

# Scott Land Company, LLC

Ben G. Scott

1301 Front Street / Dimmitt, Texas 79027-3246

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

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

## Easter Farm



**Castro County, Texas**

**Farm and Ranch Real Estate**

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## Easter Farm

State: Texas  
Region: Panhandle  
County: Castro  
Property Type: Irrigated Farmland  
Acres: 1715 acres more or less  
Price: Please contact broker.  
Taxes: \$9,258.55 (2021)  
Location: Dimmitt  
Contact Name: Gerald Smith/Ben G. Scott  
Contact Address: Scott Land Company, LLC  
Mailing Address: 1301 Front Street  
Dimmitt, Texas 79027-3246  
Physical Address: 1368 U.S. Hwy. N. 385  
Dimmitt, Texas 79027-3246  
Contact Phone#: **Gerald Smith** **806-292-0197**  
Contact Phone #: Ben G. Scott 800/933-9698 or 806/647-4375  
5:00 a.m. to 10:00 p.m.  
Contact Fax: 806/647-0950  
Contact's Email Address: [ben.scott@scottlandcompany.com/gms@midplains.coop](mailto:ben.scott@scottlandcompany.com/gms@midplains.coop)

### 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. The drip irrigation system will be updated after harvest by replacing command and control components to permit remote control of the system. In addition, the buried tape will be replaced on the sloping areas of the farm with a newer, more efficient product.

There are 27 irrigation wells produce approximately 3500 gpm and are equipped with either submersible electric motors and pumps or turbine pumps with vertical hollow-shaft electric motors. High-pressure (50#) plastic, underground lines connect all wells. There is one booster pump with a 50hp electric motor used to move water from this

# Ranch & Farm Real Estate

# Scott Land Company, LLC

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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.

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 2021 saturated thicknesses of 156.87' and 93.27' with declines in saturated thicknesses from 2012 to 2021 of 2.13' and 9.25'. 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. A soil map and well logs are available upon request.

This is an excellent farm with 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 lease this farm back 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.

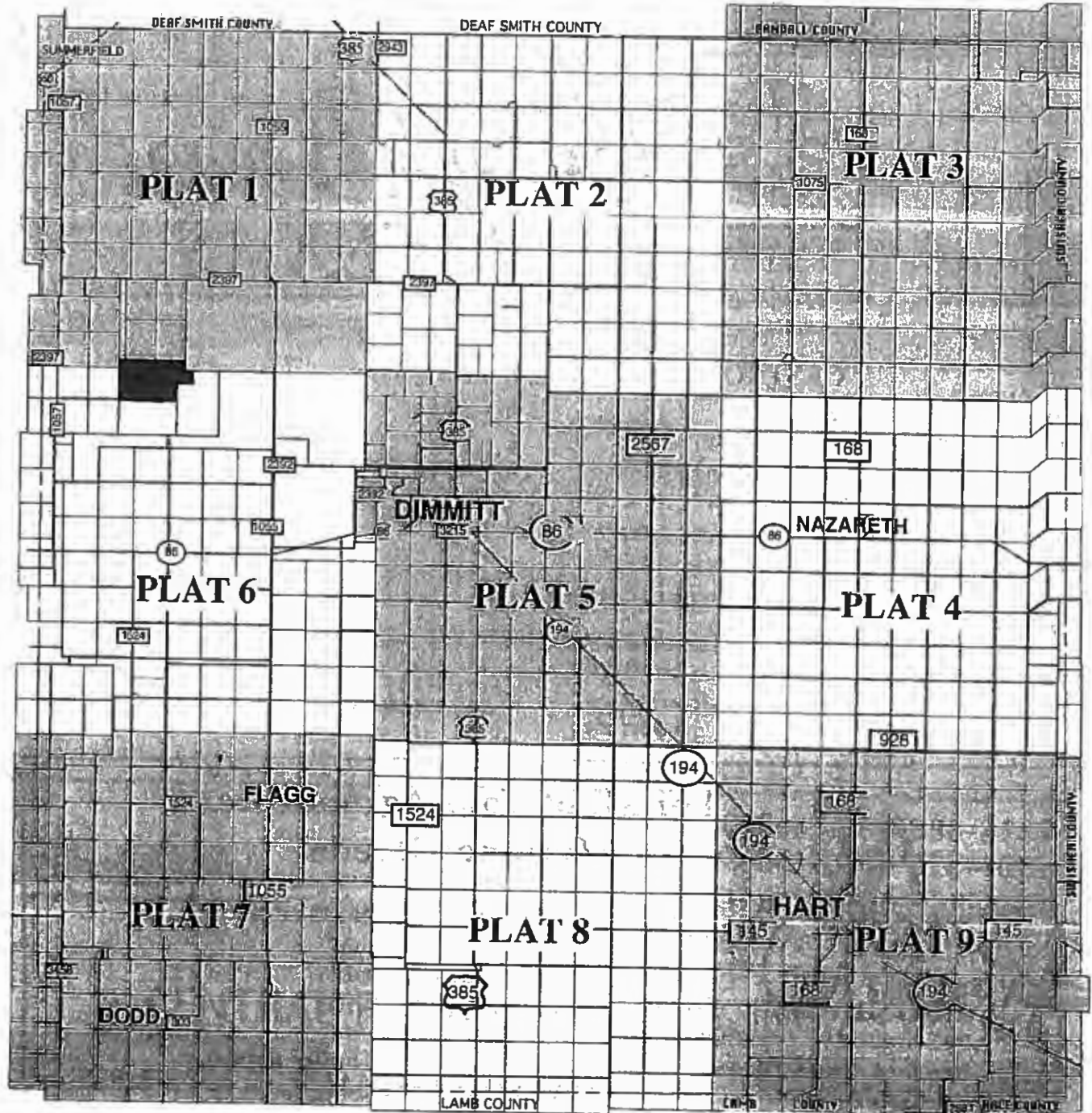
## Ranch & Farm Real Estate

# Scott Land Company

Ben G. Scott

1301 Front Street • Dimmitt, Texas 79027-3246 • [www.scottlandcompany.com](http://www.scottlandcompany.com)  
Phone (800) 933-9698 or (806) 647- 4375 (Day or Night) • Fax (806) 647-0950

## CASTRO COUNTY PLAT INDEX MAP



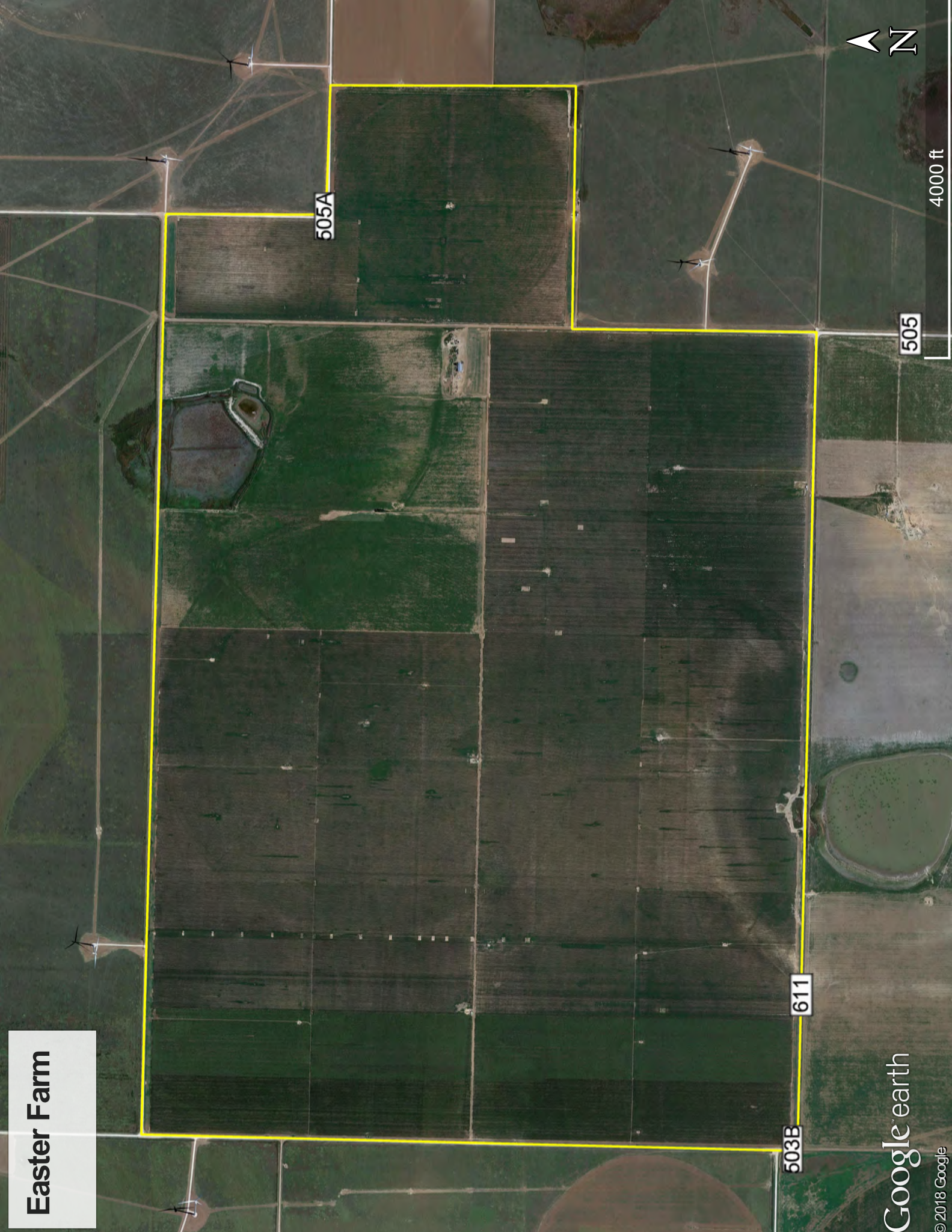
## Ranch & Farm Real Estate







# Easter Farm

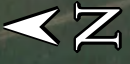


505A

505

611

503B



4000 ft

Texas  
 Castro  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 3563  
 Prepared: 5/26/21 9:34 AM  
 Crop Year: 2021  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: G & B FARMS INC  
 Farm Identifier:  
 Recon Number: 2015 - 10

Farms Associated with Operator:  
 3617

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|-------------|------------------|
| 1494.83            | 1448.58            | 1448.58                | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |             |                  |
| 0.0                | 0.0                | 1448.58                | 0.0            | 0.0     |     |              |     |             |                  |

ARC/PLC

| PLC                    | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|------------------------|--------|--------|-------------|----------------|----------------|
| WHEAT, CORN, SORGH SUP | NONE   | NONE   | NONE        | NONE           | NONE           |

| Crop                     | Base Acreage  | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------|-----------------------|
| WHEAT                    | 598.4         | 48        | 0.00                  |
| CORN                     | 265.1         | 142       | 0.00                  |
| GRAIN SORGHUM            | 269.8         | 102       | 0.00                  |
| SEED COTTON              | 215.1         | 1531      | 0.00                  |
| <b>Total Base Acres:</b> | <b>1348.4</b> |           |                       |

Tract Number: 11194 Description: Sec 5&6 League 491 Nelson; Sec 7 W of CR505

FSA Physical Location: Castro, TX ANSI Physical Location: Castro, TX

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2015- 11

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 1494.83            | 1448.58            | 1448.58                | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |
| 0.0                | 0.0                | 1448.58                | 0.0            | 0.0     |     |              |     |

| Crop  | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------|--------------|-----------|-----------------------|
| WHEAT | 598.4        | 48        | 0.00                  |

Texas

U.S. Department of Agriculture

FARM: 3563

Castro

Farm Service Agency

Prepared: 5/26/21 9:34 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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| Crop                     | Base Acreage  | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------|-----------------------|
| CORN                     | 265.1         | 142       | 0.00                  |
| GRAIN SORGHUM            | 269.8         | 102       | 0.00                  |
| SEED COTTON              | 215.1         | 1531      | 0.00                  |
| <b>Total Base Acres:</b> | <b>1348.4</b> |           |                       |

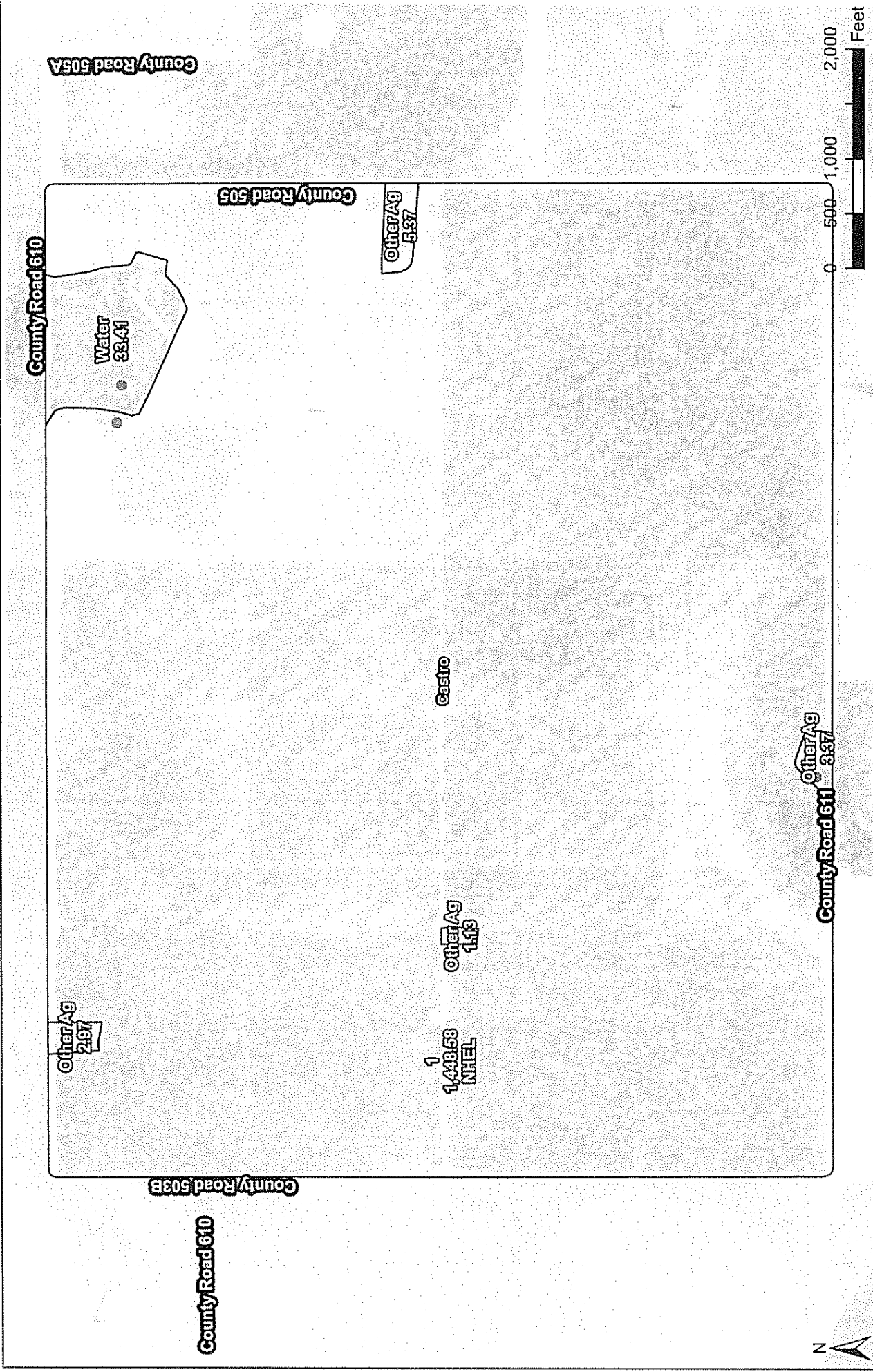
Owners: MYATT, D'ANN

MYATT, WILLIAM B

Other Producers: BILL & D'ANN FARMS

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**Castro County, Texas**

**2021 Program Year**

United States  
Department of  
Agriculture

Farm: 3563  
Tract: 11194

Map Created October 13, 2021  
Image Acquisition Year - 2011

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact

Texas  
 Castro  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 3560  
 Prepared: 5/26/21 9:34 AM  
 Crop Year: 2021  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: J & M MYATT FARMS  
 Farm Identifier: [Blank]  
 Recon Number: 2015 - 8

Farms Associated with Operator:  
 593, 3474

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|-------------|------------------|
| 215.88             | 214.41             | 214.41                 | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |             |                  |
| 0.0                | 0.0                | 214.41                 | 0.0            | 0.0     |     |              |     |             |                  |

| ARC/PLC                |        |        |             |                |                |      |
|------------------------|--------|--------|-------------|----------------|----------------|------|
| PLC                    | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |      |
| WHEAT, CORN, SORGH SUP | NONE   | NONE   | NONE        | NONE           | NONE           | NONE |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT                    | 93.3         | 47        | 0.00                  |
| CORN                     | 43.0         | 142       | 0.00                  |
| GRAIN SORGHUM            | 38.8         | 100       | 0.00                  |
| SEED COTTON              | 36.9         | 1531      | 0.00                  |
| <b>Total Base Acres:</b> | <b>212.0</b> |           |                       |

Tract Number: 216 Description: 215.9 Ac NW part of Survey 5 & 6; League 490  
 FSA Physical Location: Castro, TX ANSI Physical Location: Castro, TX  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 215.88             | 214.41             | 214.41                 | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |
| 0.0                | 0.0                | 214.41                 | 0.0            | 0.0     |     |              |     |

| Crop  | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------|--------------|-----------|-----------------------|
| WHEAT | 93.3         | 47        | 0.00                  |

Texas

U.S. Department of Agriculture

FARM: 3560

Castro

Farm Service Agency

Prepared: 5/26/21 9 34 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 43.0         | 142       | 0.00                  |
| GRAIN SORGHUM            | 38.8         | 100       | 0.00                  |
| SEED COTTON              | 36.9         | 1531      | 0.00                  |
| <b>Total Base Acres:</b> | 212.0        |           |                       |

Owners: MYATT, D'ANN

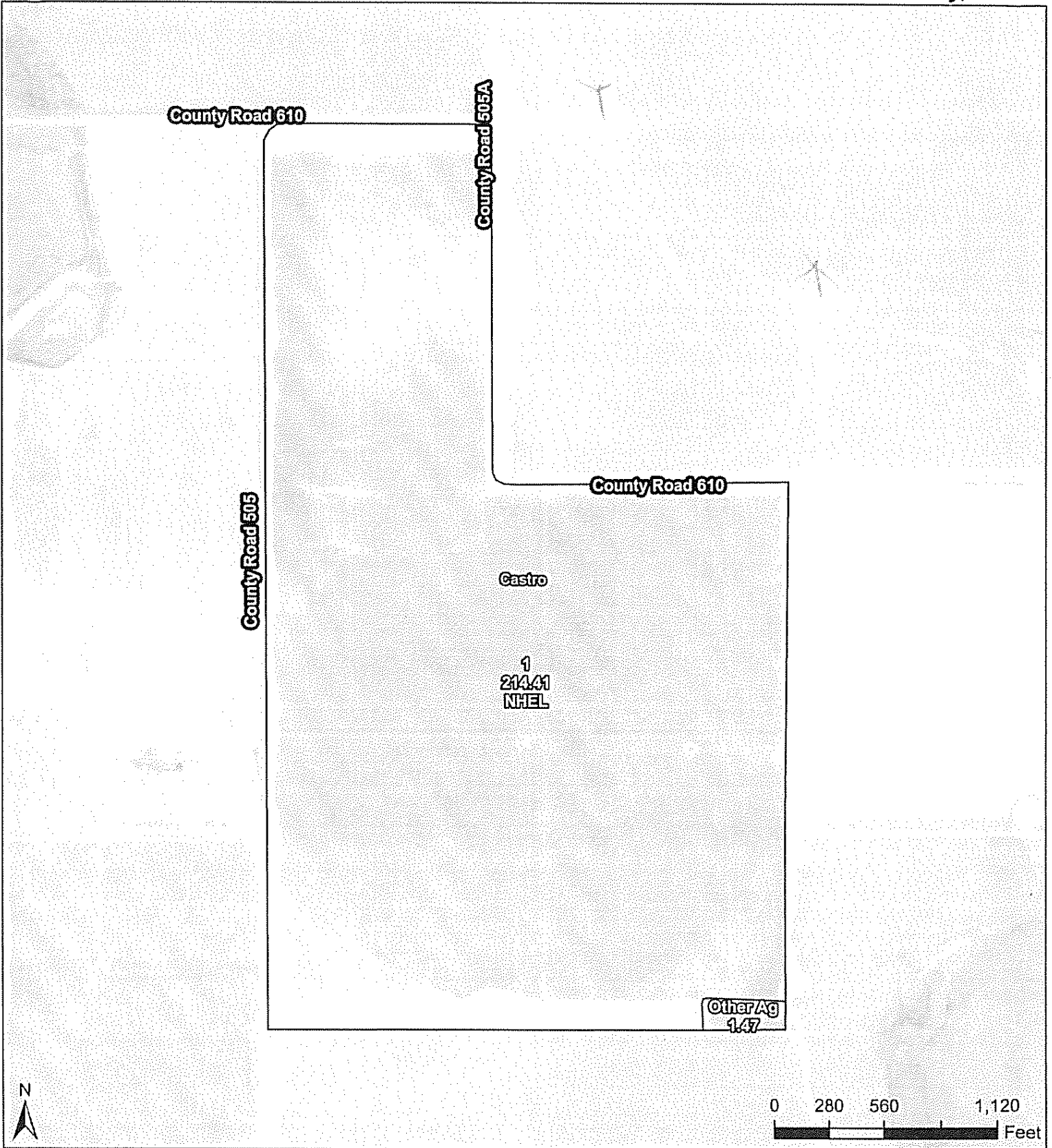
MYATT, WILLIAM B

Other Producers: BILL & D'ANN FARMS  
MYATT, MEGAN LEIGH

MYATT, WADE JACOB

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Farm: 3560  
Tract: 216

Wetland Determination Identifiers

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

2021 Program Year

Map Created October 13, 2020

Image Acquisition Year - 2018

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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.*

### 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.

|  |             |                                |              |
|--|-------------|--------------------------------|--------------|
| BEN G SCOTT LAND COMPANY LLC                                       | 9000678     | ben.scott@scottlandcompany.com | 800-933-9698 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                          | Phone        |
| Ben G. Scott   | 122507      | ben.scott@scottlandcompany.com | 806-647-4375 |
| Designated Broker of Firm  | License No. | Email                          | Phone        |
| Ben G. Scott   | 122507      | ben.scott@scottlandcompany.com | 806-647-4375 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                          | Phone        |
| Gerald M. Smith  | 275781      | gms@midplains.coop             | 806-292-0197 |
| Sales Agent/Associate's Name                                       | License No. | Email                          | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date