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Andrews Place | Childress, Texas | \$817,415



Executive Summary

Andrews Place is a 326±-acre property situated approximately eight linear miles southwest of Childress, Texas, with paved frontage along Farm to Market 2103, offering convenient year-round access. The ranch presents a well-balanced blend of productive dry cropland, attractive native pasture, strong water features, and quality wildlife habitat, making it equally suited for production agriculture and recreation.





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The topography is mostly gently rolling, punctuated by attractive creek-bottom areas where Shores Creek meanders through the property, lending both scenic character and natural drainage. The native pasture portion includes a good turf of native grass with scattered mesquite and juniper. Most of the mesquite was sprayed in past years. Approximately 150 acres of dry cropland anchor the agricultural side of the property, while also providing a large food source for a variety of game species. An additional 20±-acre tract within the native pasture area can be cultivated separately for food-plot purposes, giving the next owner meaningful flexibility to tailor the land for grazing, wildlife management, or a combination of the two.



Water is a defining strength of Andrews Place. A water well serves the property, while surface water is provided by two earthen tanks, one of which is spring-fed and covers just over an acre. These features provide vital water resources for livestock and wildlife.

The property lies within an area frequented by both white-tailed and mule deer. Quail, dove, and varmints round out a diverse game population and reflect the quality of the native habitat. A set of corrals provides the working infrastructure for livestock, and the ranch as a whole represents a versatile combination of recreation and livestock production in a well-located and accessible package.



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Just The Facts

- 326± deeded acres in southern Childress County, Texas
- Convenient access and road frontage from paved Farm to Market 2103
- Unique combination of recreational opportunities and production agriculture
- Approximately 150 acres of dryland cropland used for seasonal grazing and wildlife food plots
- Excellent water resources, including one water well and a spring-fed pond
- Rolling upland terrain with scenic draws and productive bottomland
- Native brush provides an ideal habitat for deer, turkey, quail, 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
- All alternative energy rights will convey to the buyer
- Minerals will be retained by the sellers



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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.

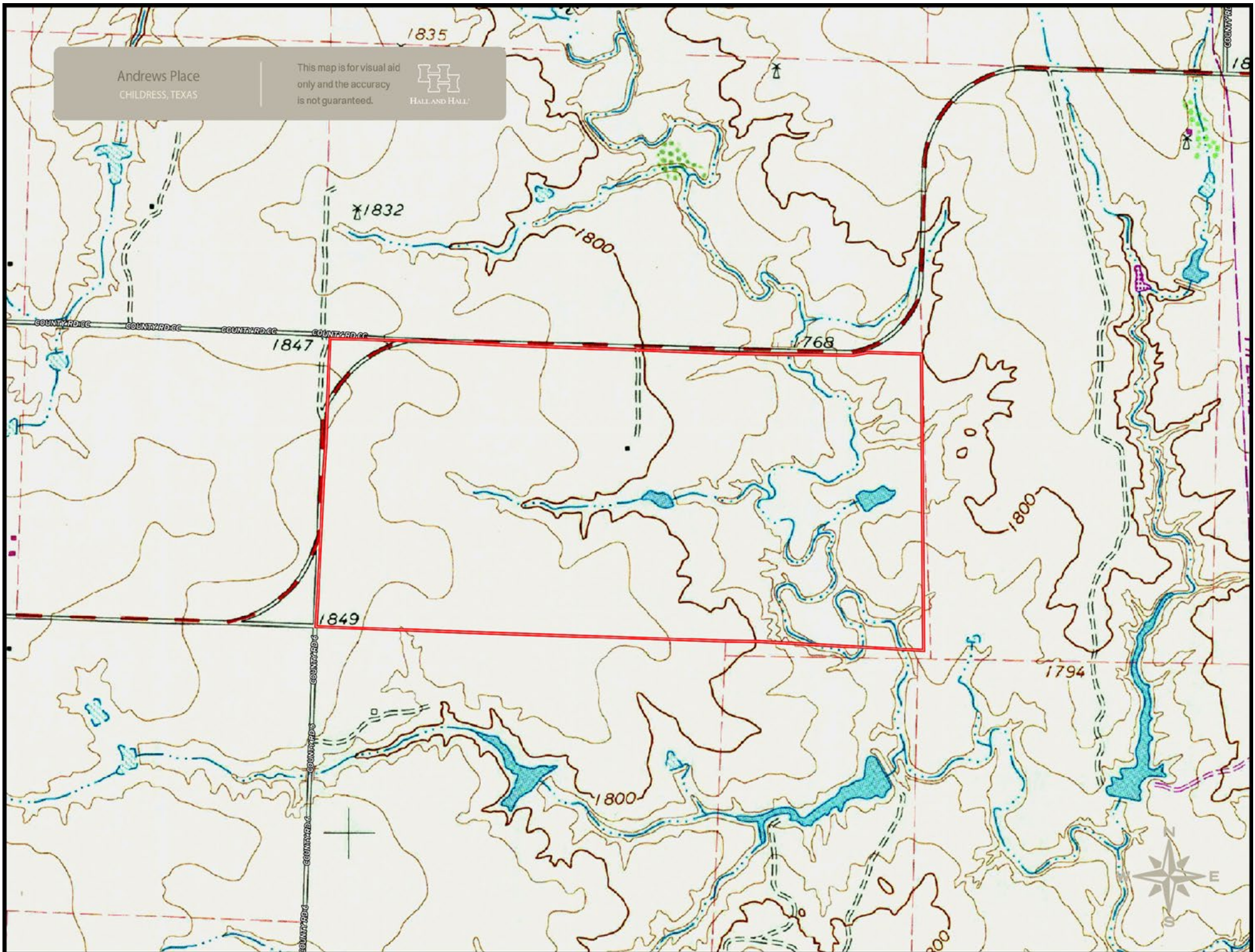
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Buyer/Tenant/Seller/Landlord Initials

Date

Andrews Place
CHILDRESS, TEXAS

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is not guaranteed.



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