

Trans-Pecos Farm, Minerals & Feedyard



2,777 ± ACRES | PECOS, TEXAS | REEVES COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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PROPERTY SUMMARY

State:	Texas
Region:	Trans Pecos
County:	Reeves
Property Type:	Irrigated Farmland & Feedyard
Acres:	2,777 ± total acres Alamo Farm: 2,045 ± acres Tabosa: 732 ± acres
Price:	\$30,000,000.00
Estimated Taxes:	Total Property Tax: \$3,355.00 Total Mineral Tax: \$17,042.62
Location:	10 to 15 miles southwest of Pecos, TX

COMMENTS

This property consists of two separate tracts of land both of which have large quantities of irrigation/commercial water and producing minerals!

Alamo Farm | Legacy Organic Operation | Investment-Grade Ag Asset

Situated just southwest of Pecos, Texas, Alamo Farm is a premier, turn-key organic agricultural asset encompassing 2,045 ± acres in the heart of one of West Texas' most productive and historically rich farming regions. Originally established by the owner's family in 1955, this legacy operation combines scale, water security, and income-generating infrastructure—positioning it as a rare and strategic acquisition for investors, operators, or institutional buyers seeking both immediate value and long-term upside.

Tabosa | Quality Mineral Production | Investment-Grade Ag Asset

This 732-acre tract is between Alamo Farm and I-20. It has not been farmed for many years and still has the old concrete ditches that were used for row watering. There are 4 or 5 irrigation wells that are 1000 to 1200 ft deep including one that the owner says is the best well in Reeves County. The primary value of Tabosa is its mineral production and the benefits associated with the ownership of the surface. Royalty income since 2018 has been over \$2,000,000.

A “Land and Water Use Agreement” obligates those drilling wells on Tabosa to buy frack water from Tabosa for \$0.50 per bbl. which to date has resulted in \$3,232,762 in frack water sales. Another agreement provides for a Throughput Fee of \$0.02 per bbl. for produced water from the Iceberg Central Tank Battery located in the northeast corner of Tabosa. During the first 18 months of this agreement, the payment was \$153,000. In addition, right-of-way sales have paid Tabosa \$1,551,547.

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.

FARMING OPERATIONS

Alamo Farm features **875 ± irrigated acres of certified organic alfalfa**, irrigated via **seven center pivot sprinkler systems and seven irrigation wells**. Water is supplied from deep, high-capacity irrigation wells—most between 1,000 to 1,200 feet deep—each well feeding a dedicated pivot. Per the seller, this farm pumps **11,000,000 gallons/day** from March to mid November with **no effect on the static water level**.

■ **Pivot Brands & Capacity:**

- 4 Reinke systems (1992–1994 models)
- 2 T&L systems (2010 & older)
- 1 reconditioned Pierce
- All pivots nozzled for 1,000 GPM

■ **Wells:**

- Cased to depth with 16" steel
- 8" turbine pumps set at ~500 ft
- Static water levels ~240 ft
- Powered by natural gas engines (West Texas Gas pipeline tap)
- Electric Utility power available as well

■ **Office Building:** 3 offices, bathroom, kitchen

■ **Hay Barns:** 60 X 200 (nearly new); 50 X 48

■ **Two Shop Buildings 30 X 50:** one nearly new and another older one

■ **70' Digital Truck Scale**

■ **5 Residential Homes:**

- 1 well-maintained manager's residence
- 2 recently built homes
- 2 homes needing renovation

■ **Water Supply:** Madera Valley Rural Water System

The soils are **deep clay loams**, and the topography is **virtually level**, ideal for high-efficiency farming. In addition to alfalfa, the area is known for premium cotton and grain crops—and notably, the Pecos Valley is famed for producing cantaloupes with unmatched flavor thanks to its soil and water quality.

Since 2007, all of the alfalfa has been **certified organic** and sold under contract to **one large organic dairy**, commanding premium prices well above conventional hay markets.

EXPANSION POTENTIAL

There are an additional **two fallow quarter-section fields** with previous pivot infrastructure, and a third half-section field previously irrigated via surface ditches (fallow for 30+ years). **Up to four additional pivots could be installed**, each with its own well, significantly increasing production capacity.

MINERAL & ENERGY UPSIDE

Alamo Farm includes **204 net mineral acres** all of which will transfer to a buyer. Without any active production on the surface, subsurface royalties income have generated over **\$4,000,000** in the past 6 years for the surface owner. To the seller's knowledge the current production is located in only one zone, but there are reported multiple producing zones in this area, additionally there are new wells recently drilled and others permitted to soon be drilled on or under the property.

FEEDYARD & POTENTIAL DAIRY

A previously permitted 15,000-head feedyard and 750 cow dairy were operated on the eastern half of the northeast quarter of section 7. Included in this facility are working grain storage bins and elevator legs with the feedmill needing some work to be fully functional. Along with the growing alfalfa and existing pen infrastructure, this might be strongly considered for a future dairy operation.

■ Feedyard Features:

- Built in 1973 (metal feed bunks, north) and 1975 (concrete feed bunks, south)
- Historically used for beef cattle, milking ~750 dairy cows (1988–1997), and raising dairy heifers (1993–2008)

■ Feedmill (built 1993):

- Two large grain storage bins
- 8–10 overhead commodity bins
- Two Roskamp dry-roll grain processors

QUARRY INCOME

The property includes an active **river-rock quarry**, used occasionally by regional oilfield service companies. These operators pay **\$5.00 per yard** and utilize ~5,000 yards per pad—providing ongoing passive income with **no labor or equipment requirements** from the landowner.

LOCATION & ACCESS

- 10 miles south of I-20 via FM 869
- 21 miles north of I-10 via State HWY 17 & FM 869
- 1 mile west on CR 128
- Excellent access to Pecos, Odessa, and Midland markets

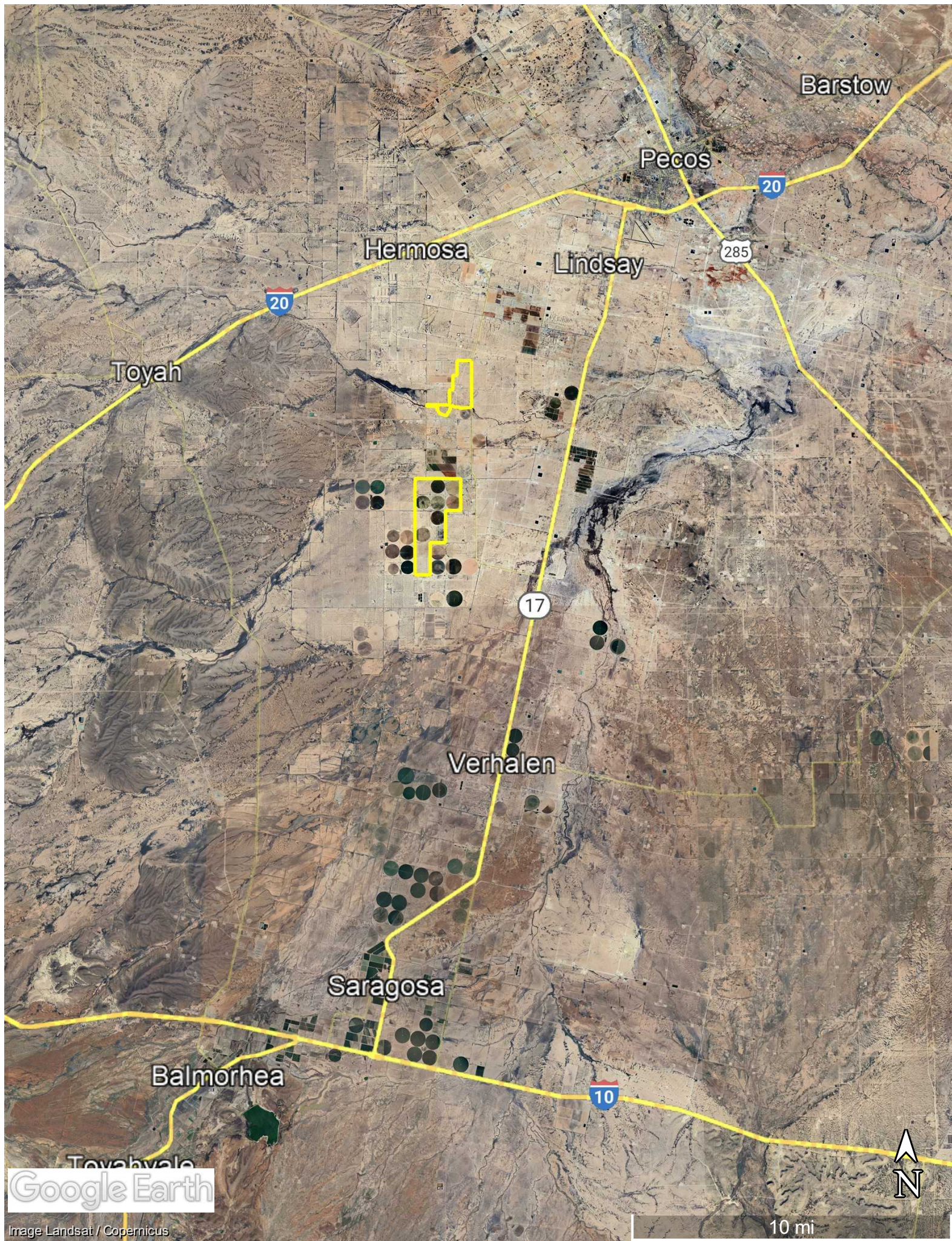
INVESTMENT HIGHLIGHTS

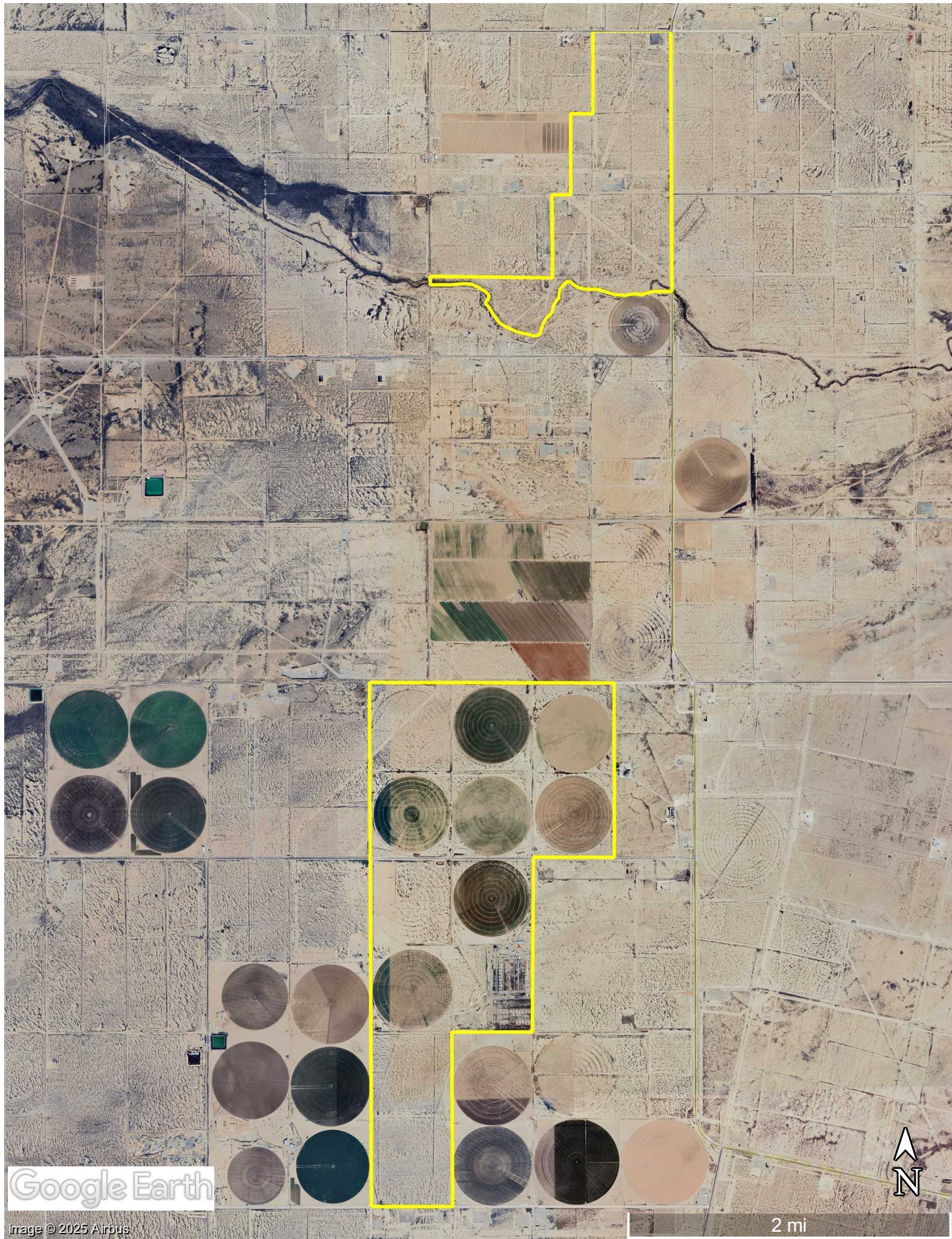
- 2,777 ± total acres | 875 ± organic irrigated acres
- 300 ± net mineral acres with multi-million-dollar royalty track record
- 7 high-output pivots with deep wells
- Certified organic alfalfa with premium offtake contract
- 15,000-head feedyard & commercial-grade feedmill
- Quarry lease with passive income
- Residential, office & operational infrastructure
- Expansion potential with 3 additional fields (4 new pivots)
- Additional drilling on or near Tabosa will produce additional royalty income as well as frack water sales
- Strategic location near major ag & energy markets

Offered at: \$30,000,000.00

A rare convergence of water, infrastructure, organic certification, and mineral production—Alamo Farm and Tabosa are scalable, high-performing assets with a strong history and exceptional future.







Google Earth

Image © 2025 Airbus



2 mi

Alamo Farm

Potential Circles

Feedyard

Quarry

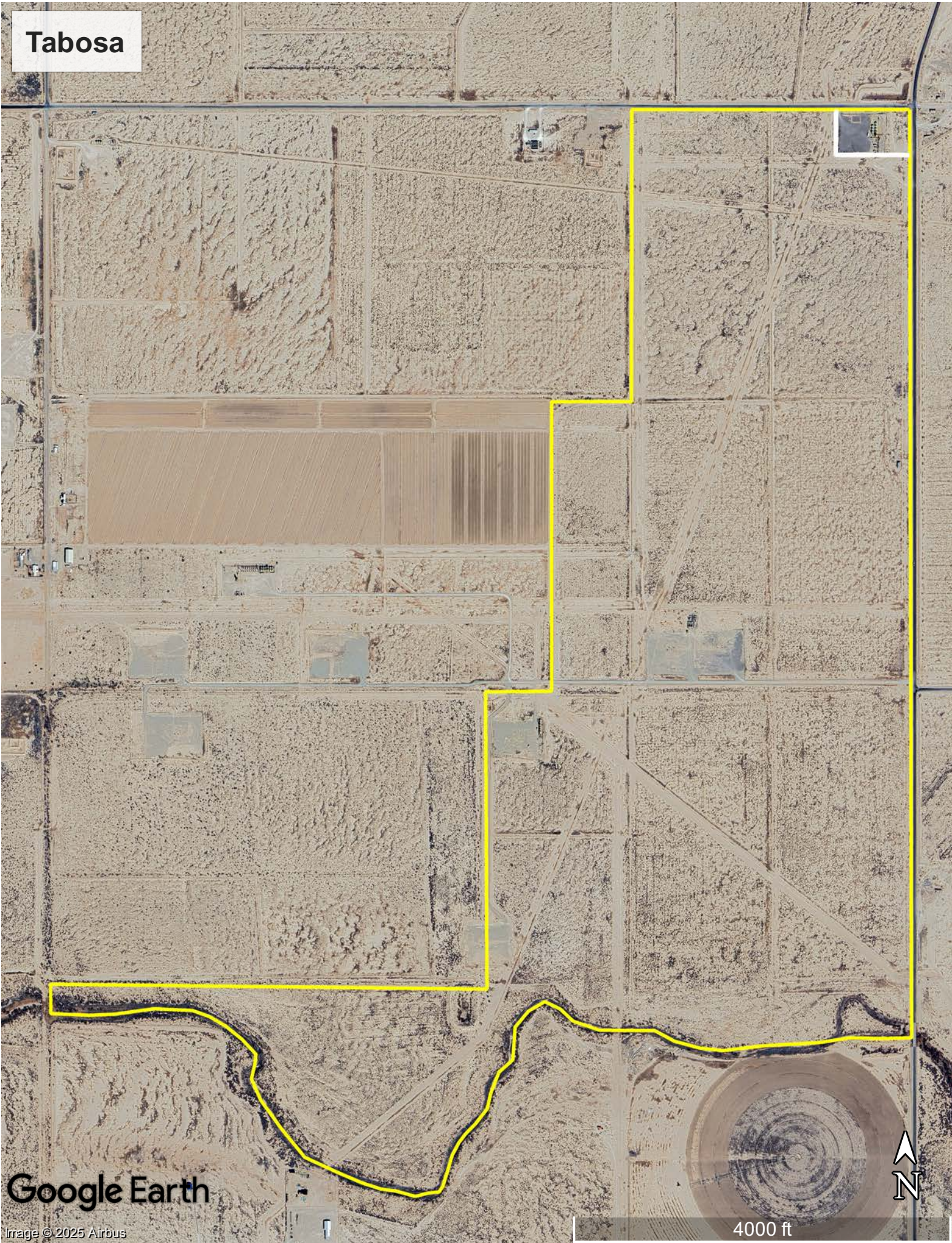
Google Earth

Image © 2025 Airbus

1 mi



Tabosa



Google Earth

Image © 2025 Airbus

4000 ft



Alamo Farm Photos















Tabosa Photos







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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 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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