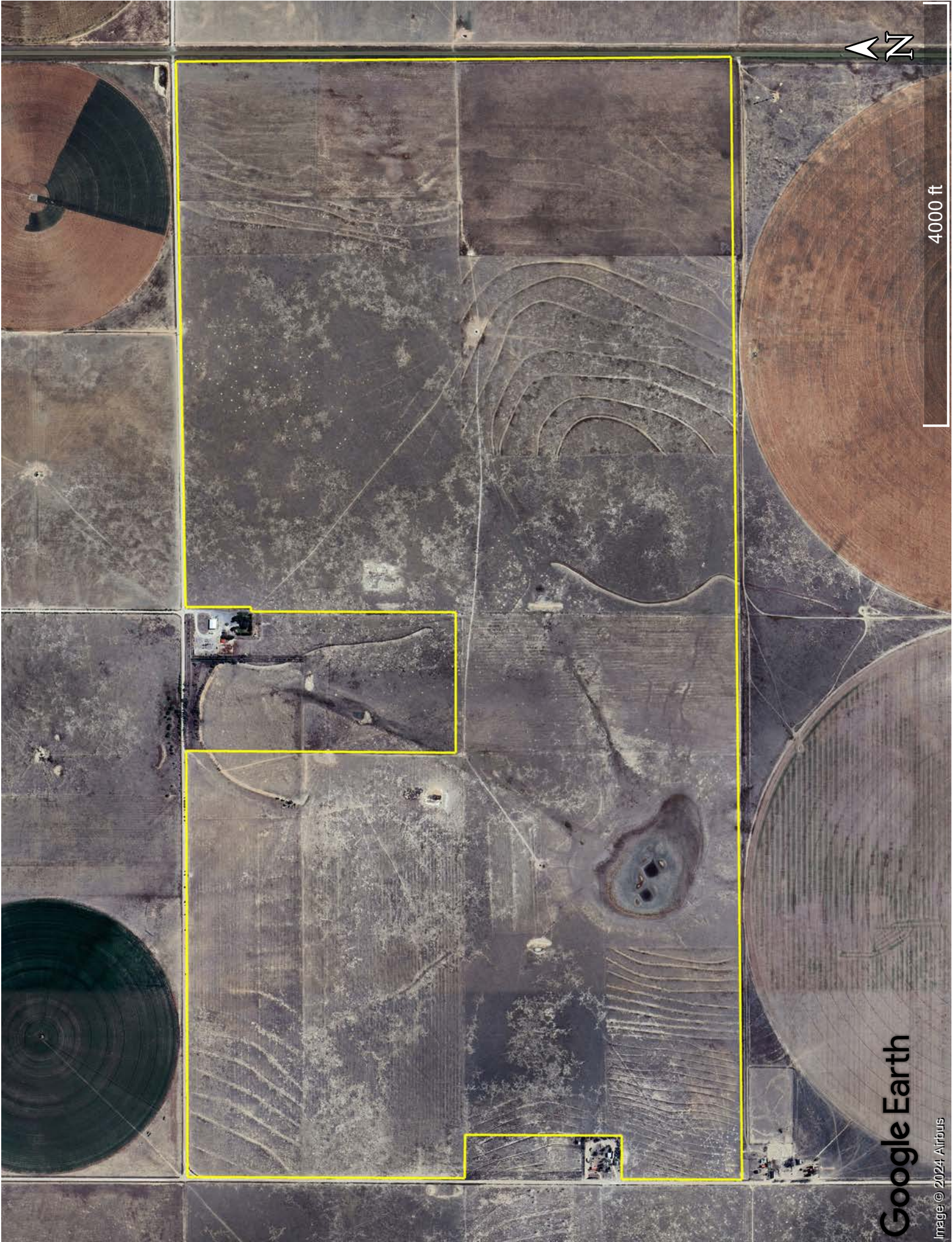
Amistad

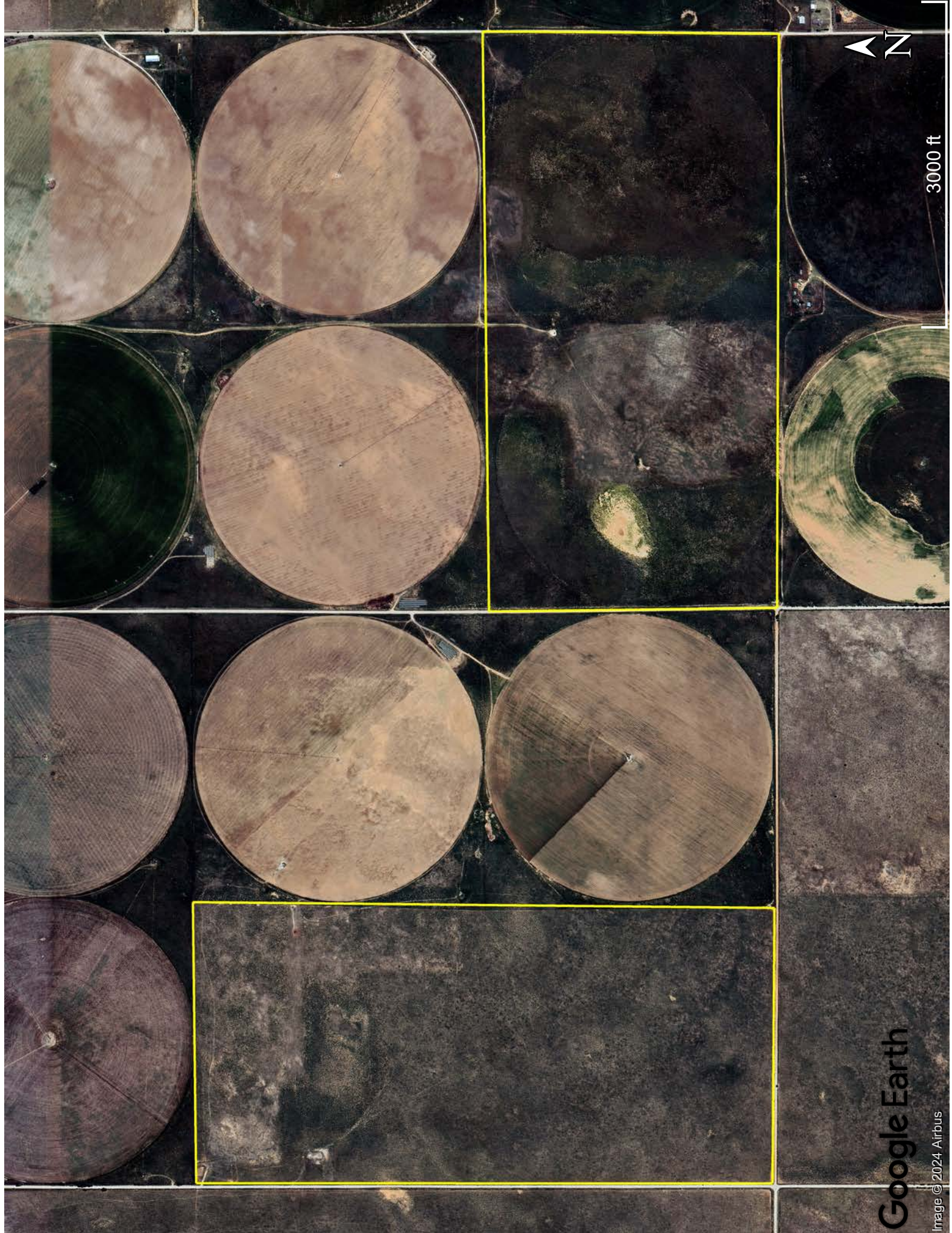
Google Earth

Image Landsat / Copernicus



10 mi





3000 ft

Google Earth

Image © 2024 Airbus



CRP SUMMARY

1,187 ± acre Tract

938.47 acres - Grassland CRP
\$19.00 per acre - \$17,831.00 annually
2021 - 2036

189.00 acres - General CRP
\$27.30 per acre - \$5,160.00 annually
2022 - 2032

635 ± acre Tract

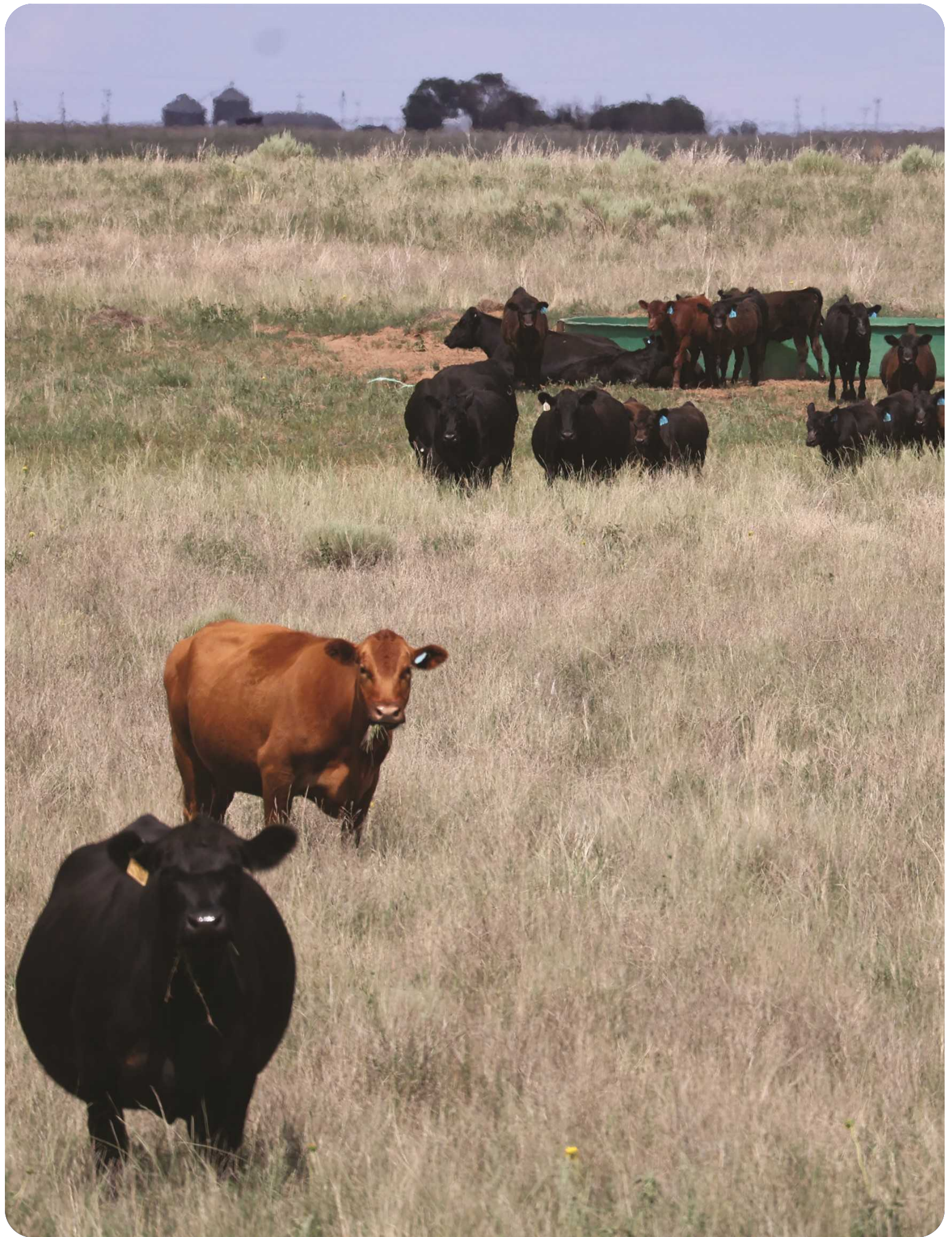
321.73 acres - Grassland CRP
\$17.00 per acre - \$5,469.00 annually
2023 - 2038

307.26 acres - Grassland CRP
\$17.00 per acre - \$5,223.00 annually
2023 - 2038

Ask us for additional information on CRP















NEW MEXICO ASSOCIATION OF REALTORS®

BROKER DUTIES - 2024

PART I – BROKER DUTIES DISCLOSURE

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A:

All Brokers in this transaction owe the following broker duties to ALL buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants in the transaction:

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to:
 - A. Any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
 - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B:

In addition to the above duties, Broker(s) owes the following Broker Duties to the buyers, sellers, landlords and/or tenants in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction, including:
 - A. timely presentation of and response to all written offers or counteroffers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Main _____ e
6. Writt _____
 - A. F _____ D
 - B. I _____ e
 - C. T _____ ;
7. Unle: _____ t
8. Unle: _____ e

BUYER(S),

OW.



NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2024



PART II - OTHER REQUIRED DISCLOSURES

Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

1. ☐ Broker has a written brokerage relationship with any other party(ies) to the transaction.
2. ☐ Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).
3. ☐ Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.
4. ☐ Broker(s) has a written agreement with a **TRANSACTION COORDINATOR** who will be providing services related to the transaction. **BROKER DUTIES:** TCs who have no interaction with the Broker's Customer or Client and/or other parties or brokers involved in the transaction, owe Broker Duties 1-5 in Section A on Cover Page I. TCs who work directly with the Broker's Customer or Client and/or other parties or brokers in the transaction, owe Broker Duties 1-5 of Section A and 5, 7 and 8 of Section B. TCs: _____
5. ☐ **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: ☐ AGENT ☐ TRANSACTION BROKER ☐ OTHER. If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A ☐ SELLER ☐ BUYER ☐ LANDLORD (OWNER) ☐ TENANT

_____ Name	_____ Signature	_____ Date	_____ Time
_____ Name	_____ Signature	_____ Date	_____ Time
_____ Broker Name	_____ Brokerage Name Office	_____ Phone	



NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2024



THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
BROKERS ARE NOT PARTIES TO THIS PURCHASE AGREEMENT.

BUYER'S / TENANT'S BROKER(S)

Buyer's / Tenant's Broker Name		Buyer's / Tenant's Broker's NMREC License No.	
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name		Buyer's / Tenant's Broker's Qualifying Broker's NMREC License No.	
Buyer's / Tenant's Brokerage Firm		Office Phone	Fax
Buyer's / Tenant's Brokerage Address		City	
Email Address	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	

Buyer's / Tenant's Broker Name		Buyer's / Tenant's Broker's NMREC License No.	
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name		Buyer's / Tenant's Broker's Qualifying Broker's NMREC License No.	
Buyer's / Tenant's Brokerage Firm		Office Phone	Fax
Buyer's / Tenant's Brokerage Address		City	
Email Address	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	

SELLER'S / LANDLORD'S (OWNER) BROKER

Ronald V. Deeds		Seller's / Landlord's Broker's NMREC License No.	
Seller's / Landlord's Broker Name		15892	
If different, Seller's / Landlord's Broker's Qualifying Broker's Name		Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.	
Scott Land Company, LLC		Office Phone	Fax
Seller's / Landlord's Brokerage Firm		1301 Front Street	Dimmitt TX 79027
Seller's / Landlord's Brokerage Address		City	State Zip Code
ben.scott@scottlandcompany.com	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	
Email Address			

Seller's / Landlord's Broker Name		Seller's / Landlord's Broker's NMREC License No.	
If different, Seller's / Landlord's Broker's Qualifying Broker's Name		Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.	
Seller's / Landlord's Brokerage Firm		Office Phone	Fax
Seller's / Landlord's Brokerage Address		City	State Zip Code
Email Address	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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