NW Castro Farms



1,472.5 ± ACRES | DIMMITT, TEXAS | CASTRO COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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PROPERTY SUMMARY

State:	Texas
Region:	Panhandle
County:	Castro
Property Type:	Irrigated, Dry Land & Native Pasture
Acres:	1,472.5 ± acres
Price:	$4,574,625.00
Estimated Taxes:	$7,358.10
Location:	Less than 15 mi. W & NW of Dimmitt, TX

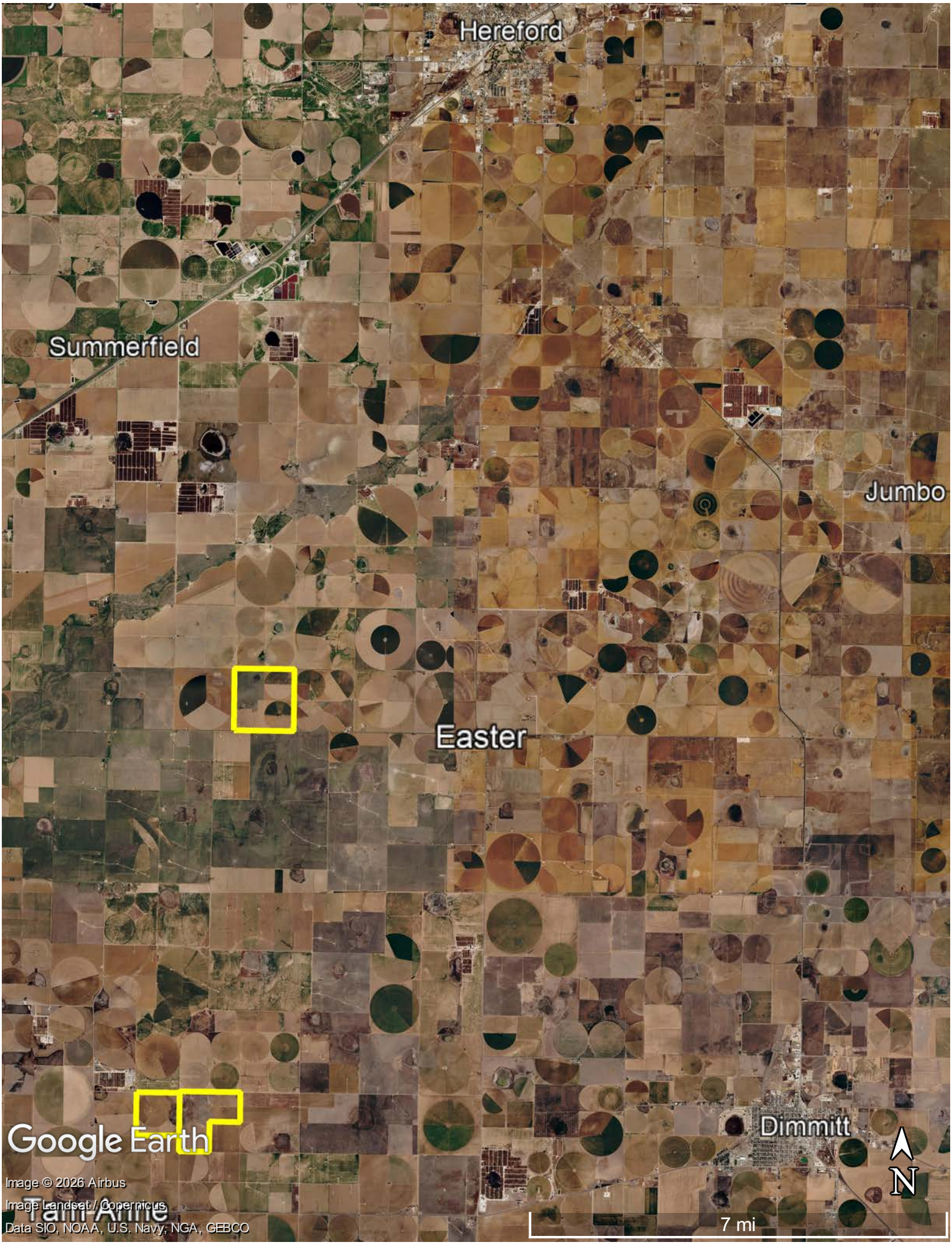
COMMENTS

We are pleased to present this offering of three productive agricultural tracts located in Castro County, Texas, in the heart of the Texas Panhandle. Collectively, these properties offer a diverse combination of irrigated farmland, dryland cultivation, established grass acreage, reliable irrigation infrastructure, CRP income, and additional wind and mineral interests. Each tract provides its own unique mix of agricultural and investment opportunities, making this offering well suited for farmers, ranchers, investors, and those seeking to expand their agricultural holdings in a productive area of the Panhandle.

The properties feature a total of approximately 1,472.5 acres, with substantial irrigated acreage supported by multiple irrigation wells and center pivot systems, as well as productive dryland and grass acreage. Tract 1 provides the added benefit of an established CRP contract, while Tracts 2 and 3 offer existing wind income royalties. These properties represent a well-rounded opportunity to acquire quality agricultural land with multiple potential income sources and uses.

Additional information is provided throughout this brochure to assist prospective buyers in evaluating the offering. FSA documents are included toward the end of the brochure and provide additional information regarding the agricultural history and program details of the properties. Wind lease information is available upon request for interested parties. Prospective purchasers are encouraged to review all available materials and conduct their own due diligence regarding acreage, water, leases, minerals, FSA information, taxes, and other property details.

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.


Hereford
Summerfield
Jumbo
Easter
Dimmitt
Tam Anne
Google Earth
Image © 2026 Airbus
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
N
7 mi

TRACT 1 | 662 ± ACRES | $2,750 / ACRE

Tract 1 offers 662 ± acres of productive farmland located approximately 3 miles west of Easter on FM 2397, on the north side of the road. The property features excellent soils and flat, level terrain, providing an attractive combination of irrigated and dryland farming.

Property Highlights:

- 662 ± acres total
- 248 ± acres irrigated farmland
- Two center pivot irrigation systems
- Five irrigation wells, tied together to produce approximately 400 GPM
- 275 ± acres prime dryland cultivated ground
- 30.1 ± acres mixed grasses
- 164.26 ± acres CRP
- CRP contract pays $30.79/acre annually and runs through 2030
- Seller is also offering 50% of all minerals owned by Seller
- Approximately $3,164.75 annual property taxes

This is a well-balanced agricultural property offering irrigated production, quality dryland acreage, and established CRP income in a productive area of the Texas Panhandle.




Google Earth
Image © 2026 Airbus
N
2000 ft









TRACT 2 | 480 ± ACRES | $3,500 / ACRE

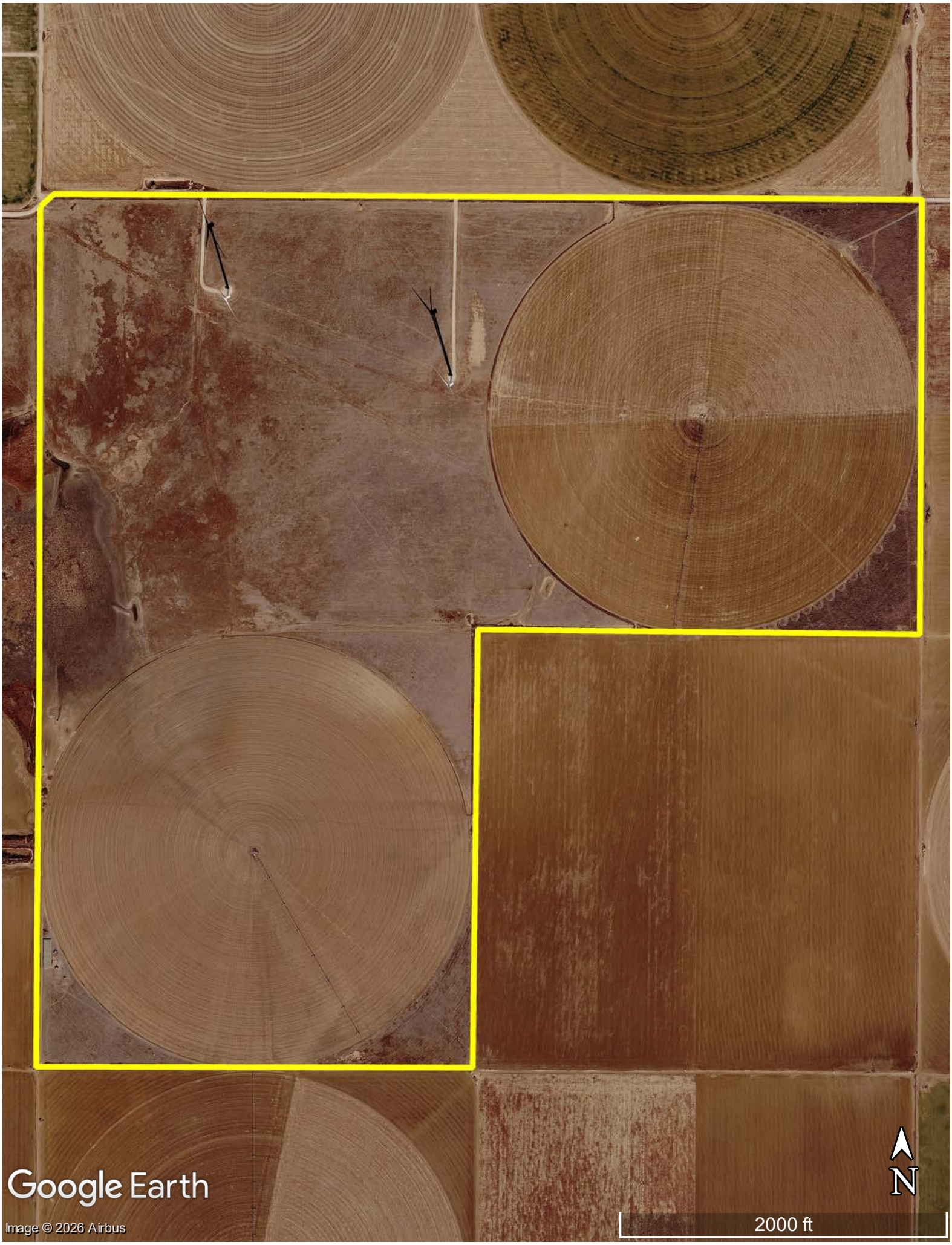
Tract 2 offers 480 ± acres of productive agricultural land located approximately 2 miles north of Tam Anne on FM 1057, then 1 mile east on CR 614. The property features substantial irrigated acreage supported by newer Valley center pivot systems, along with grass acreage and additional income potential from an existing wind lease.

Property Highlights:

- 480 ± acres total
- 298.4 ± acres irrigated
- Two late-model Valley center pivot irrigation systems
- Pivots equipped with low-drop nozzles on 60" centers, 38" tires, and booster pumps
- Four irrigation wells reportedly producing 250+ GPM combined
- Remaining acreage consists of grasses and native grass
- Two wind turbines currently producing, located on north end of property
- Seller conveys all wind rights and royalties associated with the two wind turbines
- Seller is also offering 50% of all minerals owned by Seller
- Approximately $2,672.79 annual property taxes

This tract offers an attractive combination of irrigated farmland, established water infrastructure, grass acreage, and additional wind and mineral interests, making it a compelling agricultural investment opportunity in Castro County.




Google Earth
Image © 2026 Airbus
N
2000 ft









TRACT 3 | 330.5 ± ACRES | $3,250 / ACRE

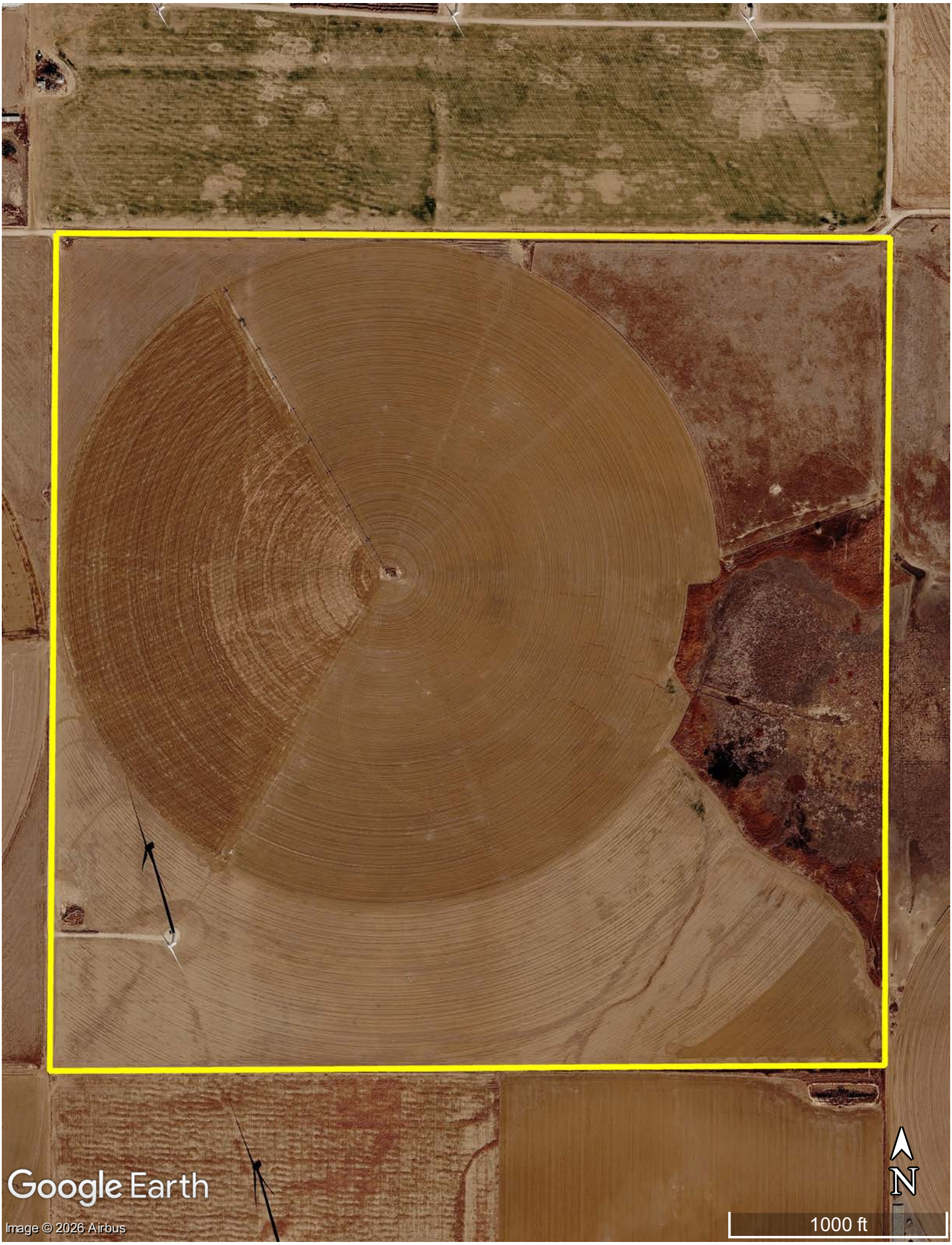
Tract 3 offers 330.5 ± acres of versatile agricultural land located approximately 2 miles north of Tam Anne, then 0.7 miles east on CR 614. The property combines irrigated farmland, productive dryland acreage, and established grassland, providing flexibility for farming, grazing, or investment.

Property Highlights:

- 330.5 ± acres total
- 90 ± acres irrigated
- Good, usable older center pivot with low-drop nozzles and 38" tires
- Three irrigation wells tied together producing approximately 150 GPM
- 165.3 ± acres dryland
- 42.8 ± acres established mixed grass
- One wind turbine currently producing, located on south end of property
- Seller conveys all wind rights and royalties associated with the one wind turbine
- Seller is also offering 50% of all minerals owned by Seller
- Approximately $1,520.56 annual property taxes

This tract presents an attractive combination of irrigated and dryland production, established grassland, reliable water infrastructure, and wind income potential, offering multiple opportunities for an agricultural operator or land investor.




Google Earth
Image © 2026 Airbus
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1000 ft



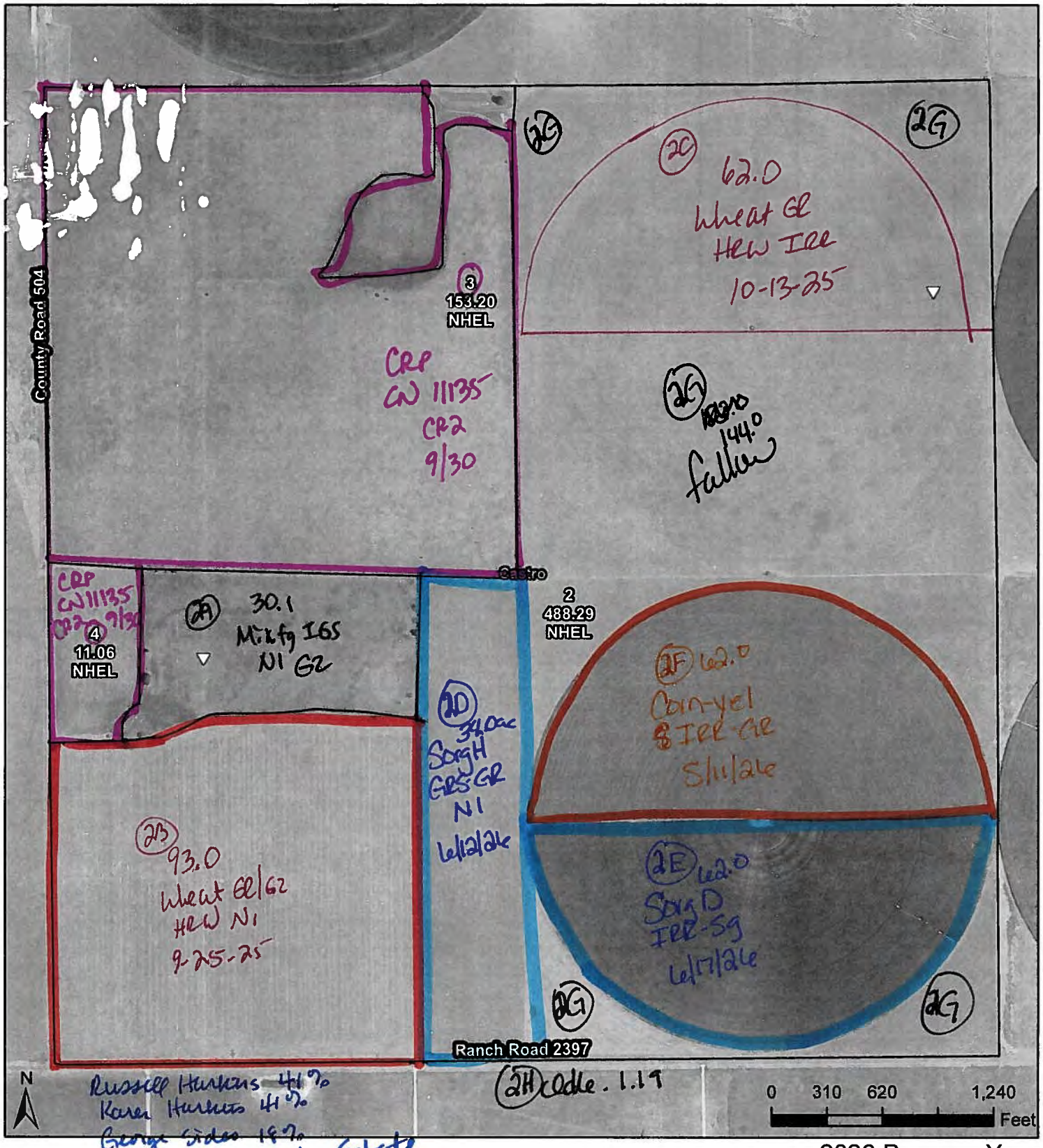






USDA United States Department of Agriculture

Castro Co Texas



Russell Hankins 41%
Karen Hankins 41%
George Sides 18%
George Sides Estate

Farm: 207
Tract: 115

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

2026 Program Year

Map Created October 27, 2025

Image Acquisition Year - 2024

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TEXAS
CASTRO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 207
Prepared : 3/11/24 1:50 PM CST
Crop Year : 2024

Operator Name : RUSSELL & KAREN HARKINS FARMS
CRP Contract Number(s) : 11135
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
662.17	652.55	652.55	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	488.29	0.00	164.26	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	155.40	0.00	50	13
Corn	56.10	0.00	192	
Seed Cotton	122.64	0.00	1834	
Unassigned Generic Base	30.66	0.00	0	
TOTAL	**364.80**	**0.00**		

NOTES

Tract Number : **115**

Description : Sec 144; Blk M-7
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 : GEORGE SIDES
Other Producers : KAREN HARKINS, RUSSELL HARKINS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
662.17	652.55	652.55	0.00	0.00	0.00	0.00	0.0

Tract 115 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	488.29	0.00	164.26	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	155.40	0.00	50
Corn	56.10	0.00	192
Seed Cotton	122.64	0.00	1834
Unassigned Generic Base	30.66	0.00	0
TOTAL	**364.80**	**0.00**	

NOTES

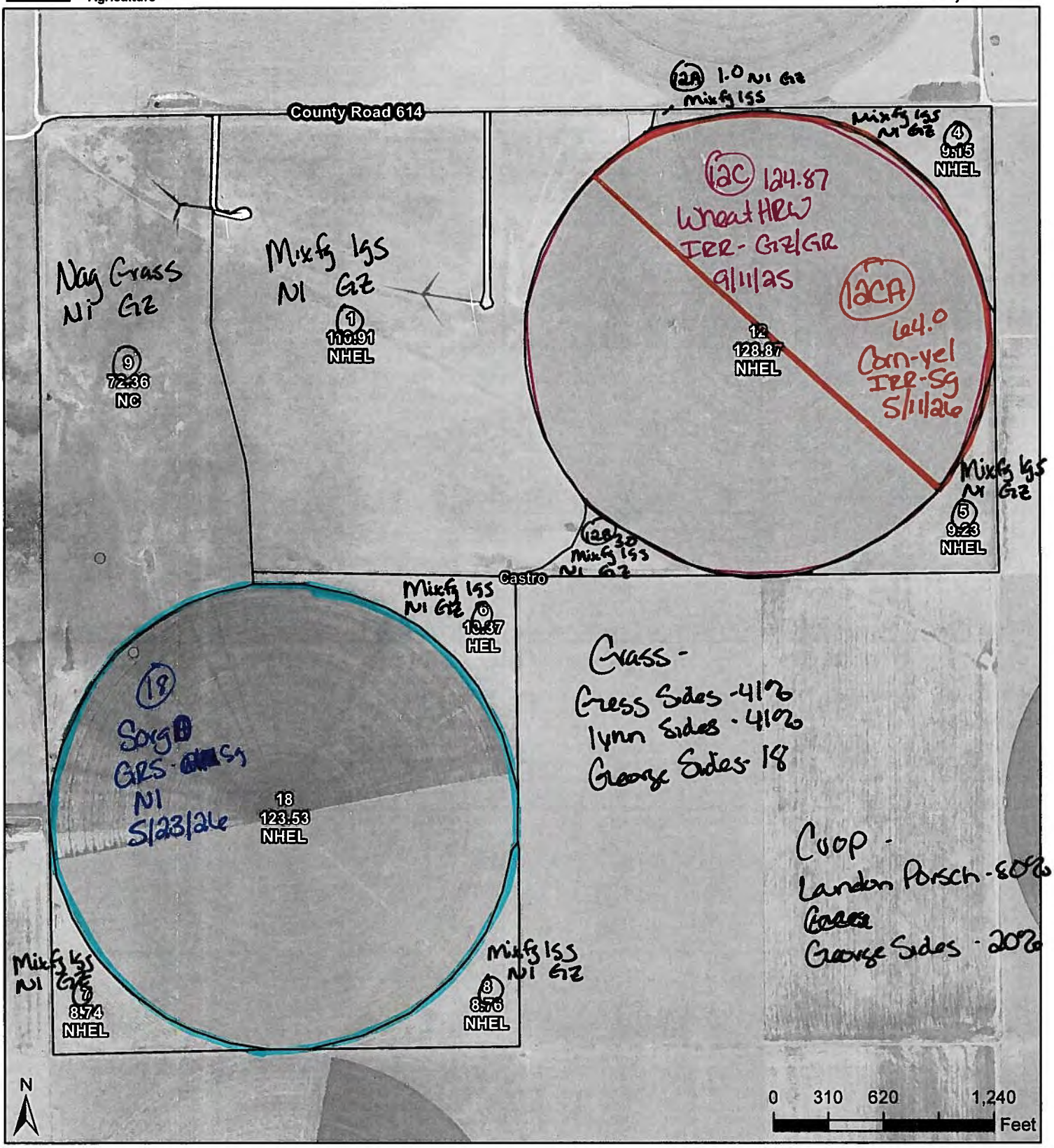
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide 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, 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.

USDA United States Department of Agriculture

Castro Co, Texas



2026 Program Year

Farm: 2019
Tract: 10078

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

Map Created November 04, 2025

Image Acquisition Year - 2024

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TEXAS
CASTRO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2019
Prepared : 2/7/24 10:34 AM CST
Crop Year : 2024

Operator Name : GREGG & LYNN I SIDES
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
483.39	409.56	409.56	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	409.56	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	151.90	0.00	58	100
Corn	193.30	0.00	185	
TOTAL	**345.20**	**0.00**		

NOTES

Tract Number : 10078

Description : N 1/2 & SW/4 SEC 26 BLK 0-3
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 : GEORGE SIDES
Other Producers : GREGG SIDES, LYNN I SIDES
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
483.39	409.56	409.56	0.00	0.00	0.00	0.00	0.0

Tract 10078 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	409.56	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	151.90	0.00	58
Corn	193.30	0.00	185
TOTAL	**345.20**	**0.00**	

NOTES

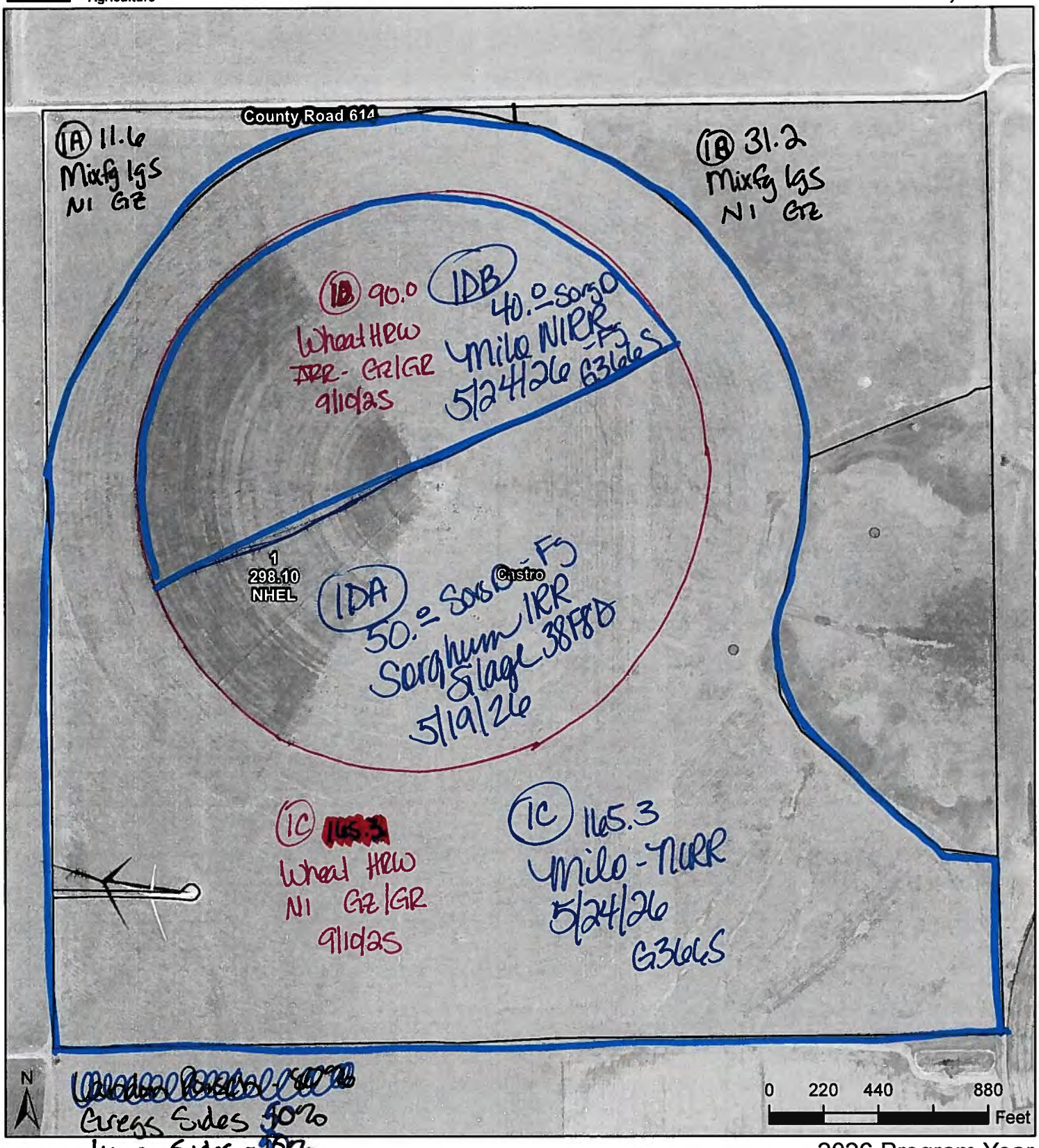
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USDA United States Department of Agriculture

Castro Co, Texas



Greg's Sides 50%
Lynn Sides - 50%

2026 Program Year

Farm: 3169
Tract: 51

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

Map Created November 04, 2025

Image Acquisition Year - 2024

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TEXAS
CASTRO

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3169
Prepared : 2/7/24 10:46 AM CST
Crop Year : 2024

Operator Name : GREGG & LYNN I SIDES
CRP Contract Number(s) : None
Recon ID : 48-069-2010-12
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
987.38	937.30	937.30	0.00	0.00	0.00	0.00	0.0	Active	3

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	937.30	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	184.50	0.00	54	67
Corn	294.20	0.00	184	
Grain Sorghum	87.10	0.00	75	22
Barley	2.90	0.00	20	
Seed Cotton	179.68	0.00	1001	0
Unassigned Generic Base	44.92	0.00	0	
TOTAL	**793.30**	**0.00**		

NOTES

Tract Number : 51

Description : 327.3 ac of the NE pt Sec 75; R M Thompson
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 : GREGG SIDES, LYNN I SIDES
Other Producers : None
Recon ID : None

Tract Land Data

Tract 51 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
327.30	298.10	298.10	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	298.10	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	65.90	0.00	54
Seed Cotton	122.64	0.00	1001
Unassigned Generic Base	30.66	0.00	0
TOTAL	**219.20**	**0.00**	

NOTES

Tract Number : 148

Description : N 1/2 Sec 47; Blk 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 : LYNN I SIDES, GREGG SIDES
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
345.51	325.03	325.03	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	325.03	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	61.80	0.00	54
Corn	142.00	0.00	184

Tract 148 Continued ...

Grain Sorghum	71.20	0.00	75
Seed Cotton	40.00	0.00	1001
Unassigned Generic Base	10.00	0.00	0
TOTAL	**325.00**	**0.00**	

NOTES

Tract Number : 233

Description : N 1/2 Sec 9; Blk 0-3
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 : GREGG SIDES, LYNN I SIDES
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
314.57	314.17	314.17	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	314.17	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	56.80	0.00	54
Corn	152.20	0.00	184
Grain Sorghum	15.90	0.00	75
Barley	2.90	0.00	20
Seed Cotton	17.04	0.00	1001
Unassigned Generic Base	4.26	0.00	0
TOTAL	**249.10**	**0.00**	

NOTES

Abbreviated 156 Farm Record

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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- 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.

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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
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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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Scott Land Company, LLC

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