

# 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)

## **SOUTH OF DIMMITT, TEXAS – “A”SLOPE, IRRIGATED SECTION**

State: Texas  
Region: Panhandle  
County: Castro  
Property Type: Irrigated farmland  
Acres: 646 acres +/-  
Price: \$2,750.00/per acre (does not include sprinkler)  
Taxes: Approximately \$4,098.02  
Location: East side of Hwy. 385, approx. 3 miles S. of Dimmitt  
Contact Name: Robert Nelson/Ben Scott Jr.  
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 #: 806-647-8176 or 800/933-9698 or 806/647/4375  
Contact Fax: 806/647-0950  
Contact's Email Address: robert.nelson@scottlandcompany.com

### Comments:

This is a choice section of tabletop irrigated land and a top producing farm having a high return on farm inputs.

The property is located on the east side of Hwy. 385 approximately 2 ¾ miles south of the intersection of Hwy 194/Hwy 385 (at the south edge of Dimmitt, Texas) with one mile of Hwy. frontage.

There is approximately 490 acres of irrigated land under the ½ mile pivot sprinkler and approximately 140 acres in corners that are well established with mixed grasses.

The five irrigation wells are all connected to the pivot point by high pressure PVC underground irrigation pipe with “kill wire” installed from the pivot to each irrigation well.

# Ranch & Farm Real Estate

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The ½ mile center pivot sprinkler located on the farm is owned by the Tenant and is for sale. The sprinkler is a 2014 Valley 8000 Series, 15 tower pivot sprinkler with CAMS panel and is nozzled for 650 GPM. Additionally the pivot is equipped with low drops spaced on 60” centers with tall (11.2X38) tires.

This is an excellent property with an excellent Tenant and deserves your attention please contact our office to discuss the property further or to arrange an appointment for us to show the property!

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, LLC

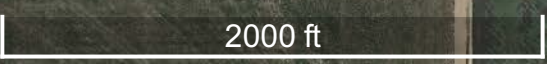
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## Farm & Ranch Real Estate



Google Earth



Dimmitt

Google Earth



1 mi



TEXAS  
 CASTRO  
 Form: FSA-156EZ



FARM : 230  
 Prepared : 4/19/22 11:21 AM  
 Crop Year : 2022

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : DONNY CARPENTER FARMS LTD  
**Farms Associated with Operator** : 48-069-230, 48-069-3038, 48-069-3039  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
640.60	640.60	640.60	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	640.60	0.00		0.00		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	56.00	0.00	52	
Corn	275.10	0.00	217	
Seed Cotton	181.20	0.00	2702	
Unassigned Generic Base	45.30	0.00	0	
<b>TOTAL</b>	<b>557.60</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 655

**Description** : Sec 39, Blk K-13  
**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** : BRENT RICHARD RAYMOND, RICHARD SAUNDERS RAYMOND, MARJORIE A STEPHENSON, NANCY STEPHENSON RAYMOND  
**Other Producers** : STEPHENSON FARMS  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
640.60	640.60	640.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	640.60	0.00	0.00	0.00	0.00	0.00

TEXAS  
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Abbreviated 156 Farm Record

Tract 655 Continued ...

DCP Crop Data

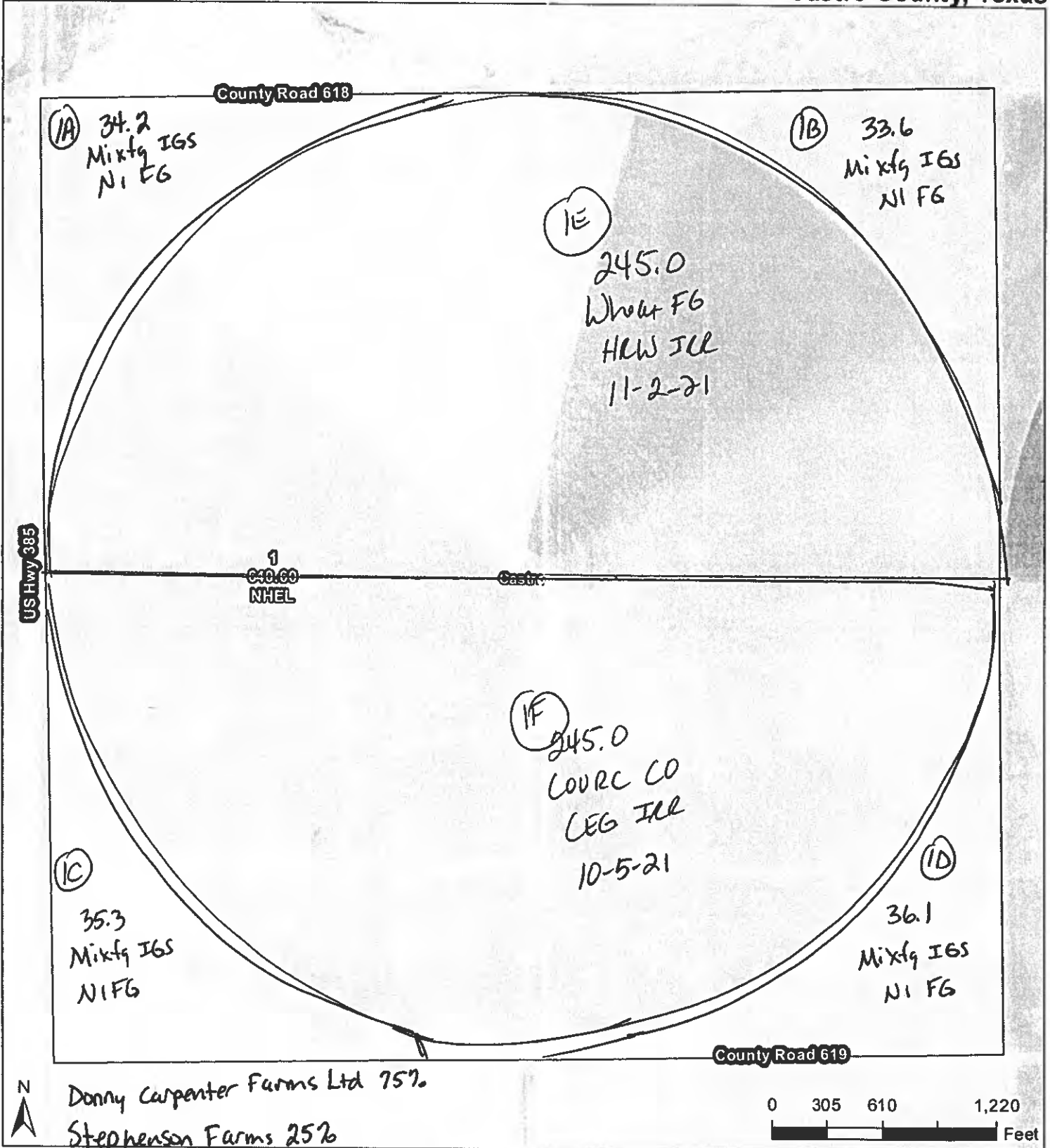
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Unassigned Generic Base	45.30	0.00	0
<b>TOTAL</b>	<b>557.60</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



Farm: 230  
Tract: 655

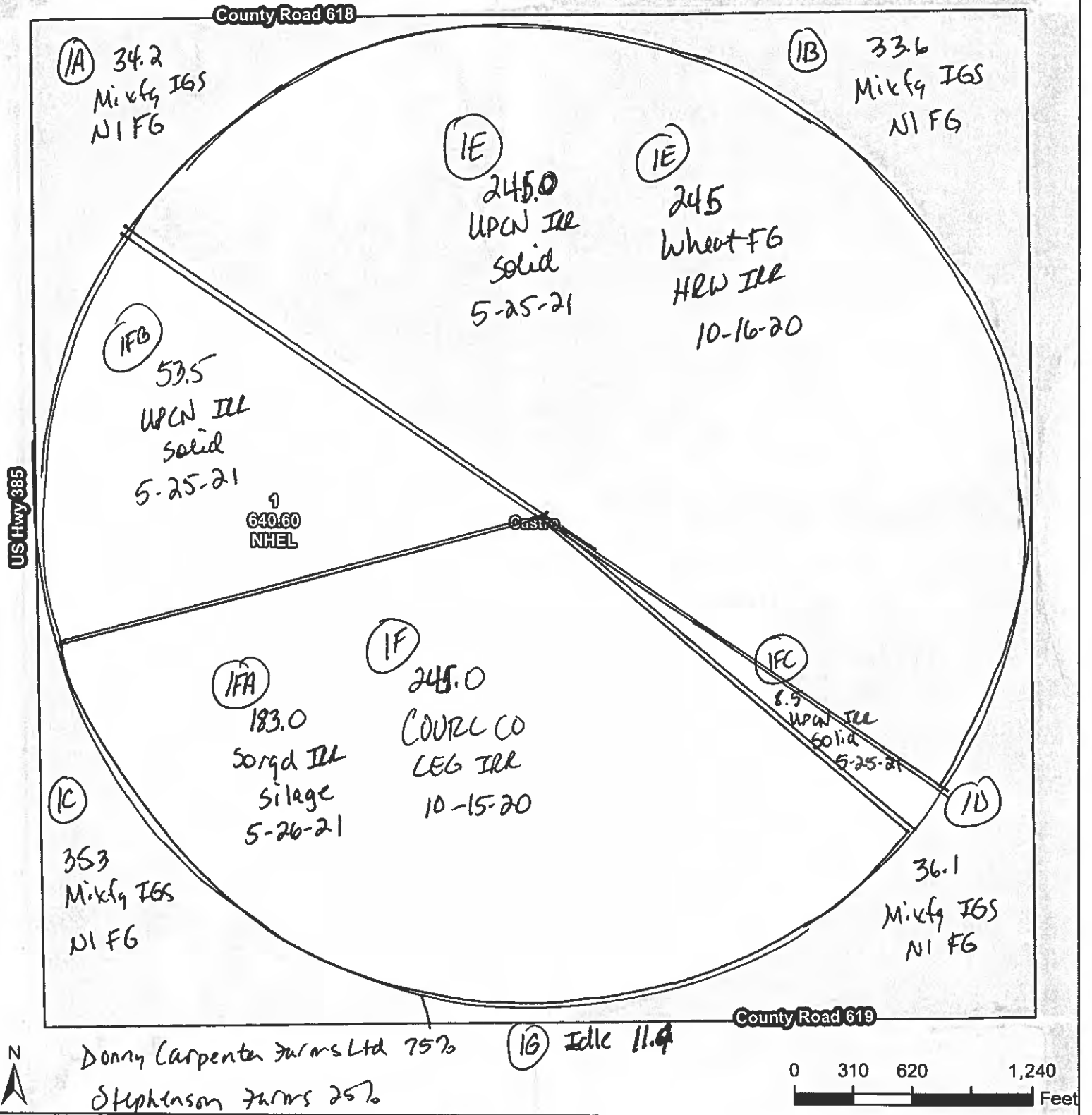
- Wetland Determination Identifiers**
- Restricted Use
  - ▽ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2022 Program Year

Map Created July 28, 2021

Image Acquisition Year - 2018



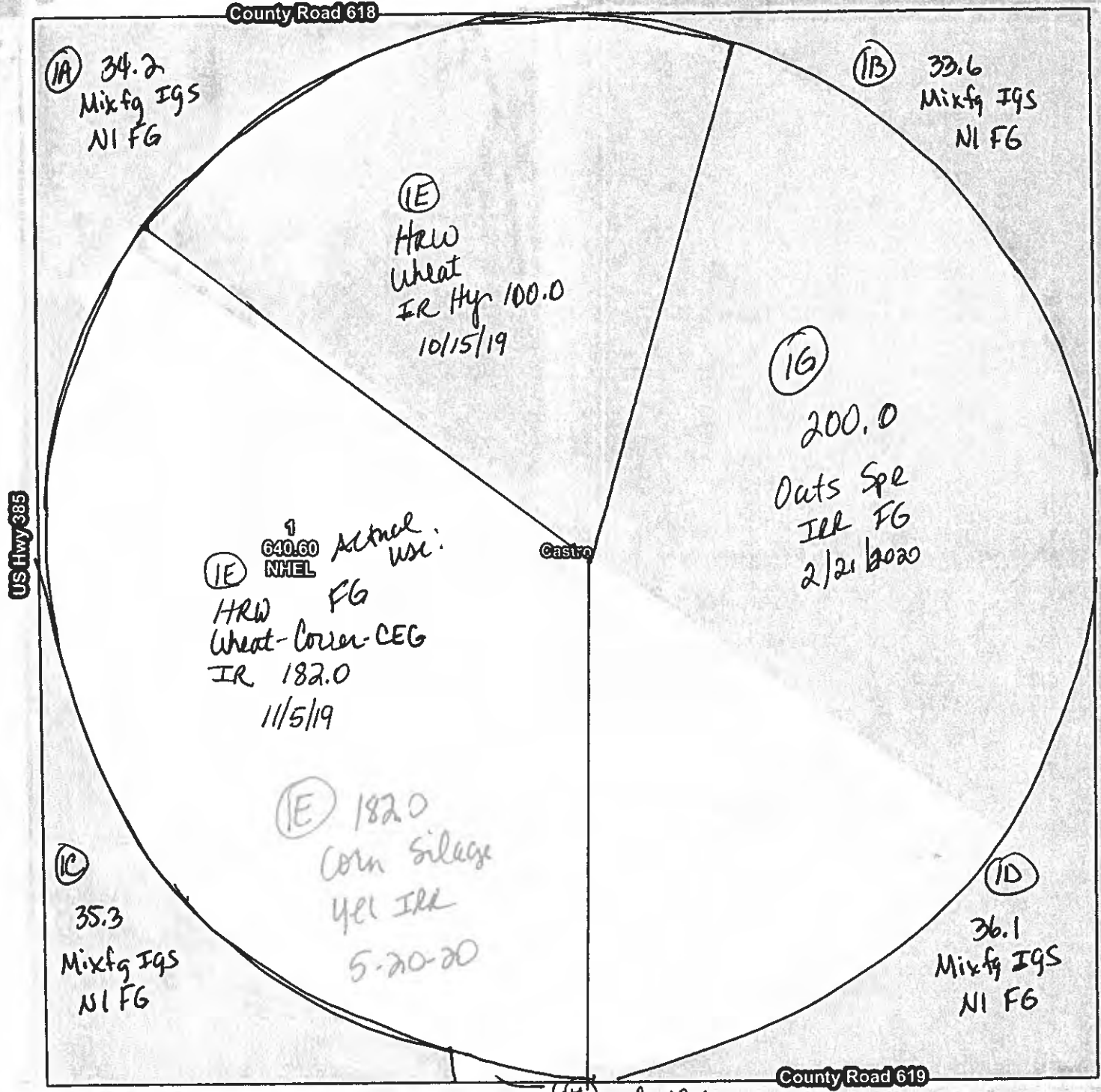


Farm: 230  
Tract: 655

- Wetland Determination Identifiers**
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  - Compliance Provisions

**2021 Program Year**  
Map Created October 06, 2020  
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-026 and attached maps) for exact



Shares: Donny Carpenter Farms Ltd 75%  
Stephenson Farms 25%



Farm: 230  
Tract: 655

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

**2020 Program Year**  
Map Created September 16, 2019  
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.

_____ 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