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Swisher County Quarter Section Farmland* Mostly Dry Land* 2 Wells* Underground Tile* NW of Kress TX

Legal Description: NE/4, Section 17, Block K, Swisher County Texas, containing 160 acres more or less.

Location: From Kress Texas, approximately 5 ½ miles west on FM 145, 2 miles north on CR, then 1 mile west on CR Y to the NE corner of property.

Description: This is good producing land with limited water. There are 2 small irrigation wells that will water 3-4 rows using furrow irrigation, or would provide for good livestock water. Underground tile and electricity are available. A good tenant is currently farming the land. The land is mostly level on the east portion, with some slope on the west part. See attached USDA map and other information. Take a look at this farm and bring an offer.

Price: \$144,000.00

Minerals: Sellers will reserve ½ of the mineral rights currently owned.

Taxes: (2014 Base Amount, All entities) \$437.71

Street Farm & Ranch* Irrigated Farmland* Dry Land Farmland* CRP* Ranches*
Hunting* Recreational* All Rural Properties* Johnny Street 806-847-7400
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Texas
Swisher

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

FARM: 982
Prepared: 7/28/15 8:44 AM
Crop Year: 2015
Page: 2 of 2

Report ID: FSA-156EZ

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.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	36.1		45	0.0
Total Base Acres:	261.0			

Owners: GEORGIA VINEYARD ESTATE

Other Producers: None

Tract Number: 1218 Description: D-12 NE 1/4 OF SEC 17 BLK K

BIA Range Unit Number:

FAV/WR
History
N

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

Wetland Status: Tract does not contain a wetland

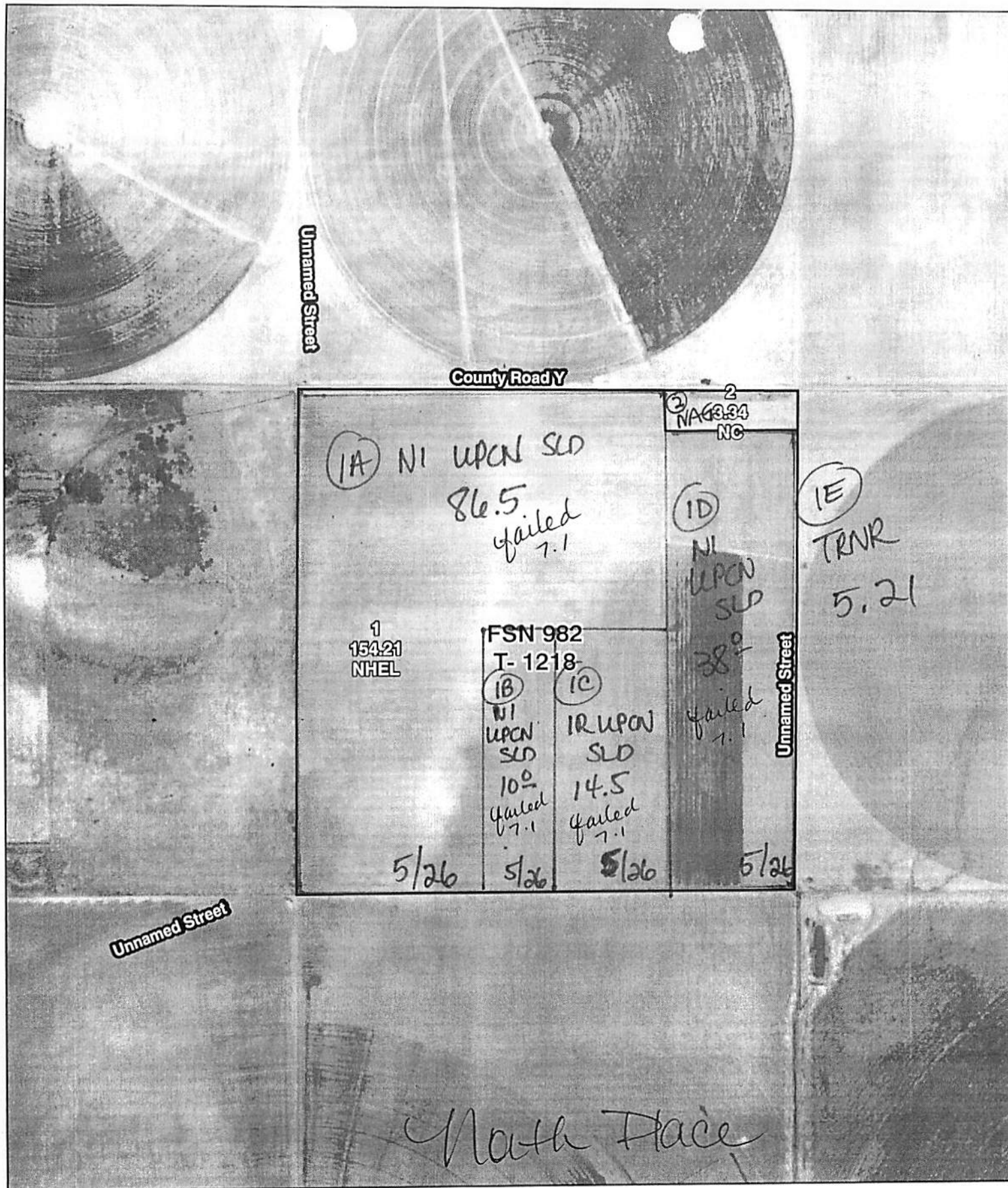
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.55	154.21	154.21	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	154.21	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
GENERIC	117.8	371		0.0
CORN	5.7		196	0.0
GRAIN SORGHUM	19.8		45	0.0
Total Base Acres:	143.3			

Owners: GEORGIA VINEYARD ESTATE

Other Producers: None



Swisher County FSA



FSN 982 TR 1218

Map 2 of 2



Legal: NE/4 of Section 17, Blk K

Wetland Determination Identifiers

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

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

0 330 660 Feet

Farmland: 470.89

Cropland: 430.22

Crop Year **2015**

Map Created: February 26, 2014



TaxNetUSA > Texas > Swisher County > Detail Report

PIDN: 14341 GEO: 31-1000-0017-0200

Owner Name VINEYARD GEORGIA IRREVOCABLE TRUST

Mailing Address
% VINEYARD MELVIN
PO BOX 1275
IDALOU, TX 79329-1275

Location

Legal BLK K SEC 17 NE/4 160 ACRES

Value Information

2014 Certified

Land Value	\$0.00
Improvement Value	\$0.00
AG Market Value	\$143,160.00
Timber Market Value	\$0.00
Total Market Value	\$143,160.00
AG Productivity Value	\$19,450.00
Timber Productivity Value	\$0.00
Appraised Value	\$19,450.00
Ten Percent Cap Loss Value	\$0.00
Assessed Value	\$19,450.00
Previous Appraised Value	\$27,860.00
Percent Change	413.855%

Data up to date as of Aug 7, 2014 including 2014 Certified values.

Property Details

Deed Date	08/30/2010
Deed Volume	386
Deed Page	726
Docket No.	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	160.0000
Block	K
Tract or Lot	17
Abstract Code	A10
Neighborhood Code	

Property Map

Entity Code	Entity Name	Rate Year	Tax Rate
R10	Swisher County Lateral Road	2014	0.04000000
H02	Swisher County Memorial Hospital District	2014	0.30302400
S09	Kress ISD	2014	1.17000000
G01	Swisher County	2014	0.68000000
P11	High Plains UWCD 1	2014	0.00802600

Improvement Information

Improvement ID	State Category	Description
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Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
						Total Living Area 0

Land Information

Land ID	Type Code	SPTB Code	Homestead	Size -Acres	Front	Depth	Size-SQFT
2660	L101	D1	F	24.000	0	0	1,045,440
2661	L102	D4	F	20.000	0	0	871,200
2662	L202	D4	F	78.000	0	0	3,397,680
2663	L302	D4	F	33.000	0	0	1,437,480