

# Scott Land Company, LLC

www.scottlandcompany.com \* ben.scott@scottlandcompany.com \* (806) 647-4375 / (800) 933-9698

1301 Front Street (mailing) 1368 US Hwy 385 (physical)

Dimmitt, Texas 79027-3246

## Easter Farm



## Castro County, Texas

FARM AND RANCH REAL ESTATE

# Scott Land Company, LLC

Ben G. Scott • 1301 Front Street • Dimmitt, Texas 79027

Phone (806) 647-4375 5:00am to 10:00pm or (800) 933-9698 • Fax (806) 647-0950

[www.scottlandcompany.com](http://www.scottlandcompany.com) • [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)

## Easter Farm

|                          |  |   |
|--------------------------|--|---|
| State:                   | Texas  |   |
| Region:                  | Panhandle  |   |
| County:                  | Castro   |   |
| Property Type:           | Irrigated Farmland   |   |
| Acres:                   | 1715 acres more or less  |   |
| Price:                   | \$7,500.00 per acre  |   |
| Taxes:                   | \$8,969.00 (2023)  |   |
| Location:                | Dimmitt  |   |
| Contact Name:            | Gerald Smith/Ben G. Scott  |   |
| Contact Address:         | Mailing Address:<br>1301 Front Street<br>Dimmitt, Texas 79027-3246   | Physical Address:<br>1368 U.S. Hwy. N. 385<br>Dimmitt, Texas 79027-3246 |
| Contact Phone#:          | <b>Gerald Smith</b>  | <b>806-292-0197</b>   |
| Contact Phone #:         | Ben G. Scott   | 800/933-9698 or 806/647-4375<br>5:00 a.m. to 10:00 p.m.                 |
| Contact Fax:             | 806/647-0950   |   |
| Contact's Email Address: | <a href="mailto:ben.scott@scottlandcompany.com/gms@midplains.coop">ben.scott@scottlandcompany.com/gms@midplains.coop</a> |   |
| Comments:                |  |   |

This farm has approximately 1630 acres irrigated with buried drip lines which are a very efficient way to utilize water and to also reduce labor requirements. There are 28 irrigation wells produce approximately 3600 gpm and are equipped with either submersible electric motors and pumps. High-pressure (50#) plastic, under-ground lines connect all wells. There is one booster pump with a 50hp electric motor used to move water from this farm to an adjoining farm that is also operated by the owner of this farm. The only non-irrigation improvement is a 60'X120' Star-built metal frame building.

## Ranch & Farm Real Estate

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Wells range in depth from 390' to 470' with steel casing and pumps set near the bottom of the hole. The owner states that current water depths range from 80' to 120'. Two nearby water-district observation wells (numbers 6976 & 6418) showed 2024 saturated thicknesses of 155.83' and 89.26' with declines in saturated thicknesses from 2014 to 2024 of 2.69' and 9.22'. The water-bearing formation in this area does not release water as fast as some areas with higher producing wells but appears to have experienced lesser decline in water depth than the higher producing areas.

This is a very fertile, highly productive farm with predominately Pullman clay loam soil type. It has a well-designed, high-quality irrigation infrastructure and is located in close proximity to several dairies and feedyards. ***If a Buyer is interested, the current owner is willing to cash lease this farm and continue to operate it.***

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.

## Ranch & Farm Real Estate



# Easter Farm

505A

505

611

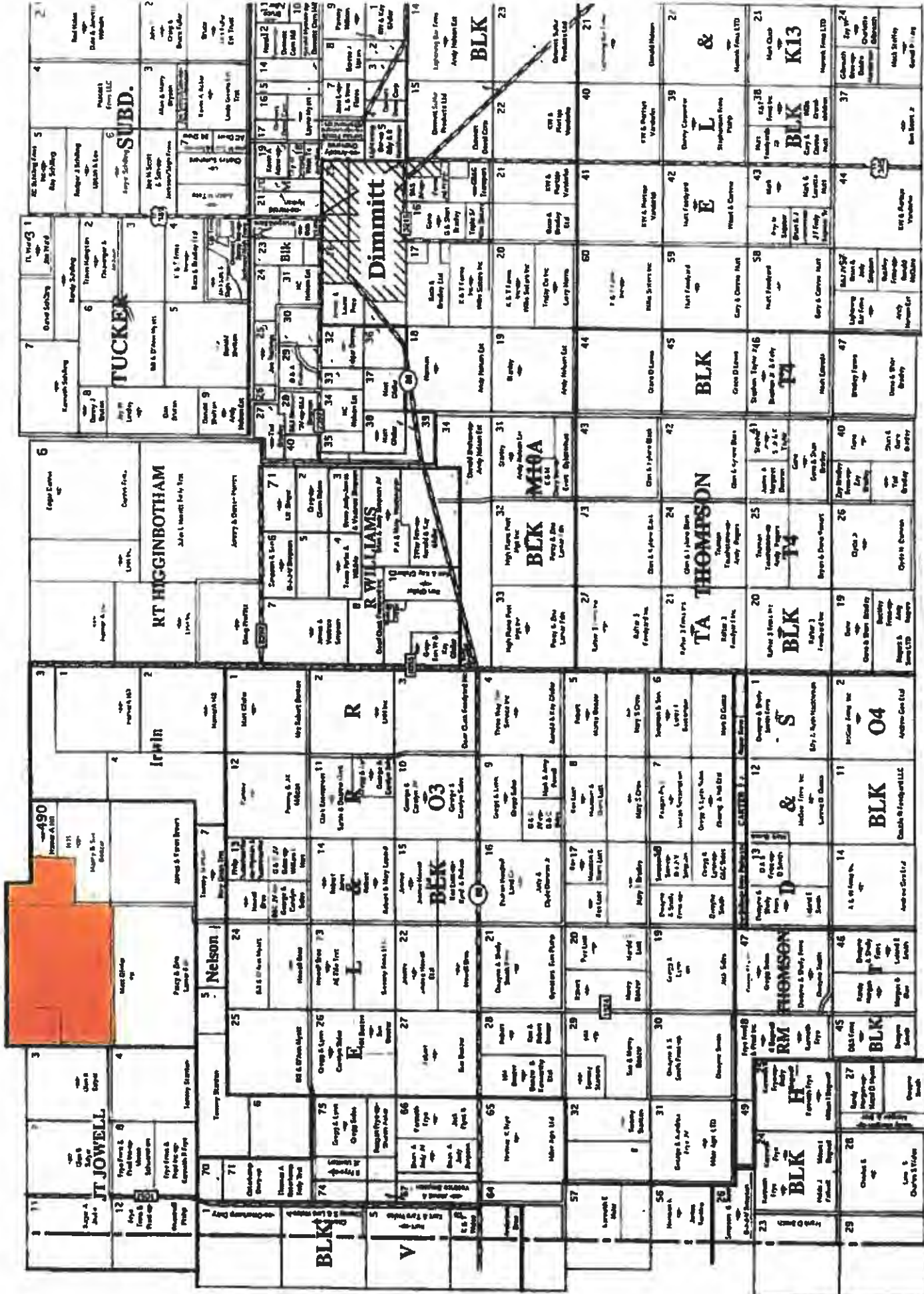
503E

4000 ft



Google earth

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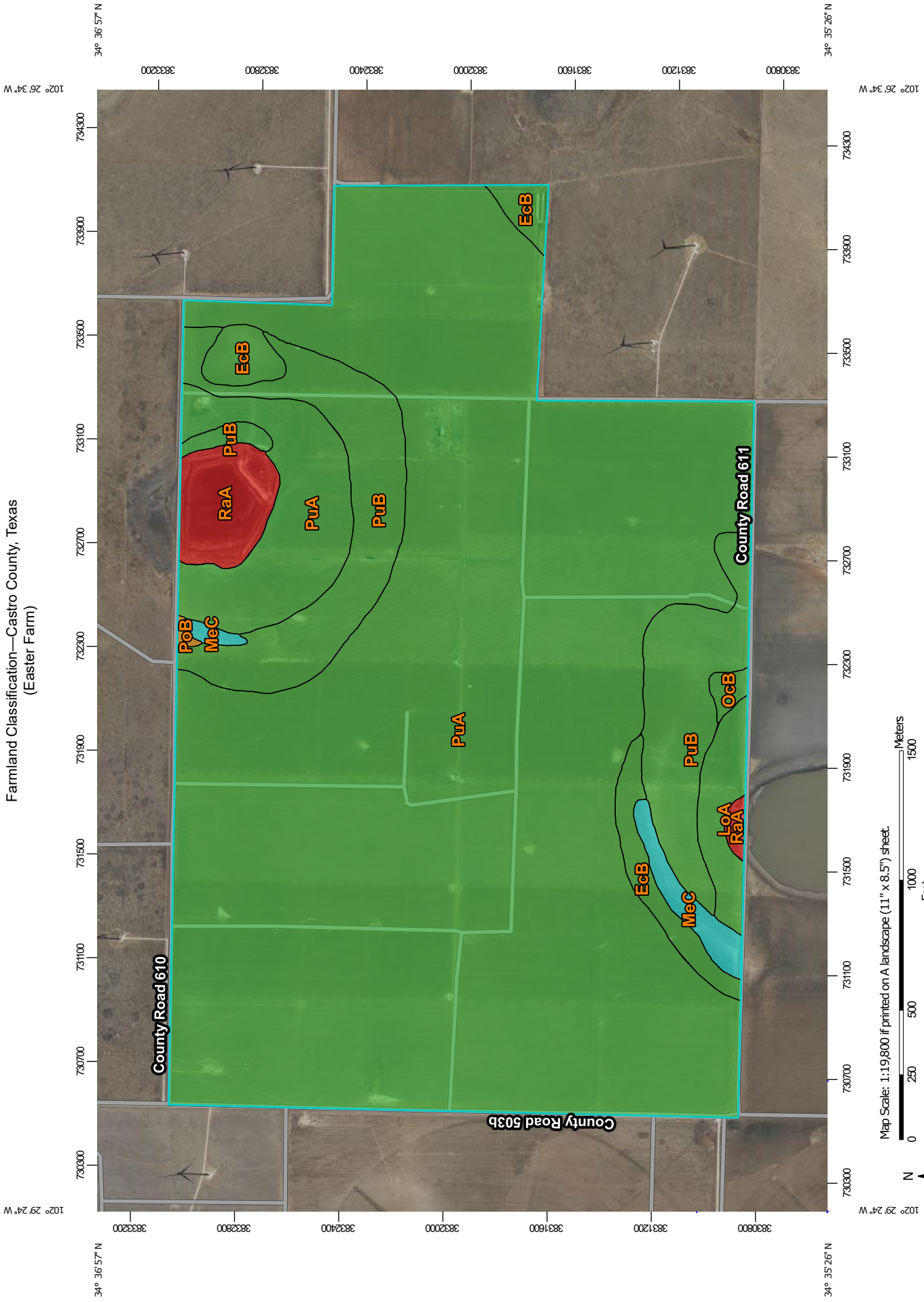


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Farmland Classification—Castro County, Texas  
(Easter Farm)



Map Scale: 1:19,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

## Farmland Classification

| Map unit symbol                    | Map unit name  | Rating   | Acres in AOI   | Percent of AOI |
|------------------------------------|--|--|----------------|----------------|
| EcB                                | Estacado clay loam, 1 to 3 percent slopes                    | All areas are prime farmland                   | 45.6           | 2.7%           |
| LoA                                | Lofton clay loam, 0 to 1 percent slopes, occasionally ponded | All areas are prime farmland                   | 27.1           | 1.6%           |
| MeC                                | Pep-Estacado loams, 3 to 5 percent slopes                    | Farmland of statewide importance               | 20.1           | 1.2%           |
| OcB                                | Olton clay loam, 1 to 3 percent slopes                       | All areas are prime farmland                   | 4.9            | 0.3%           |
| PoB                                | Posey loam, 1 to 3 percent slopes                            | Farmland of statewide importance, if irrigated | 1.2            | 0.1%           |
| PuA                                | Pullman clay loam, 0 to 1 percent slopes                     | All areas are prime farmland                   | 1,382.1        | 80.9%          |
| PuB                                | Pullman clay loam, 1 to 3 percent slopes                     | All areas are prime farmland                   | 187.1          | 10.9%          |
| RaA                                | Randall clay, 0 to 1 percent slopes, occasionally ponded     | Not prime farmland                             | 41.2           | 2.4%           |
| <b>Totals for Area of Interest</b> |  |  | <b>1,709.4</b> | <b>100.0%</b>  |

### Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



TEXAS  
CASTRO



FARM : 3563  
Prepared : 4/25/24 2:58 PM CST  
Crop Year : 2024

Form: FSA-156EZ

**Abbreviated 156 Farm Record**

See Page 2 for non-discriminatory Statements

Operator Name : G & B FARMS INC  
CRP Contract Number(s) : None  
Recon ID : 48-069-2015-10  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

**Farm Land Data**

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 1,494.83           | 1,448.58           | 1,448.58               | 0.00           | 0.00 | 0.00 | 0.00 | 0.0                  | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | CRP  | MPL  | DCP Ag.Rel. Activity | SOD         |                  |
| 0.00               | 0.00               | 1,448.58               | 0.00           |      | 0.00 | 0.00 | 0.00                 | 0.00        |                  |

**Crop Election Choice**

| ARC Individual | ARC County              | Price Loss Coverage |
|----------------|-------------------------|---------------------|
| None           | WHEAT, CORN, SORGH, SUP | None                |

**DCP Crop Data**

| Crop Name     | Base Acres      | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|---------------|-----------------|-----------------------------|-----------|-----|
| Wheat         | 598.40          | 0.00                        | 48        | 0   |
| Corn          | 265.10          | 0.00                        | 142       |     |
| Grain Sorghum | 269.80          | 0.00                        | 102       | 0   |
| Seed Cotton   | 215.10          | 0.00                        | 1531      | 100 |
| <b>TOTAL</b>  | <b>1,348.40</b> | <b>0.00</b>                 |           |     |

**NOTES**

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Tract Number : 11194  
Description : Sec 5&6 League 491 Nelson; Sec 7 W of CR505  
FSA Physical Location : TEXAS/CASTRO  
ANSI Physical Location : TEXAS/CASTRO  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : WILLIAM B MYATT, D'ANN MYATT  
Other Producers : BILL & D'ANN FARMS  
Recon ID : 48-069-2015-11

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 1,494.83  | 1,448.58 | 1,448.58     | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

TEXAS  
 CASTRO  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 3563  
 Prepared : 4/25/24 2:58 PM CST  
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 11194 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 1,448.58               | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

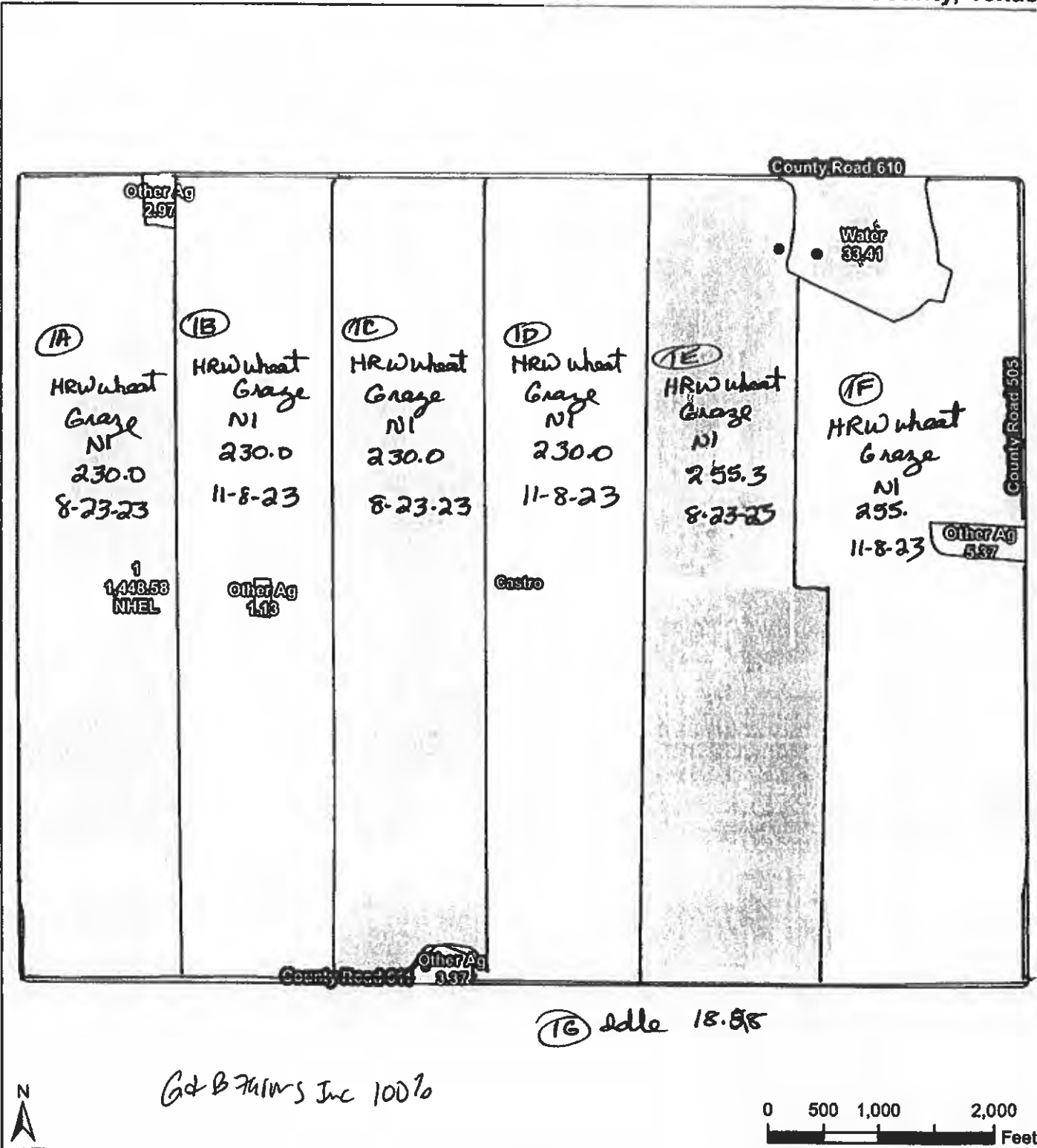
| Crop Name     | Base Acres      | CCC-505 CRP Reduction Acres | PLC Yield |
|---------------|-----------------|-----------------------------|-----------|
| Wheat         | 598.40          | 0.00                        | 48        |
| Corn          | 265.10          | 0.00                        | 142       |
| Grain Sorghum | 269.80          | 0.00                        | 102       |
| Seed Cotton   | 215.10          | 0.00                        | 1531      |
| <b>TOTAL</b>  | <b>1,348.40</b> | <b>0.00</b>                 |           |

NOTES

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Farm: 3563  
Tract: 11194

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

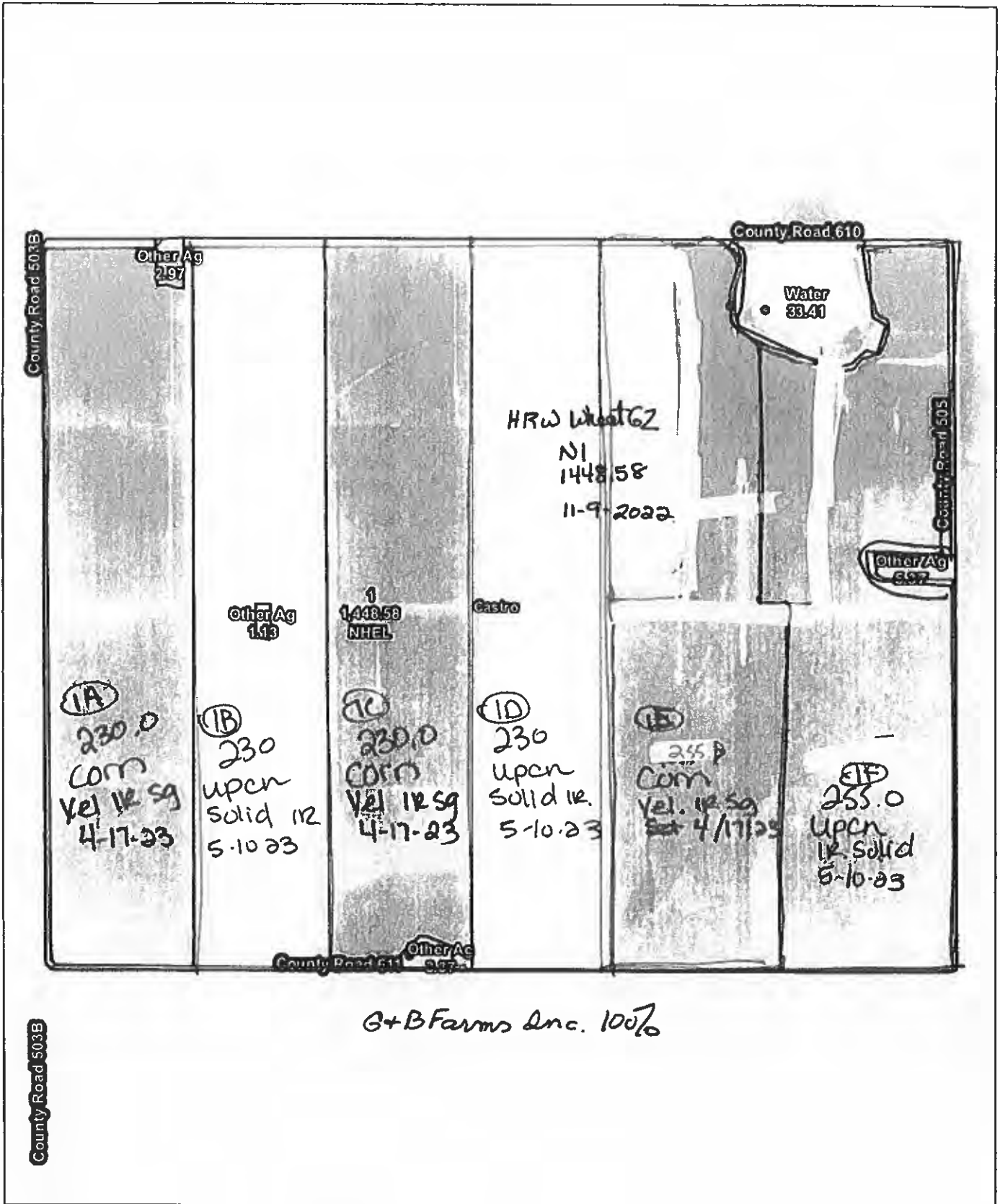
2024 Program Year

Map Created September 19, 2023

Image Acquisition Year - 2011

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Farm: 3563  
Tract: 11194

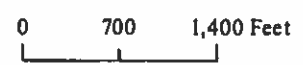
**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▨ Limited Restrictions  
 ▨ Exempt from Conservation Compliance Provisions

Farmland Ac: 243.80  
Cropland Ac: 207.45

Crop Year 2023  
Map Created: August 20 19

Castro County

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-016 and attached maps) for exact wetland boundaries and labels, or contact NRCS



TEXAS  
 CASTRO  
 Form: FSA-156EZ



FARM : 3560  
 Prepared : 4/30/24 12:08 PM CST  
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : J & M MYATT FARMS  
 CRP Contract Number(s) : None  
 Recon ID : 48-069-2015-8  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 215.88             | 214.41             | 214.41                 | 0.00           | 0.00 | 0.00 | 0.00 | 0.0                  | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | CRP  | MPL  | DCP Ag.Rel. Activity | SOD         |                  |
| 0.00               | 0.00               | 214.41                 | 0.00           |      | 0.00 | 0.00 | 0.00                 | 0.00        |                  |

**Crop Election Choice**

| ARC Individual | ARC County              | Price Loss Coverage |
|----------------|-------------------------|---------------------|
| None           | WHEAT, CORN, SORGH, SUP | None                |

**DCP Crop Data**

| Crop Name     | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|---------------|---------------|-----------------------------|-----------|-----|
| Wheat         | 93.30         | 0.00                        | 47        | 0   |
| Com           | 43.00         | 0.00                        | 142       |     |
| Grain Sorghum | 38.80         | 0.00                        | 100       | 0   |
| Seed Cotton   | 36.90         | 0.00                        | 1531      | 100 |
| <b>TOTAL</b>  | <b>212.00</b> | <b>0.00</b>                 |           |     |

**NOTES**

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Tract Number : 216

Description : 215.9 Ac NW part of Survey 5 & 6; League 490  
 FSA Physical Location : TEXAS/CASTRO  
 ANSI Physical Location : TEXAS/CASTRO  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : WILLIAM B MYATT, D'ANN MYATT  
 Other Producers : WADE JACOB MYATT, MEGAN LEIGH MYATT, BILL & D'ANN FARMS  
 Recon ID : None

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 215.88    | 214.41   | 214.41       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

TEXAS  
 CASTRO  
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3560  
 Prepared : 4/30/24 12:08 PM CST  
 Crop Year : 2024

Tract 216 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 214.41                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name     | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|---------------|------------|-----------------------------|-----------|
| Wheat         | 93.30      | 0.00                        | 47        |
| Corn          | 43.00      | 0.00                        | 142       |
| Grain Sorghum | 38.80      | 0.00                        | 100       |
| Seed Cotton   | 36.90      | 0.00                        | 1531      |

**TOTAL** **212.00** **0.00**

NOTES

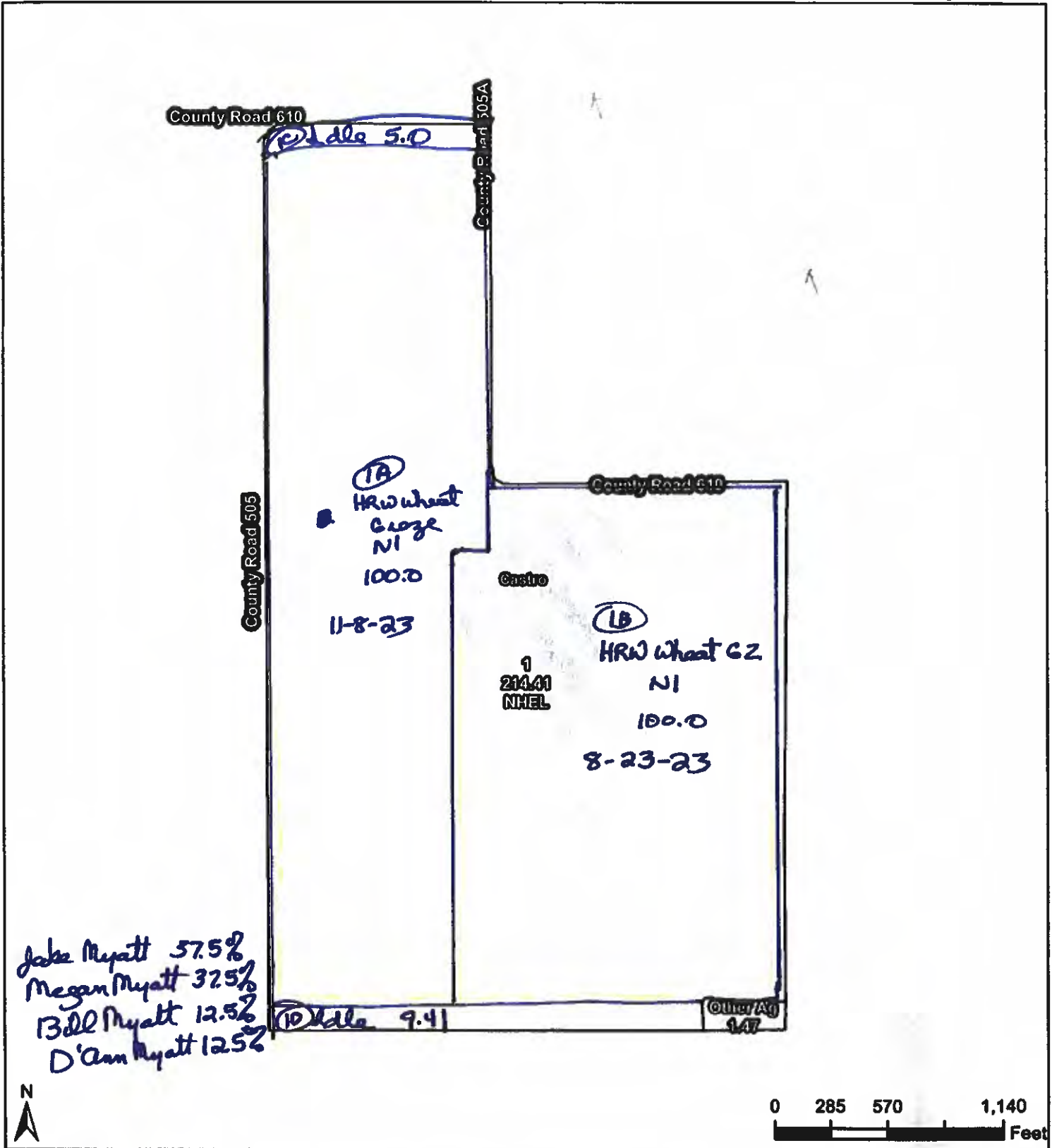
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Farm: 3560  
 Tract: 216

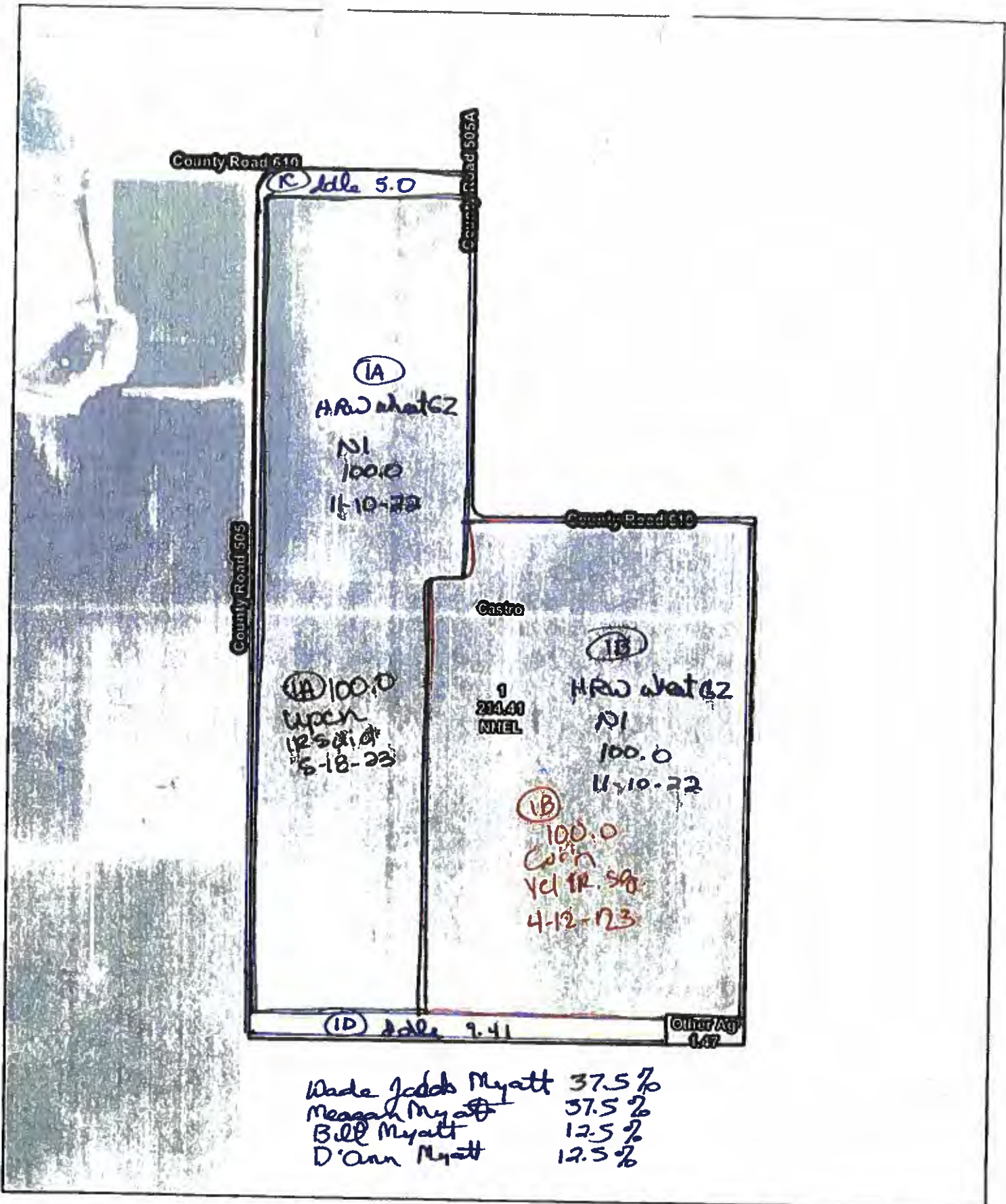
- Wetland Determination Identifiers**
- Restricted Use
  - ▽ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created September 19, 2023

Image Acquisition Year - 2018

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Wade Judd Myatt 37.5%  
 Meghan Myatt 37.5%  
 Bill Myatt 12.5%  
 D'Ann Myatt 12.5%

**USDA**  
 Farm: 3560  
 Tract: 216

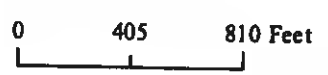
**Castro County**

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 ○ Exempt from Conservation Compliance Provisions

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Farmland Ac: 243.80  
 Cropland Ac: 207.45

Crop Year 2023  
 Map Created: August 2019





## 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.

### 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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date