

Scott Land Company, LLC

Ben G. Scott Land Company, LLC • 1301 Front Street • Dimmitt, Texas 79027
Phone (806) 647-4375 5:00am to 10:00pm or (800) 933-9698 • Fax (806) 647-0950
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Flagg 3 ¼ Sections

State: Texas
Region: Panhandle
County: Castro
Property Type: Irrigated Farm
Acres: 2,080 +/- acres more or less
Price: \$ 6,400.00 per acre
Taxes: \$ 11,380 (approximate)
Location: 2 miles NW of Flagg
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
Primary Office Email Address: ben.scott@scottlandcompany.com/gms@midplains.coop

Comments:

This farm is located in the most productive area of Castro County, northwest of Flagg and consists of approximately 2080 acres. It is offered for sale as a whole or in three separate tracts.

Flagg 810. This tract includes Section 14, the NE/4 of Section 15 and approximately 10 acres out of Section 10 that is watered by the pivot on the quarter section. There are two 2001 Zimmatic center-pivot sprinkler systems which can be operated at the same time. The north pivot which waters approximately 496 acres is a ½-mile system nozzled for 2000 gpm and equipped with a booster pump. The south pivot which waters approximately 148 acres is a ¼-mile system nozzled for 800 gpm. Water is supplied by 8 wells connected by high-pressure underground line. Four of the wells have turbine pumps powered by vertical hollow shaft electric motors and the other 4 wells have submersible electric pumps and motors.

Ranch & Farm Real Estate

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Flagg 630. This tract is Section 10 less approximately 10 acres watered by the sprinkler on the adjoining quarter section. There is a 2001 Zimmatic ½-mile center-pivot sprinkler system nozzled for 2000 gpm and equipped with a booster pump which waters approximately 489 acres. There are 7 wells equipped with submersible electric motors and pumps and connected together with high-pressure plastic underground line.

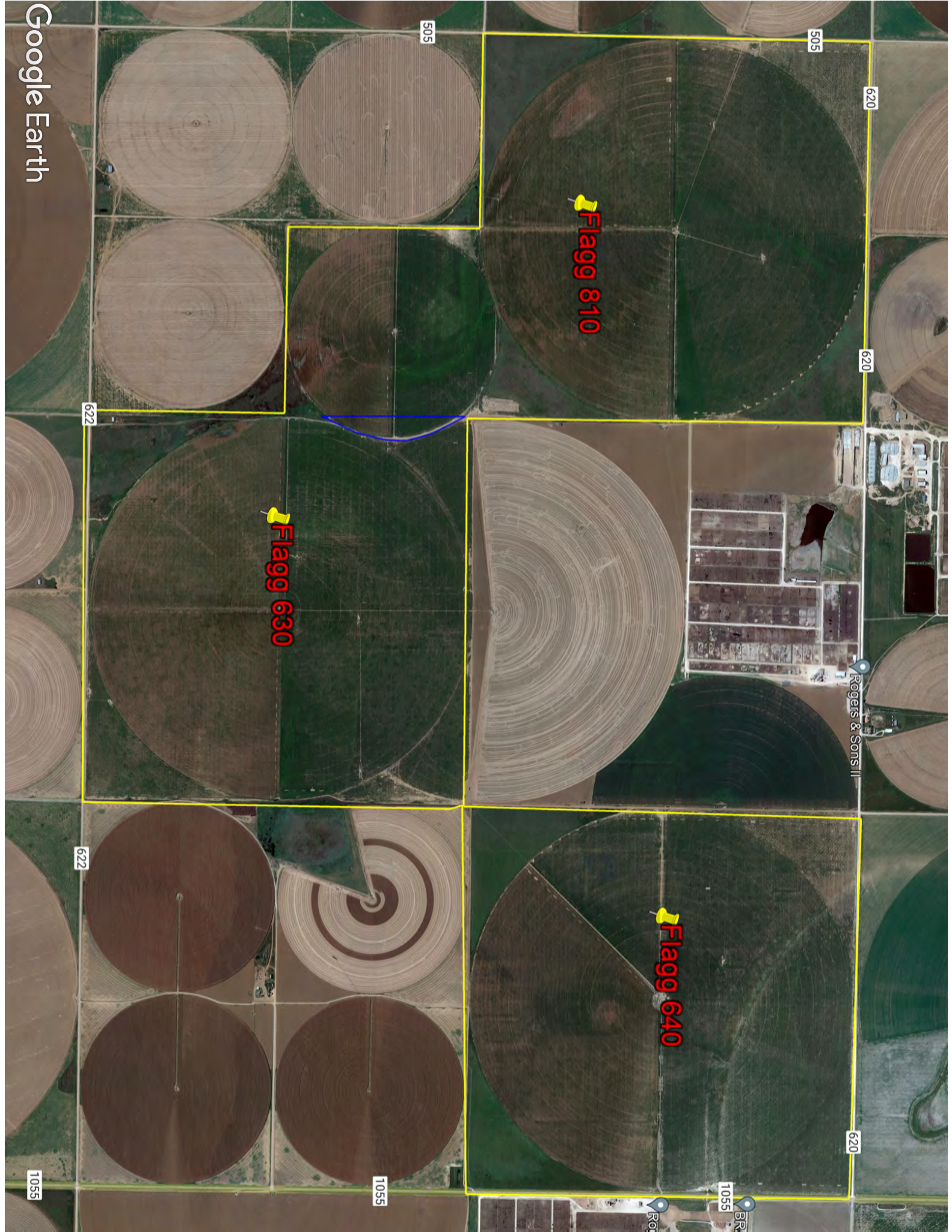
Flagg 640. This tract is Section 2 which has a 2007 Zimmatic ½-mile center-pivot sprinkler system nozzled for 2000 gpm and equipped with a booster pump which waters approximately 487 acres. There are 10 wells equipped with submersible electric motors and pumps and connected together with high-pressure plastic underground line.

The wells on this farm are approximately 400 feet deep. All wells, pumps, underground line and pivots are in good condition. The soils are mostly clay loam and are very productive. It is located in close proximity to a number of feedlots and dairies which provide both a market for grain and forage crops and a source of manure for fertilizer. This is an excellent farm which deserves your serious consideration.

The owner is willing to lease and continue to operate this farm.

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



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Flagg 810

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Flagg 630

Rogers & Sons II

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Flagg 640

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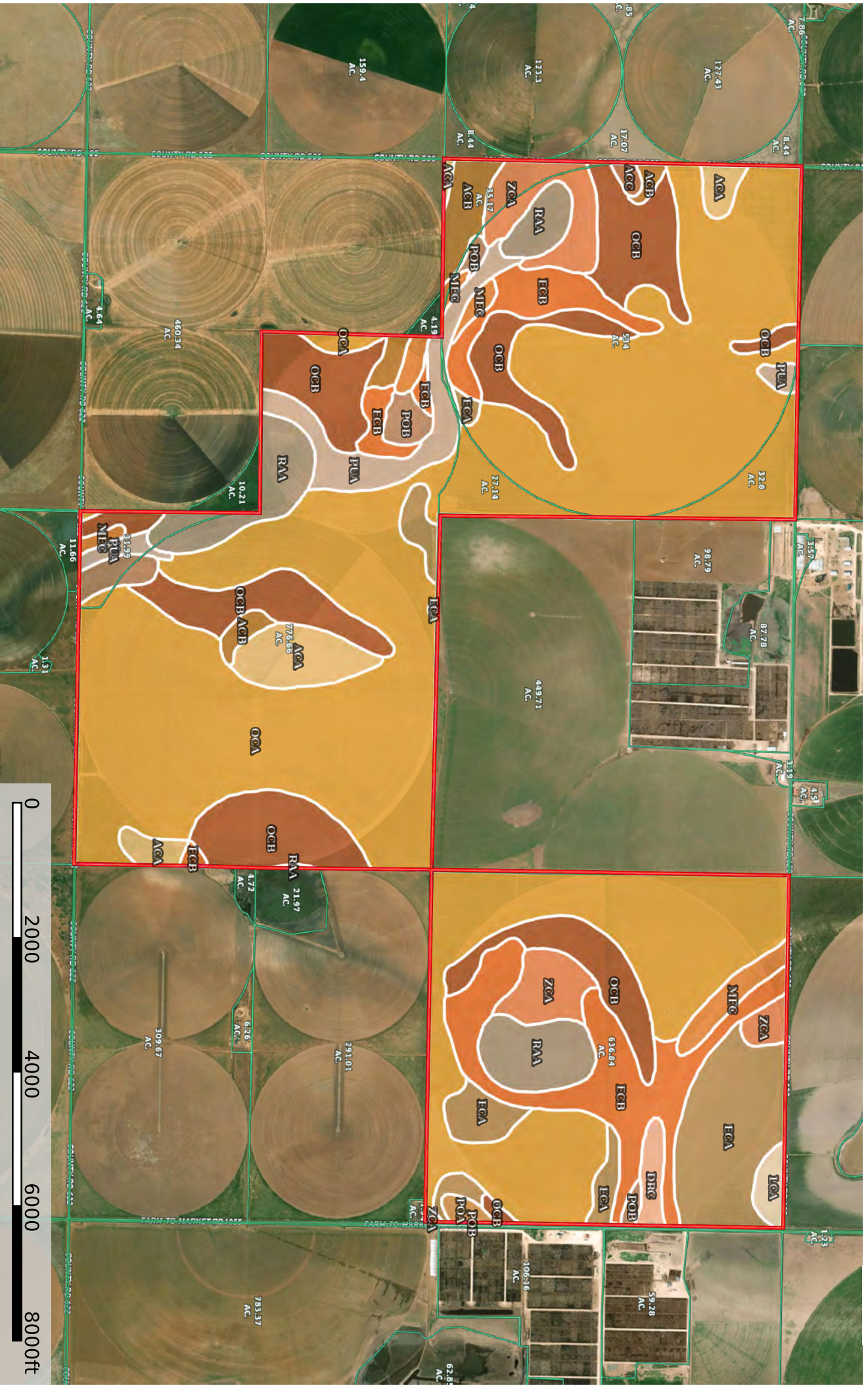
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Ranch & Farm Real Estate

Myatt Flagg 3 1/4 sections Texas, AC +/-



Boundary

Ben G Scott



The information contained herein was obtained from sources deemed to be reliable. MapInfo Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| 2073.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OcA	Olton clay loam, 0 to 1 percent slopes	1083.33	52.24	0	47	3e
OcB	Olton clay loam, 1 to 3 percent slopes	285.94	13.79	0	47	3e
EcB	Estacado clay loam, 1 to 3 percent slopes	159.22	7.68	0	49	3e
EcA	Estacado clay loam, 0 to 1 percent slopes	131.88	6.36	0	49	3e
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	94.45	4.55	0	17	6w
ZcA	Zita clay loam, 0 to 1 percent slopes	73.04	3.52	0	48	3e
PuA	Pullman clay loam, 0 to 1 percent slopes	63.55	3.06	0	46	3e
AcA	Acuff loam, 0 to 1 percent slopes	53.48	2.58	0	49	3e
AcB	Acuff loam, 1 to 3 percent slopes	37.75	1.82	0	52	3e
MeC	Pep-Estacado loams, 3 to 5 percent slopes	32.38	1.56	0	47	4e
PoB	Posey complex, 1 to 3 percent slopes	28.25	1.36	0	39	3e
DRC	Drake soils, 1 to 8 percent slopes	12.0	0.58	0	42	6e
LcA	Lazbuddie clay, 0 to 1 percent slopes, rarely ponded	9.88	0.48	0	39	3s
PoA	Posey complex, 0 to 1 percent slopes	5.3	0.26	0	39	3e
AcC	Acuff loam, 3 to 5 percent slopes	3.39	0.16	0	51	3e
TOTALS		2073.85(*)	100%	-	45.87	3.17

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date