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Dedicated to Land and Landowners Since 1946

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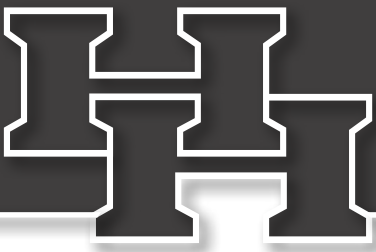
Diamond H East | Childress, Texas | \$725,625



Executive Summary

Diamond H East is a 290± acre property conveniently located just seven linear miles southwest of Childress, Texas, with the distinct advantage of paved frontage on US Highway 62/83, as well as access along County Road CC. The ranch offers an appealing combination of livestock production, recreation, and genuine potential for rural living.

Diamond H East is characterized by gently rolling uplands that descend into seasonal creeks and draw bottoms, creating both agricultural utility and scenic variety. Approximately 146 acres of improved and native grasses cover the primarily open uplands, providing productive grazing, while roughly 144 acres of native pasture occupy the draws and seasonal creek country below. This natural division of terrain lends itself well to a balanced operation, pairing dependable forage production with the cover and habitat that support quality recreation.



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The property has strong water features, with a 4±-acre lake providing a vital resource for game and livestock, as well as for fishing opportunities. A water well serves domestic and livestock needs.

With its convenient location, ample paved highway frontage, and versatile mix of open grassland and creek-bottom country, Diamond H East stands as a well-rounded property, equally suited to the producer seeking dependable grazing, the recreational buyer, or investor drawn to its convenient location.





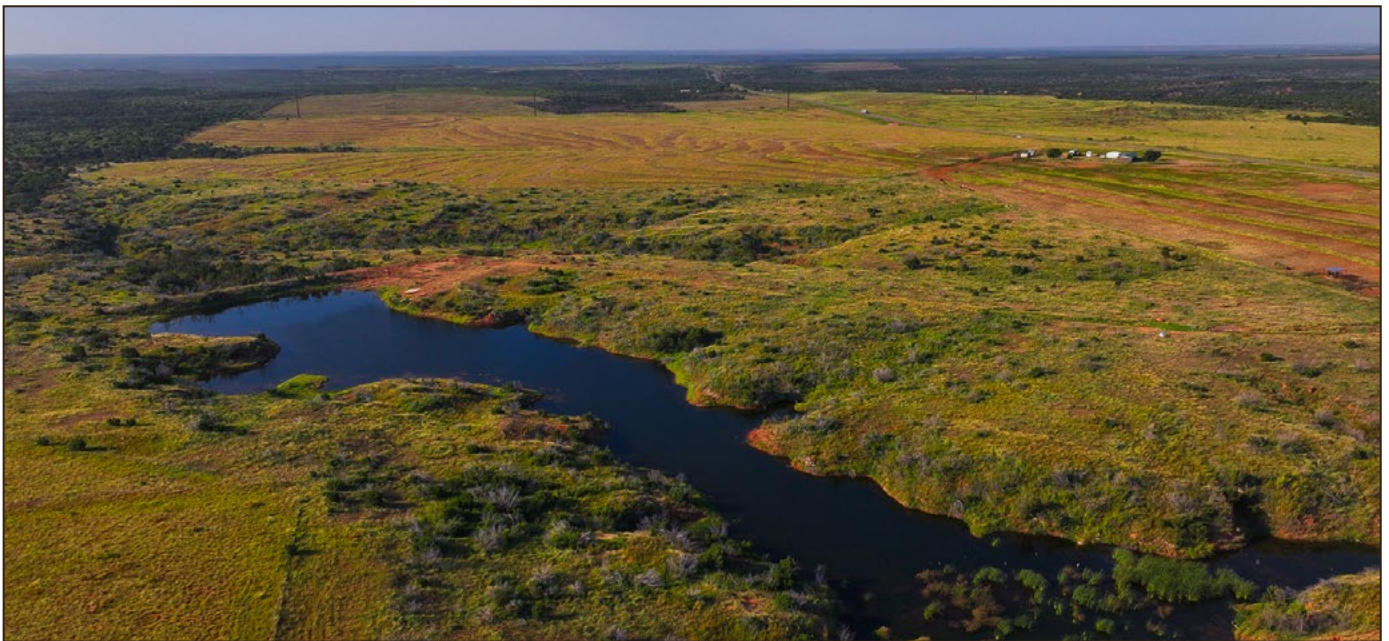
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Just The Facts

- 290± deeded acres in southern Childress County, Texas
- Convenient access and road frontage from paved US Highway 62/83 and graded County Road CC
- Unique combination of recreational opportunity and production agriculture
- Versatile combination of productive uplands and broken native pastures in the bottoms
- 4±-acre lake provides an excellent source of surface water and fishing opportunities
- One set of livestock corrals
- Good habitat for deer, quail, dove, and other wildlife
- Childress County is a developing hub for alternative energy and data centers
- 345 kV and 138 kV transmission lines on the south boundary of the property
- All alternative energy rights will convey to the buyer
- Minerals will be retained by the seller



CHAD DUGGER | cdugger@hallandhall.com
5606 114TH ST., STE. 200 | LUBBOCK, TX 79424
(O) 806-698-6884 | (M) 806-773-4749

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Hall and Hall Partners, LLP	9001191	cdugger@hallandhall.com	806 773-4949
Broker Firm Name	License No.	Email	Phone
Michael Chad Dugger	567713	cdugger@hallandhall.com	806 773-4949
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	936 537-1749
Licensed Broker Associate	License No.	Email	Phone
Brett Grier	633968	bgrier@hallandhall.com	817 357-7347
Licensed Broker Associate	License No.	Email	Phone
John T. Holt	712689	jtholt@hallandhall.com	580 744-0921
Broker Firm Name	License No.	Email	Phone
Jay H. Leyendecker	674401	jay@hallandhall.com	956 771-4255
Broker Firm Name	License No.	Email	Phone
Monte W. Lyons	588508	mlyons@hallandhall.com	806 438-0582
Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Diamond H East
CHILDRESS, TEXAS

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is not guaranteed.



2103

1869

83-42

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1860

1800

1824



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CHILDRESS, TEXAS

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