

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

Hart Irrigated 2 Sections



Castro County, Texas

FARM AND RANCH REAL ESTATE

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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Hart Irrigated 2 Sections

State: Texas
Region: Panhandle
County: Castro
Property Type: Irrigated Farm
Acres: 1,319 more or less
Price: \$6,400.00 per acre
Taxes: \$8,187.11 approximately (2023)
Location: 4 miles NW of Hart on Hwy 194
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 consists of a 661-acre section (tract1) and an adjoining 658-acre section (tract 2) which corner each other. Total water production from both sections is approximately 3400 gallons per minute. All wells and pivots are connected with underground pipe, leaving the excess water to supply the adjacent leased ground.

Tract 1 has a late-model ½-mile Valley center pivot nozzled for 1300 gpm and 14 irrigation wells producing 2200 gpm are connected with high-pressure underground plastic pipe. The wells are approximately 380' deep and equipped with submersible electric pumps and motors. The soils are mostly clay loams with 0 to 1 percent slope and are highly productive. The NE corner of tract 1 joins Hwy 194 NW of Hart.

Ranch & Farm Real Estate

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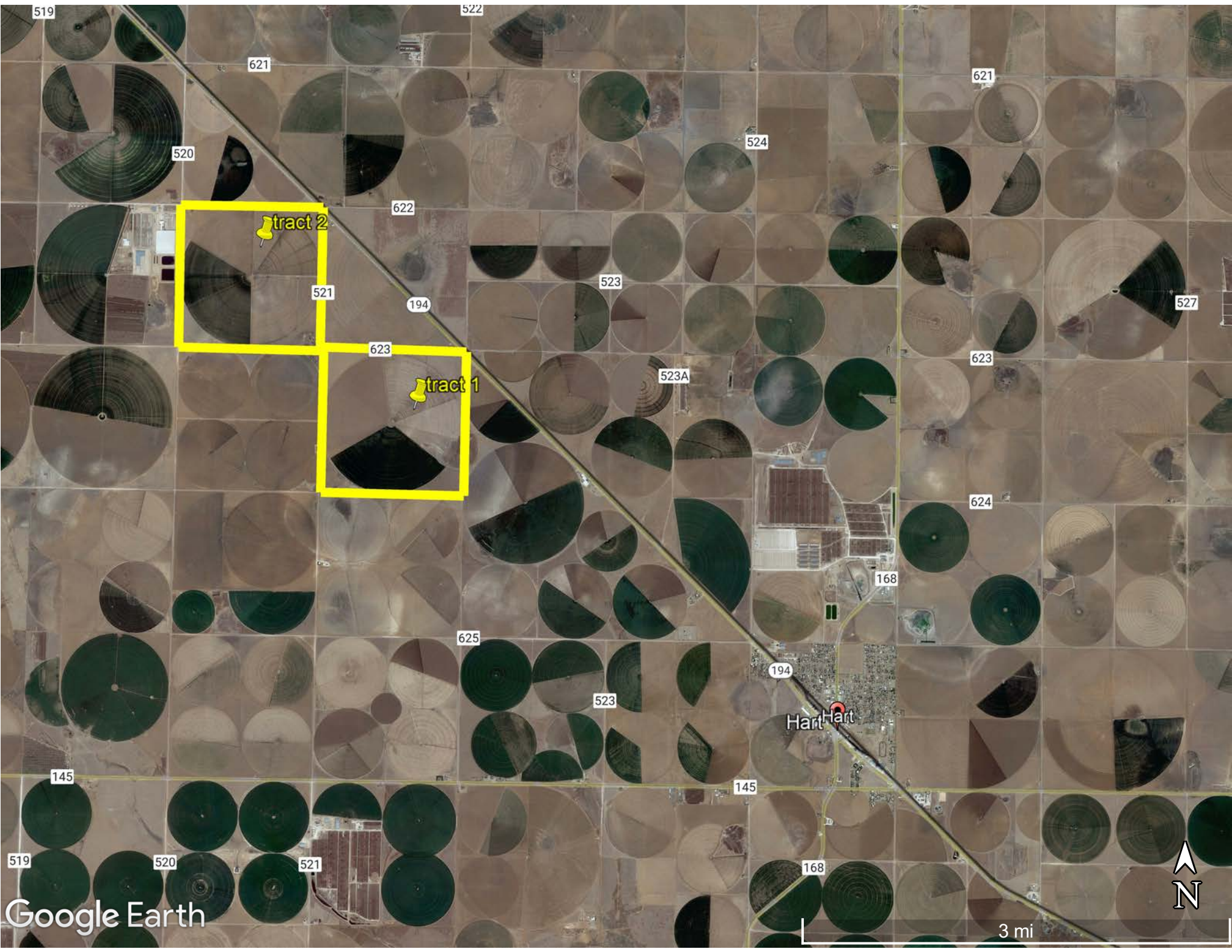
Tract 2 is Section 56, the NE corner of which is also on Hwy 194. There are thirteen irrigation wells producing approximately 1200 gpm, all are equipped with submersible electric motors and pumps and connected with high-pressure underground plastic pipe. There is a half-mile Valley center-pivot sprinkler irrigation system in good condition nozzled at 1300 gpm. This tract has excellent topography and soils with about 90% being clay loam.

There are many feedlots and dairies in this area which provide a good market for corn silage and wheat hay and silage. In addition, these operations supply manure for use as fertilizer.

This is a nice farm with good water located in a highly productive farming area. *The 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



tract 2

tract 1

Hart

Google Earth

3 mi

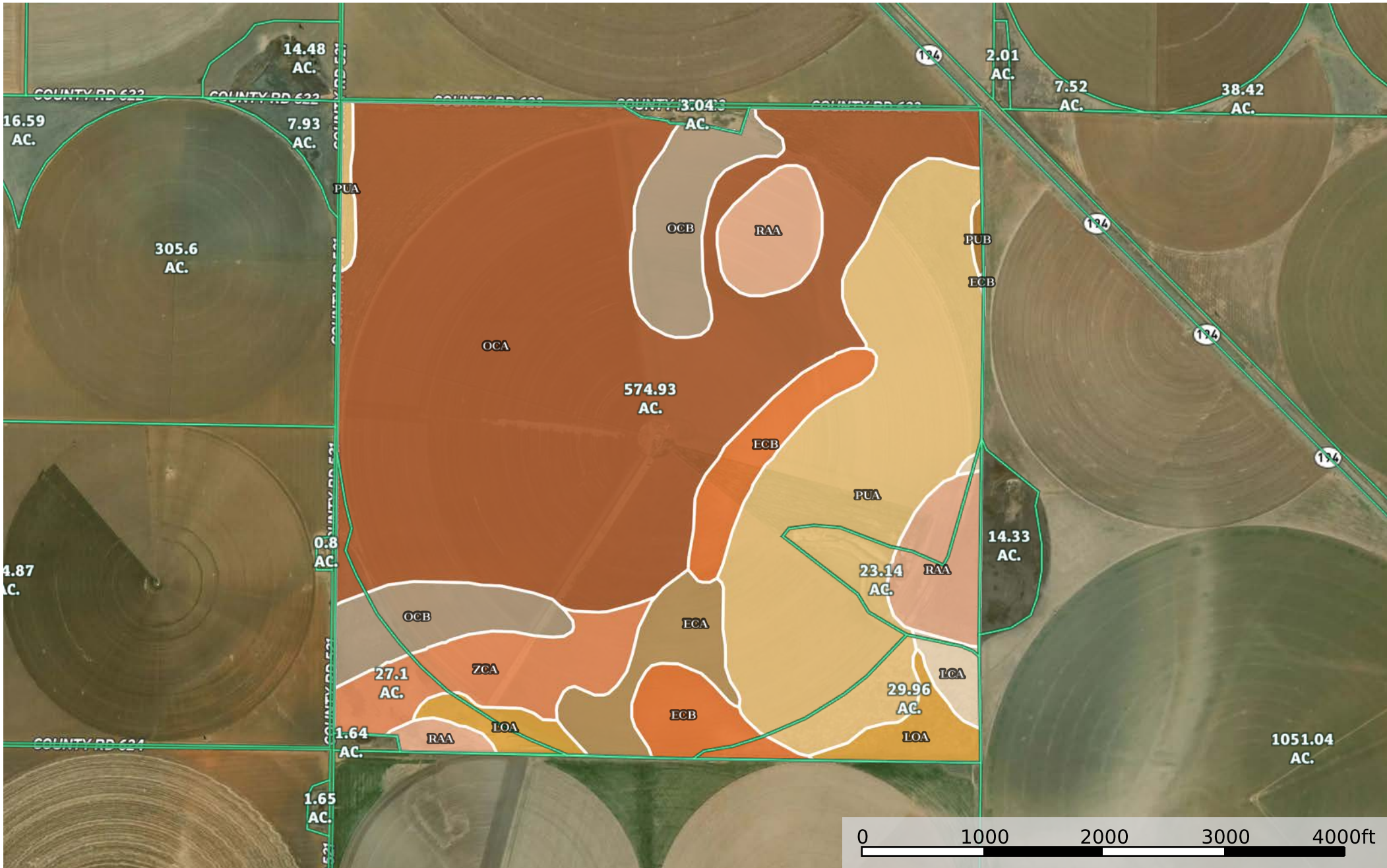


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Tract 1



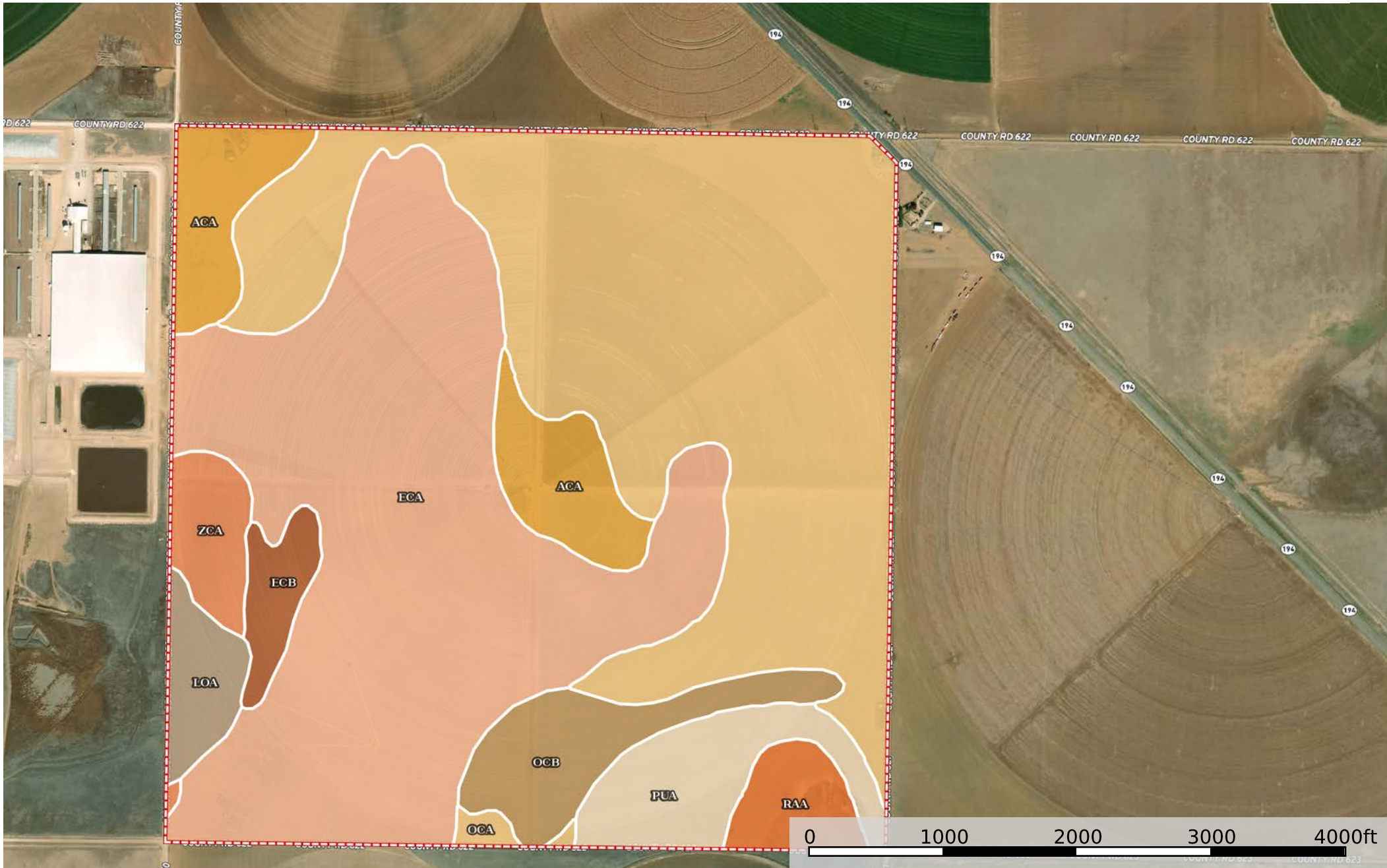
Tract 1

|  654.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OcA	Olton clay loam, 0 to 1 percent slopes	313.0 3	47.81	0	47	3e
PuA	Pullman clay loam, 0 to 1 percent slopes	140.8 4	21.51	0	46	3e
OcB	Olton clay loam, 1 to 3 percent slopes	47.45	7.25	0	47	3e
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	40.02	6.11	0	17	6w
EcB	Estacado clay loam, 1 to 3 percent slopes	33.65	5.14	0	49	3e
ZcA	Zita clay loam, 0 to 1 percent slopes	32.45	4.96	0	48	3e
EcA	Estacado clay loam, 0 to 1 percent slopes	20.31	3.1	0	49	3e
LoA	Lofton clay loam, 0 to 1 percent slopes, rarely ponded	19.28	2.94	0	42	3e
LcA	Lazbuddie clay, 0 to 1 percent slopes, rarely ponded	6.52	1.0	0	39	3s
PuB	Pullman clay loam, 1 to 3 percent slopes	1.16	0.18	0	46	3e
TOTALS		654.7 1(*)	100%	-	44.94	3.18

(*) 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.

Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OcA	Olton clay loam, 0 to 1 percent slopes	254.14	38.73	0	47	3e
EcA	Estacado clay loam, 0 to 1 percent slopes	240.66	36.67	0	49	3e
AcA	Acuff loam, 0 to 1 percent slopes	43.19	6.58	0	49	3e
PuA	Pullman clay loam, 0 to 1 percent slopes	31.06	4.73	0	46	3e
OcB	Olton clay loam, 1 to 3 percent slopes	30.99	4.72	0	47	3e
ZcA	Zita clay loam, 0 to 1 percent slopes	15.38	2.34	0	48	3e
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	14.74	2.25	0	17	6w
LoA	Lofton clay loam, 0 to 1 percent slopes, rarely ponded	14.35	2.19	0	42	3e
EcB	Estacado clay loam, 1 to 3 percent slopes	11.75	1.79	0	49	3e
TOTALS		656.26(*)	100%	-	47.09	3.07

(*) 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.



Tract 1

TEXAS
CASTRO



United States Department of Agriculture
Farm Service Agency

FARM : 1374

Prepared : 5/2/24 12 46 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements

Abbreviated 156 Farm Record

Operator Name : MYATT FAMILY FARMS
CRP Contract Number(s) : None
Recon ID : None
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
859.81	631.99	631.99	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	631.99		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	176.00	0.00	49	33
Corn	240.00	0.00	225	
Grain Sorghum	44.20	0.00	109	100
Seed Cotton	97.76	0.00	2394	100
Unassigned Generic Base	24.44	0.00	0	
TOTAL	582.40	0.00		

NOTES

Tract Number : 768
Description : SEC 4, BLK O-7
FSA Physical Location : TEXAS/CASTRO
ANSI Physical Location : TEXAS/CASTRO
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MYATT FAMILY FARMS
Other Producers : None
Recon ID : None

Tract 1

TEXAS
 CASTRO
 Form: FSA-156EZ

USDA United States Department of Agriculture
 Farm Service Agency

FARM : 1374
 Prepared : 5/2/24 12:46 PM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract Land Data

Tract 768 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
659.81	631.99	631.99	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	631.99	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	176.00	0.00	49
Corn	240.00	0.00	225
Grain Sorghum	44.20	0.00	109
Seed Cotton	97.76	0.00	2394
Unassigned Generic Base	24.44	0.00	0
TOTAL	582.40	0.00	

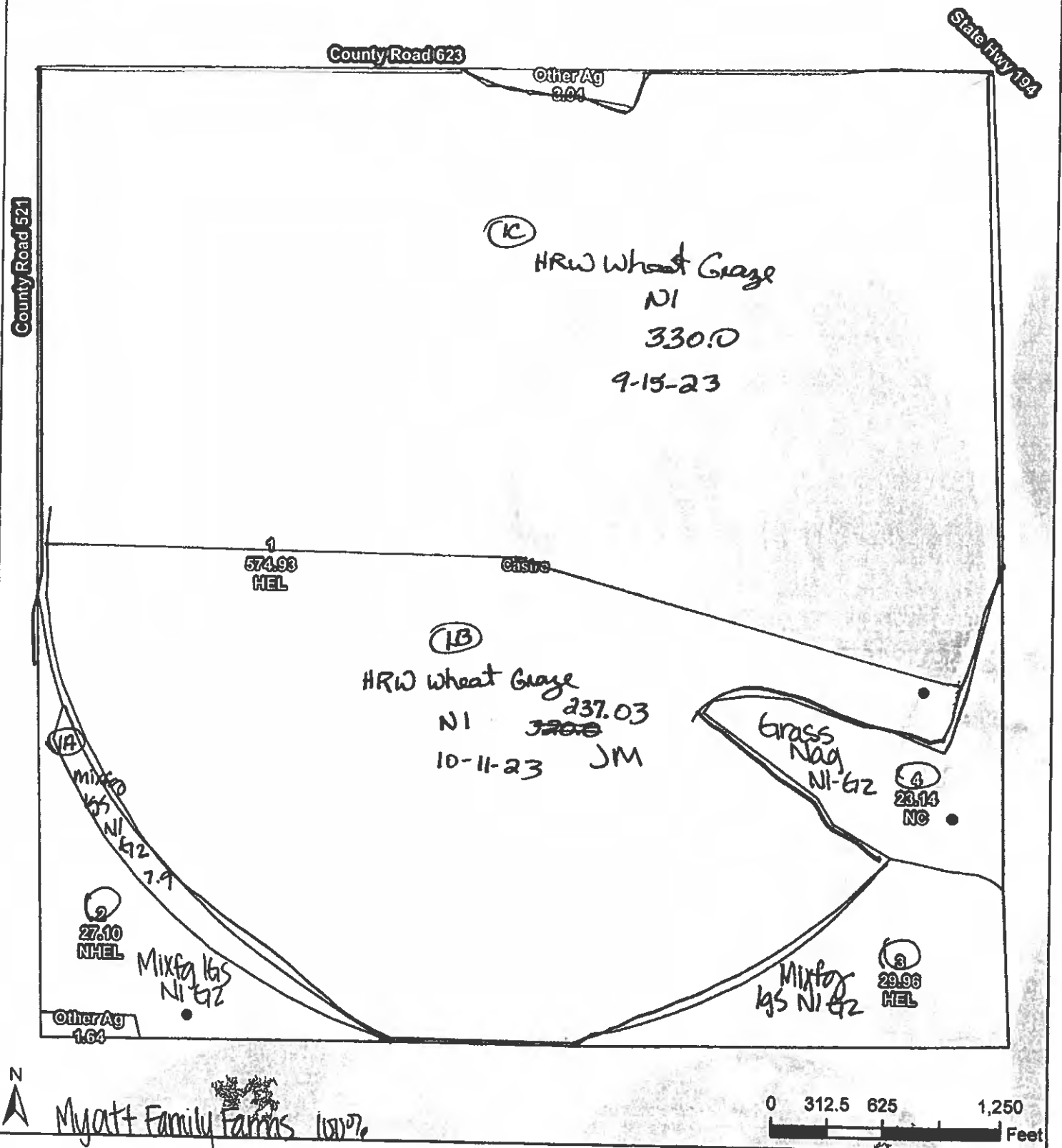
NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027 found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Tract 1



N
Myatt Family Farms (181)76



Farm: 1374
Tract: 768

Wetland Determination Identifiers

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

2024 Program Year
Map Created September 11, 2023
Image Acquisition Year - 2018

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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity employer, lender and provider.

Tract 2 - East Half

TEXAS
CASTRO



United States Department of Agriculture
Farm Service Agency

FARM : 643

Prepared : 5/2/24 12:44 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : FROST FARMS LLC
 CRP Contract Number(s) : None
 Recon ID : None
 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
316.61	306.92	306.92	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	306.92	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SUP	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	141.00	0.00	173	
Seed Cotton	124.00	0.00	1910	0
Unassigned Generic Base	31.00	0.00	0	
TOTAL	296.00	0.00		

NOTES

Tract Number : 913
 Description : E 1/2 Sec 56; Blk 10-T
 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 : FROST FARMS LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
316.61	306.92	306.92	0.00	0.00	0.00	0.00	0.0

Tract 2 - East Half

TEXAS
CASTRO
Form: FSA-156EZ



FARM : 643
Prepared : 5/2/24 12:44 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 913 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	306.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	141.00	0.00	173
Seed Cotton	124.00	0.00	1910
Unassigned Generic Base	31.00	0.00	0
TOTAL	296.00	0.00	

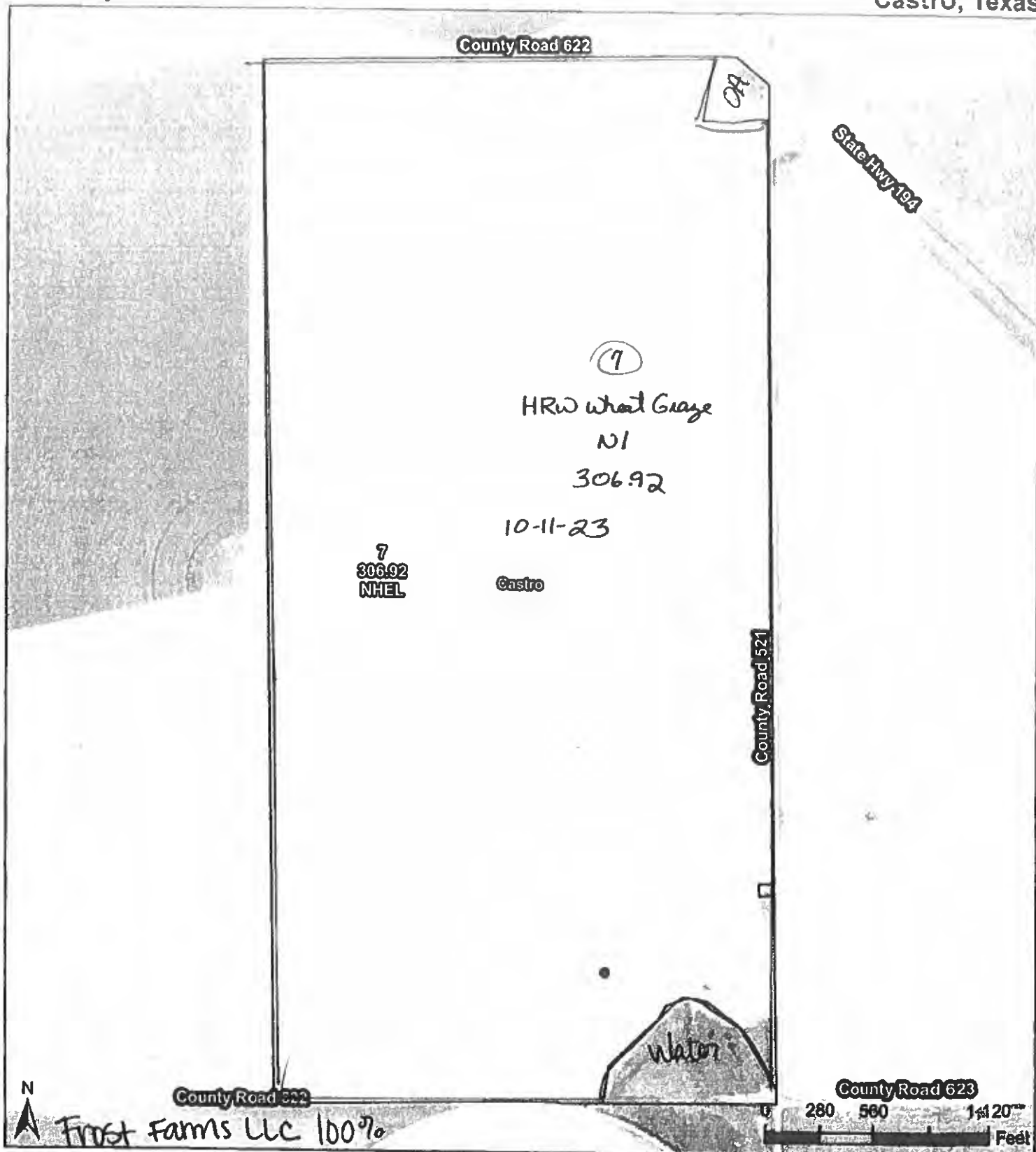
NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form (AD-3027) found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Tract 2 - East Half



Farm: 643
Tract: 913

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

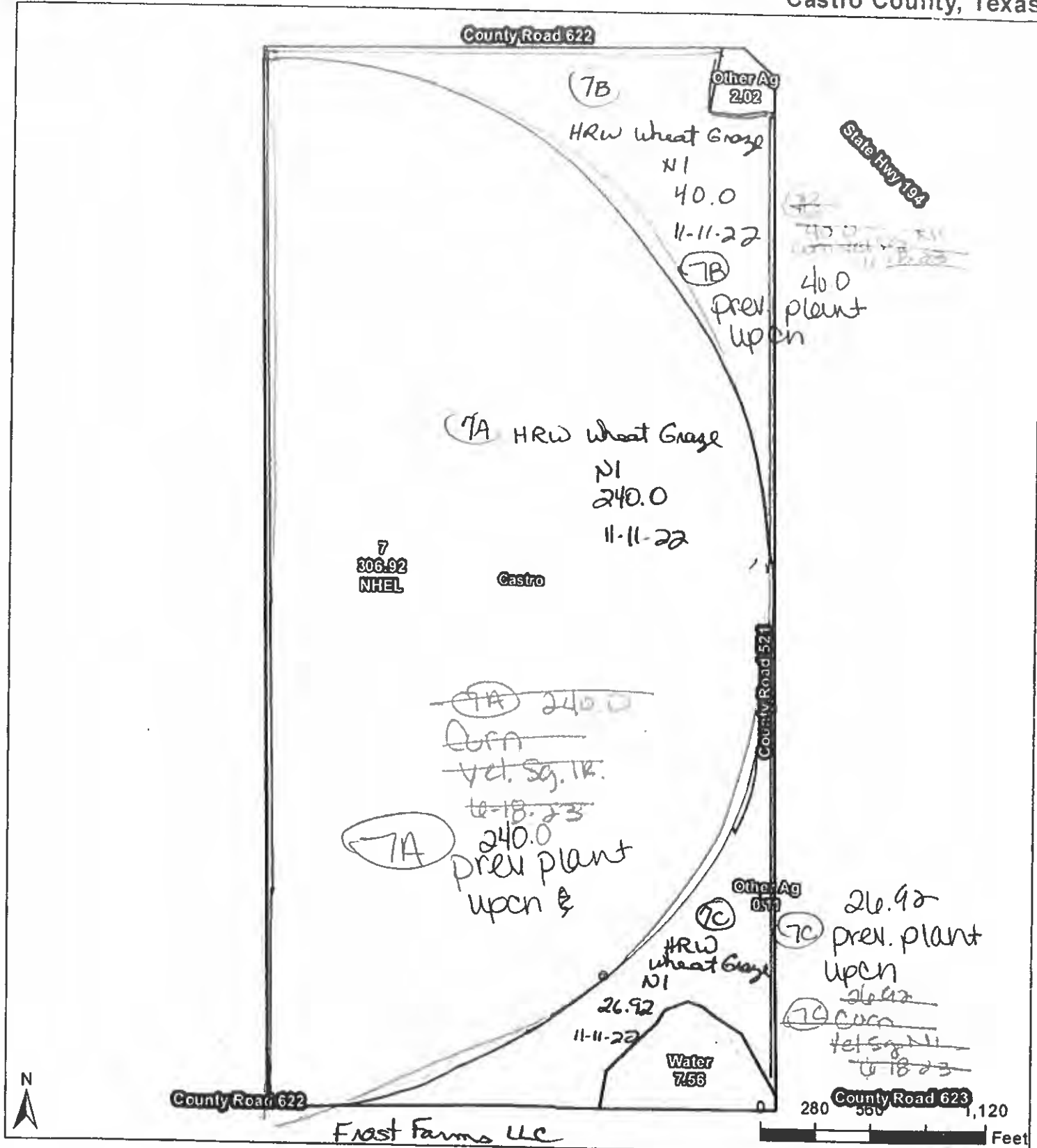
2024 Program Year

Map Created August 09, 2023

Image Acquisition Year - 2022

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Tract 2 - East Half



Farm: 643
Tract: 913

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

2023 Program Year

Map Created August 18, 2022

Image Acquisition Year - 2020

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Tract 2 - West Half

TEXAS
CASTRO



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements

Abbreviated 156 Farm Record

FARM : 96

Prepared : 5/2/24 12:43 PM CST

Crop Year : 2024

Operator Name : MYATT FAMILY FARMS
 CRP Contract Number(s) : None
 Recon ID : None
 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
334.44	333.23	333.23	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	333.23	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SUP	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	141.50	0.00	168	
Seed Cotton	127.20	0.00	1776	0
Unassigned Generic Base	31.80	0.00	0	
TOTAL	300.50	0.00		

NOTES

Tract Number : 912
 Description : W1/2 Sec 56; Blk 10-T
 FSA Physical Location : TEXAS/CASTRO
 ANSI Physical Location : TEXAS/CASTRO
 BIA Unit Range Number :
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : MYATT FAMILY FARMS
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
334.44	333.23	333.23	0.00	0.00	0.00	0.00	0.0

Tract 2 - West Half

TEXAS
 CASTRO
 Form: FSA-156EZ



FARM : 96
 Prepared : 5/2/24 12:43 PM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 912 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	333.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	141.50	0.00	168
Seed Cotton	127.20	0.00	1776
Unassigned Generic Base	31.80	0.00	0
TOTAL	300.50	0.00	

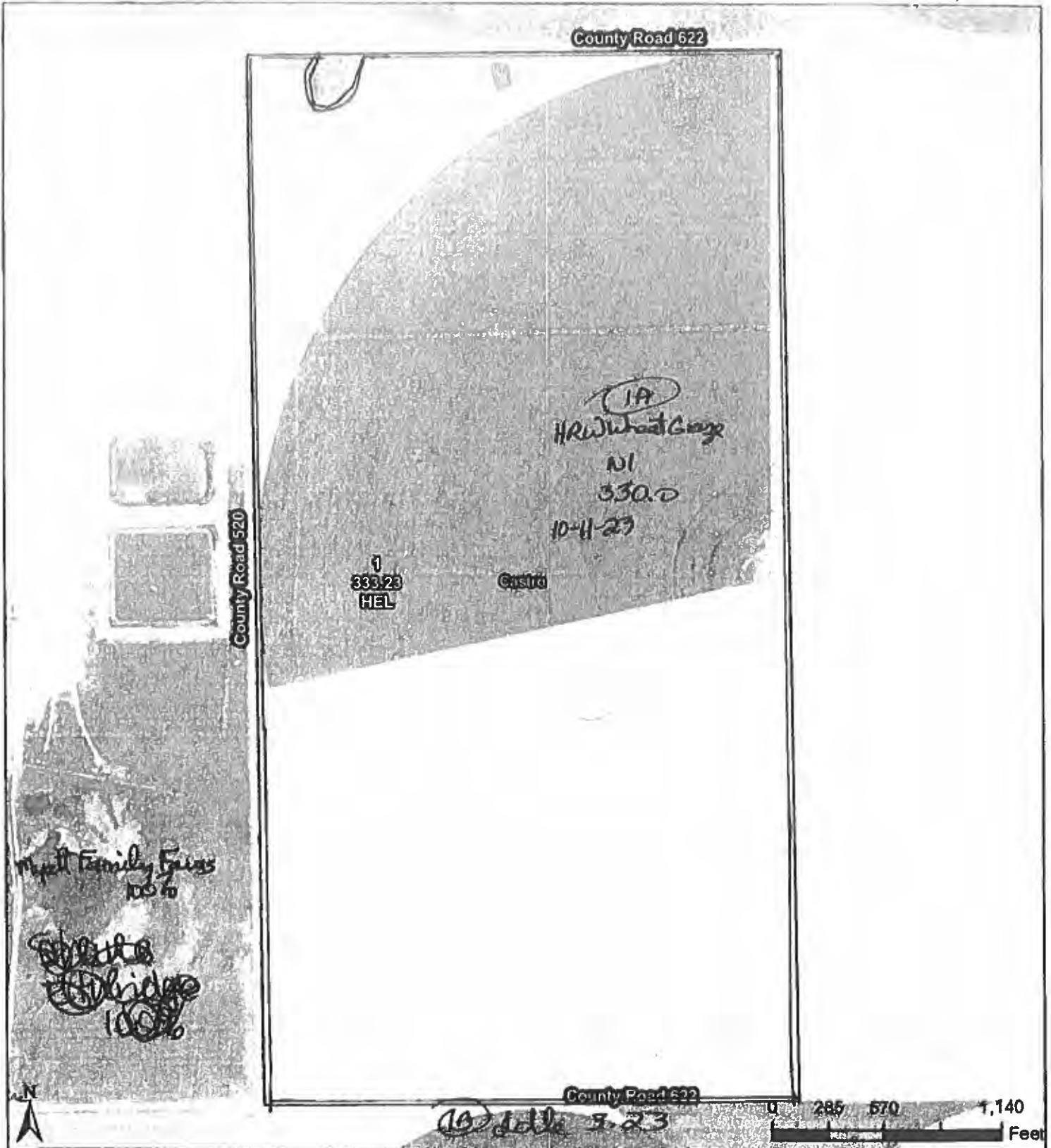
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Tract 2 - West Half



Farm: 96
Tract: 912

Wetland Determination Identifiers

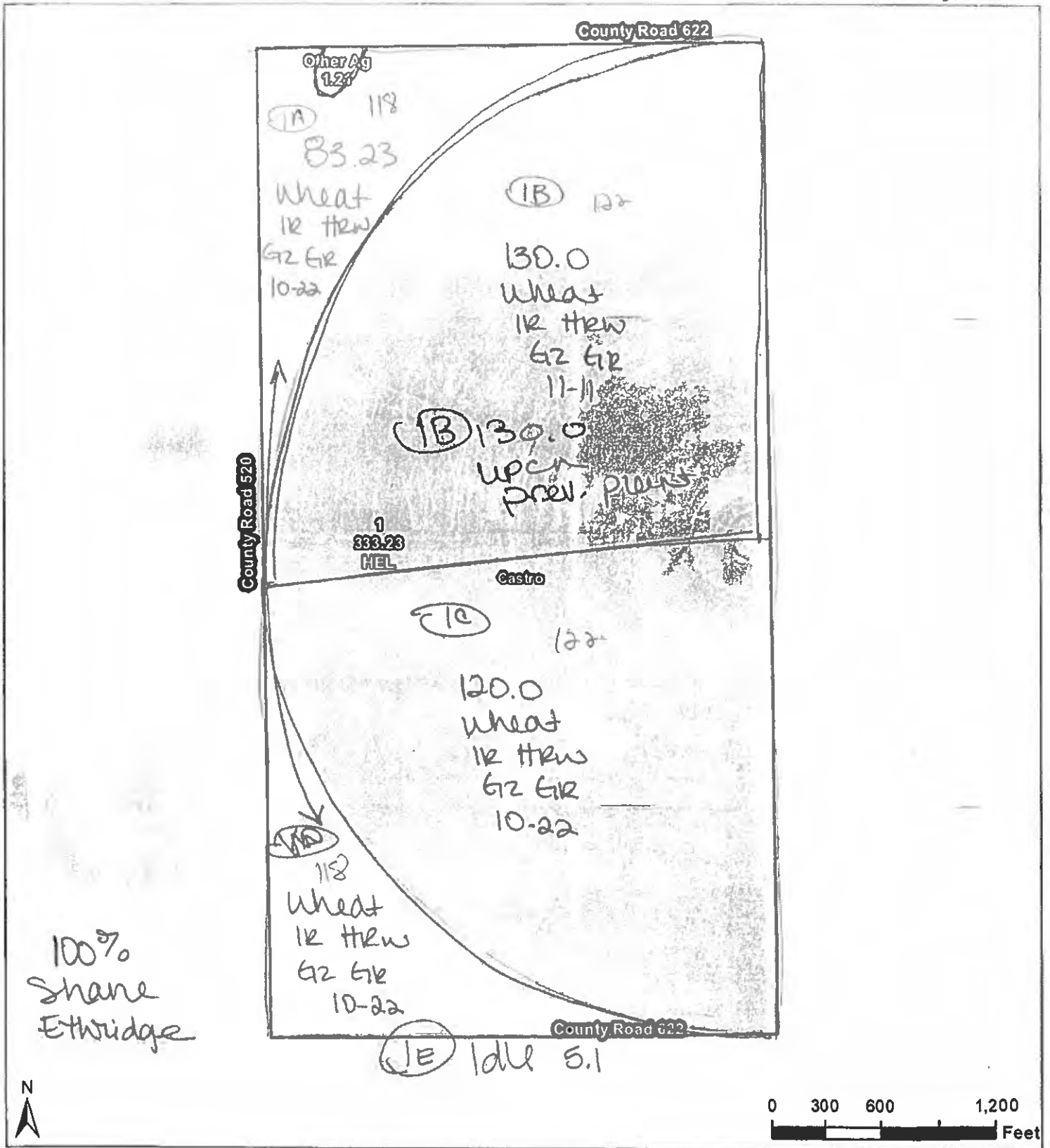
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created August 08, 2023

Image Acquisition Year - 2022

Tract 2 - West Half



100%
Shane
Ethridge

Farm: 96
Tract: 912

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

2023 Program Year
Map Created August 09, 2022
Image Acquisition Year - 2020

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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.

_____ 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