

Interstate 40 - 590 Acres



589.53 ± ACRES | VEGA, TEXAS | OLDHAM COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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PROPERTY SUMMARY

State:	Texas
Region:	Panhandle
County:	Oldham
Property Type:	Dryland Farm / Native Grass
Acres:	589.53 ± acres
Price:	\$3,500 per acre
Estimated Taxes:	\$1,480.03
Location:	~2 miles E of Vega, TX 22 miles W of Amarillo, TX

COMMENTS

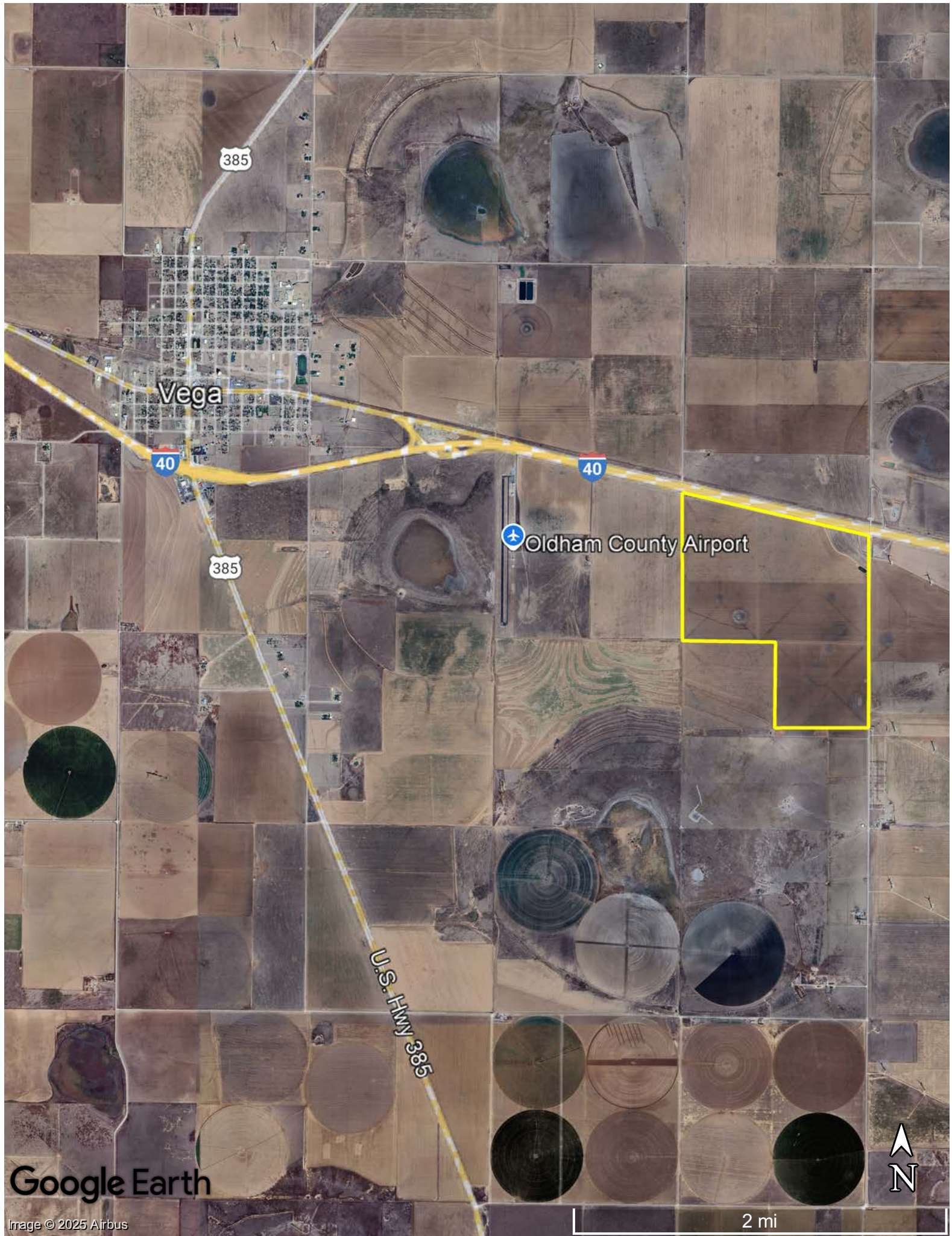
589.53± Acres – Prime I-40 Frontage Near Vega, TX

Located just outside Vega, this expansive 589.53± acre property (per appraisal district) offers outstanding potential for farming, ranching, or future development. With approximately one mile of Interstate 40 frontage and an overpass at the northeast corner, the site boasts excellent access and visibility. Additional caliche road access runs along the east boundary.

Land Use & Features:

- Primarily dryland cultivation with a portion in native grass
- Perimeter fenced with barbed wire (needs maintenance); tenant currently utilizes hotwire fencing for cattle
- Stock well equipped with a windmill
- Ideal for traditional agriculture, ranching, or renewable energy projects

Its proximity to electrical transmission lines and strategic location along a major highway make this a rare opportunity for investors, developers, or those looking to expand ag operations.



385

Vega

40

385



Oldham County Airport

40

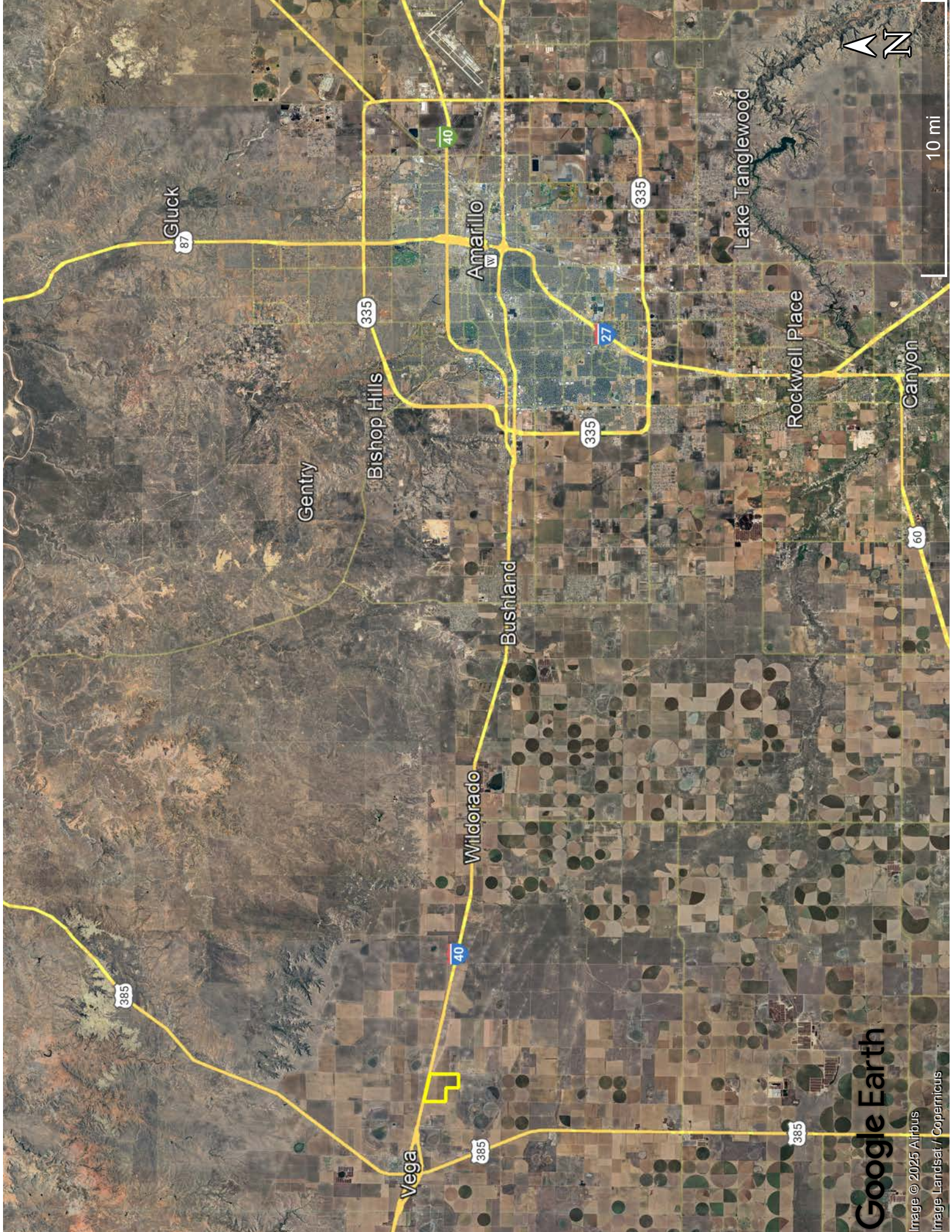
U.S. Hwy 385

Google Earth

Image © 2025 Airbus

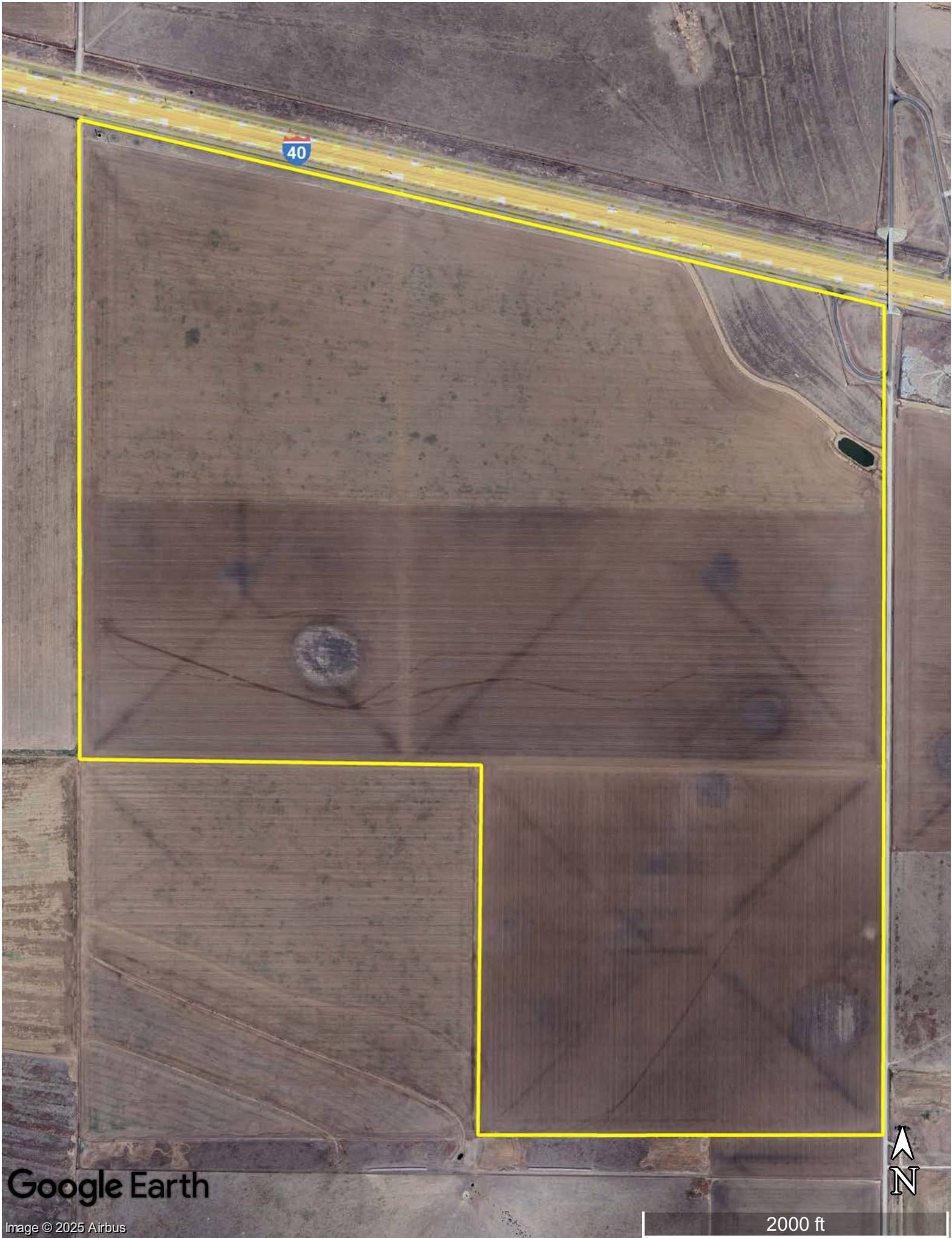


2 mi



Google Earth

Image © 2025 Airbus
Image Landsat / Copernicus



Google Earth

Image © 2025 Airbus



2000 ft









White - Vega, TX Boundary

 All Polygons 594.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PxA	Pantex silty clay loam, 0 to 1 percent slopes	576.5	96.92	0	47	3e
PuB	Pullman clay loam, 1 to 3 percent slopes	12.62	2.12	0	46	3s
McA	McLean clay, 0 to 1 percent slopes, occasionally ponded	5.67	0.95	0	24	5w
TOTALS		594.79(*)	100%	-	46.76	3.02

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 White - Vega, TX 3.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuB	Pullman clay loam, 1 to 3 percent slopes	3.15	100	0	46	3s
TOTALS		3.15(*)	100%	-	46.0	3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 591.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PxA	Pantex silty clay loam, 0 to 1 percent slopes	576.5	97.44	0	47	3e
PuB	Pullman clay loam, 1 to 3 percent slopes	9.47	1.6	0	46	3s
McA	McLean clay, 0 to 1 percent slopes, occasionally ponded	5.67	0.96	0	24	5w
TOTALS		591.64(*)	100%	-	46.76	3.02

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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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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

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Krystal Nelson

Information available at www.trec.texas.gov

IABS 1-0 Date

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Cisneros/Kaar

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