



HALL AND HALL®

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Sims Lane Irrigated Farm Brazos County, Texas | \$1,850,095



Executive Summary

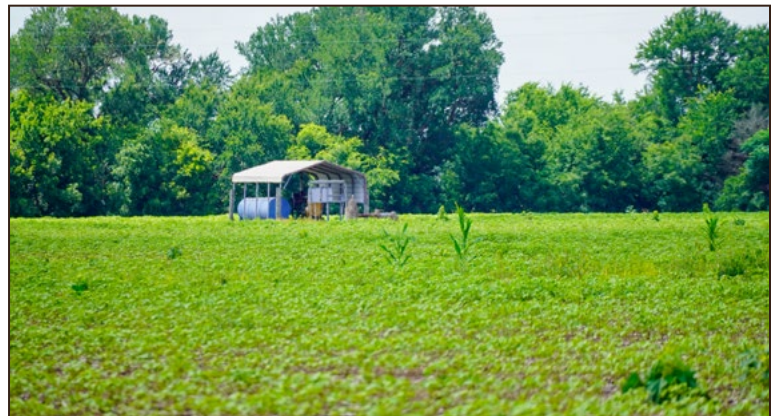
Sims Lane Irrigated Farm spans 284± acres, 89 percent of which is tillable, and offers a strong combination of productive row-crop ground, reliable water infrastructure, and diversified upside potential in the Steele Store Community of northwestern Brazos County, a well-recognized area among local agricultural producers.



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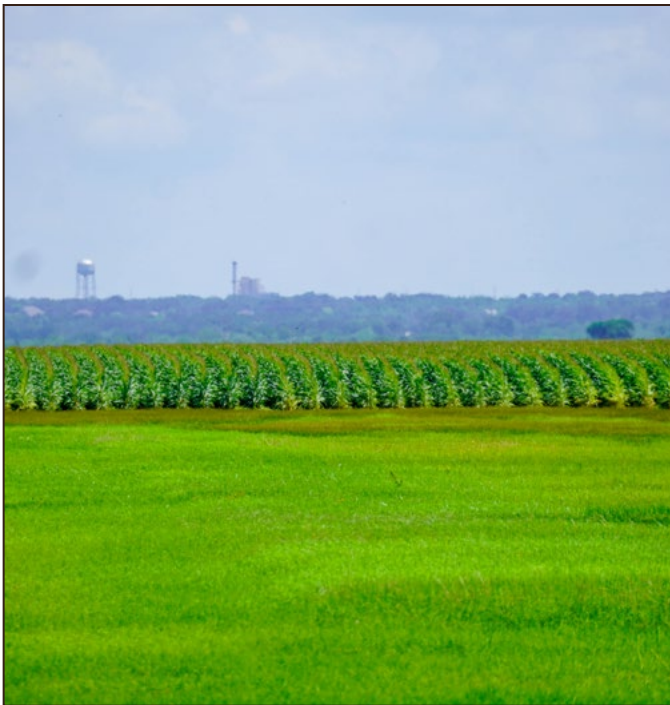
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Just The Facts

- Irrigation: 100± acres are under a tenant-owned Valley quarter-mile center pivot, supported by two irrigation wells
- Hay Production: An 11± acre Bermuda hay field is included on the property
- Soils: Predominantly Ships Clay with the remainder in Highbank Silty Clay Loam, soil types well suited for cotton and corn production
- River Frontage: Tract 1 offers 2,500± feet of frontage along the Little Brazos River
- Road and Lane Frontage: Tract 2 has 1,200± feet of frontage on Sims Lane, and Tract 3 has 450± feet of frontage on Farm-to-Market Road 50
- Minerals and Water Rights: No oil and gas minerals convey with the sale; the seller will retain commercial water rights below 800 feet
- Crops and Lease: Cotton and corn are the primary crops, farmed under an annual cash lease that terminates December 31 each year



TYLER JACOBS | tjacobs@hallandhall.com
543 WILLIAM D. FITCH, STE. 104 | COLLEGE STATION, TX 77845
(M) 936-537-1749

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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.

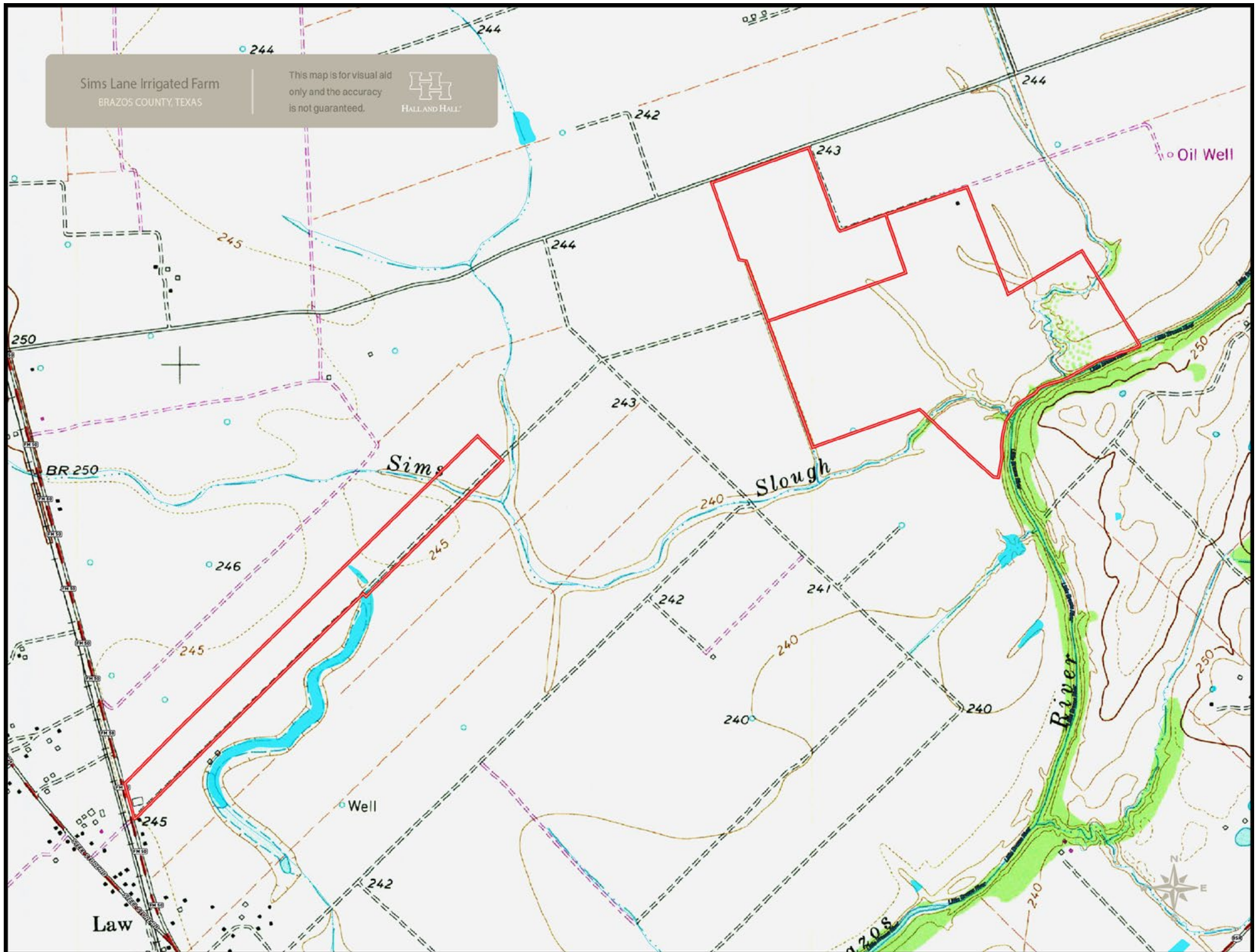
Hall and Hall Partners, LLP	9001191	cdugger@hallandhall.com	806 773-4949
Broker Firm Name	License No.	Email	Phone
Michael Chad Dugger	567713	cdugger@hallandhall.com	806 773-4949
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	936 537-1749
Licensed 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

Sims Lane Irrigated Farm
BRAZOS COUNTY, TEXAS

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only and the accuracy
is not guaranteed.



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