

# Easter Farm

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1,715 ± ACRES | DIMMITT, TEXAS | CASTRO COUNTY

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*Scott Land Company, LLC*

FARM AND RANCH REAL ESTATE

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## PROPERTY SUMMARY

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State:	Texas
Region:	Panhandle
County:	Castro
Property Type:	Irrigated Farm
Acres:	1,715 ± acres
Price:	\$8,000.00 per acre
Estimated Taxes:	\$9,938.91 (2024)
Location:	12 miles NE of Dimmitt, TX

## COMMENTS

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This farm has approximately 1630 acres irrigated with buried drip lines on 80" centers. Drip lines are a very efficient way to utilize water and to also reduce labor requirements. 400 acres of the drip lines have recently been upgraded. There are 31 irrigation wells which produce approximately 3600 gpm and are equipped with submersible electric motors and pumps. High-pressure (50#) plastic, under-ground lines connect all wells. There are two booster pumps used to move water from this farm to adjoining farms that are operated by the owner of this farm. The only non-irrigation improvement is a 60'X120' Star-built metal frame building.

Wells range in depth from 390' to 470' with either steel or plastic casing and pumps set near the bottom of the hole. The owner states that the saturated thickness ranges from 80' to 120'. Two nearby water-district observation wells (numbers 6976 & 6418) showed 2025 saturated thicknesses of 155.4' and 88.8' with declines in saturated thicknesses from 2015 to 2025 of 2.9' and 9.75'. The water-bearing formation in this area does not release water as fast as some areas with higher producing wells but has experienced less decline in water depth than the higher producing areas.

This is a very fertile, highly productive farm with predominately Pullman clay loam soil type. It has a well-designed, high-quality irrigation infrastructure and is located in close proximity to several dairies and feedyards. If a Buyer is interested, the current owner is willing to cash lease this farm 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.



# Easter Farm

505A

505

611

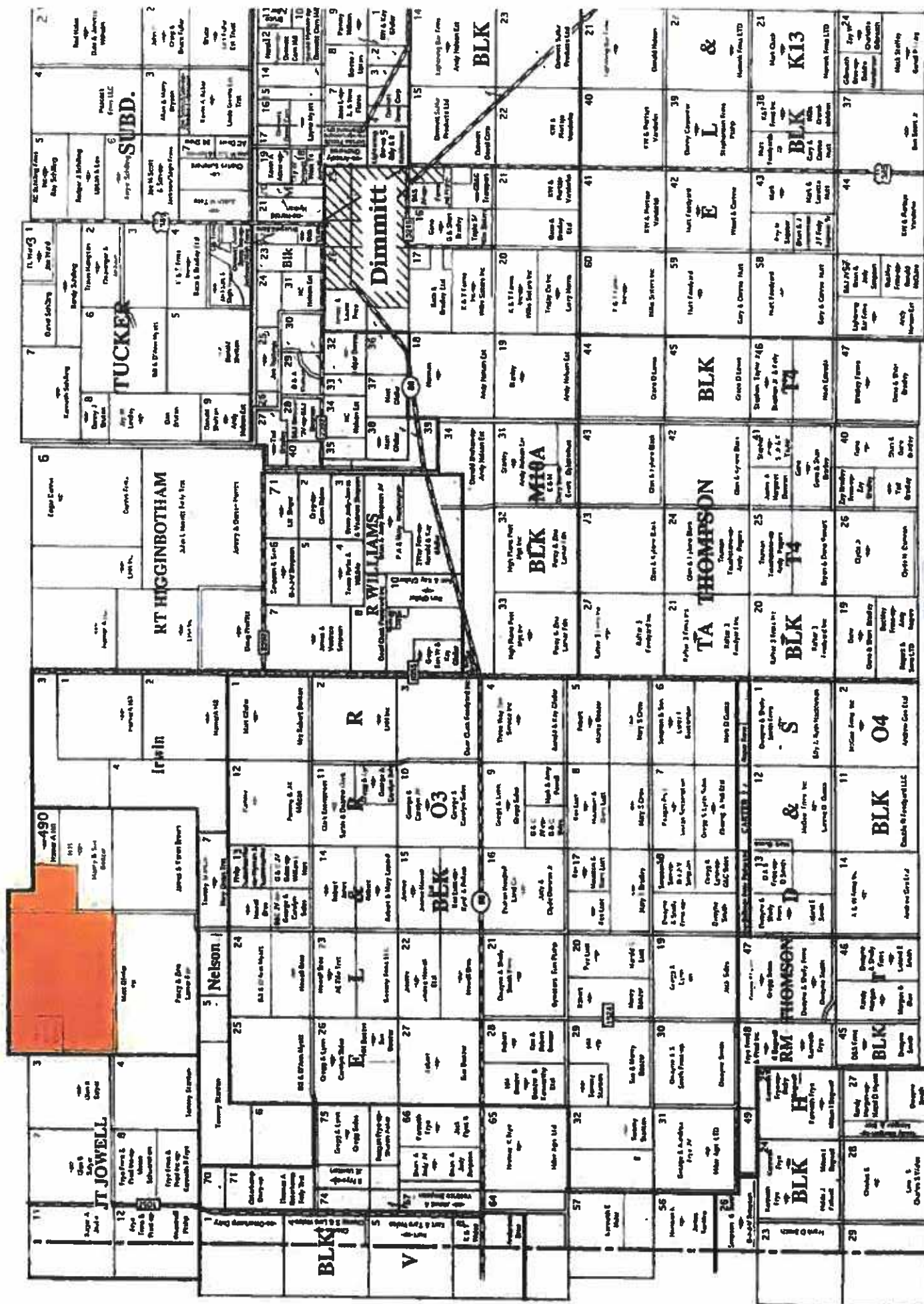
503E



4000 ft

Google earth

© 2018 Google

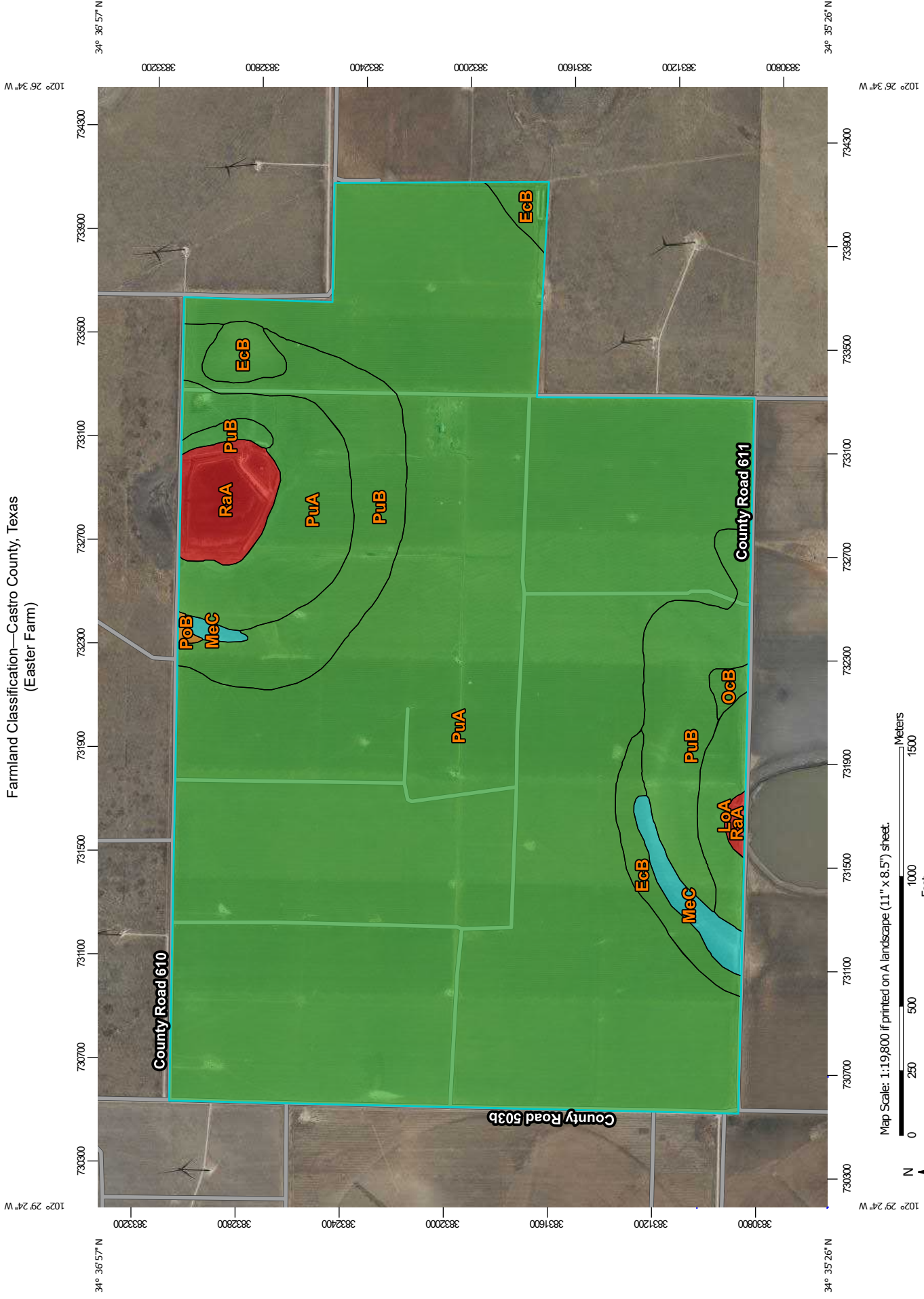








# Farmland Classification—Castro County, Texas (Easter Farm)



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EcB	Estacado clay loam, 1 to 3 percent slopes	All areas are prime farmland	45.6	2.7%
LoA	Lofton clay loam, 0 to 1 percent slopes, occasionally ponded	All areas are prime farmland	27.1	1.6%
MeC	Pep-Estacado loams, 3 to 5 percent slopes	Farmland of statewide importance	20.1	1.2%
OcB	Olton clay loam, 1 to 3 percent slopes	All areas are prime farmland	4.9	0.3%
PoB	Posey loam, 1 to 3 percent slopes	Farmland of statewide importance, if irrigated	1.2	0.1%
PuA	Pullman clay loam, 0 to 1 percent slopes	All areas are prime farmland	1,382.1	80.9%
PuB	Pullman clay loam, 1 to 3 percent slopes	All areas are prime farmland	187.1	10.9%
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	Not prime farmland	41.2	2.4%
<b>Totals for Area of Interest</b>			<b>1,709.4</b>	<b>100.0%</b>

## Description

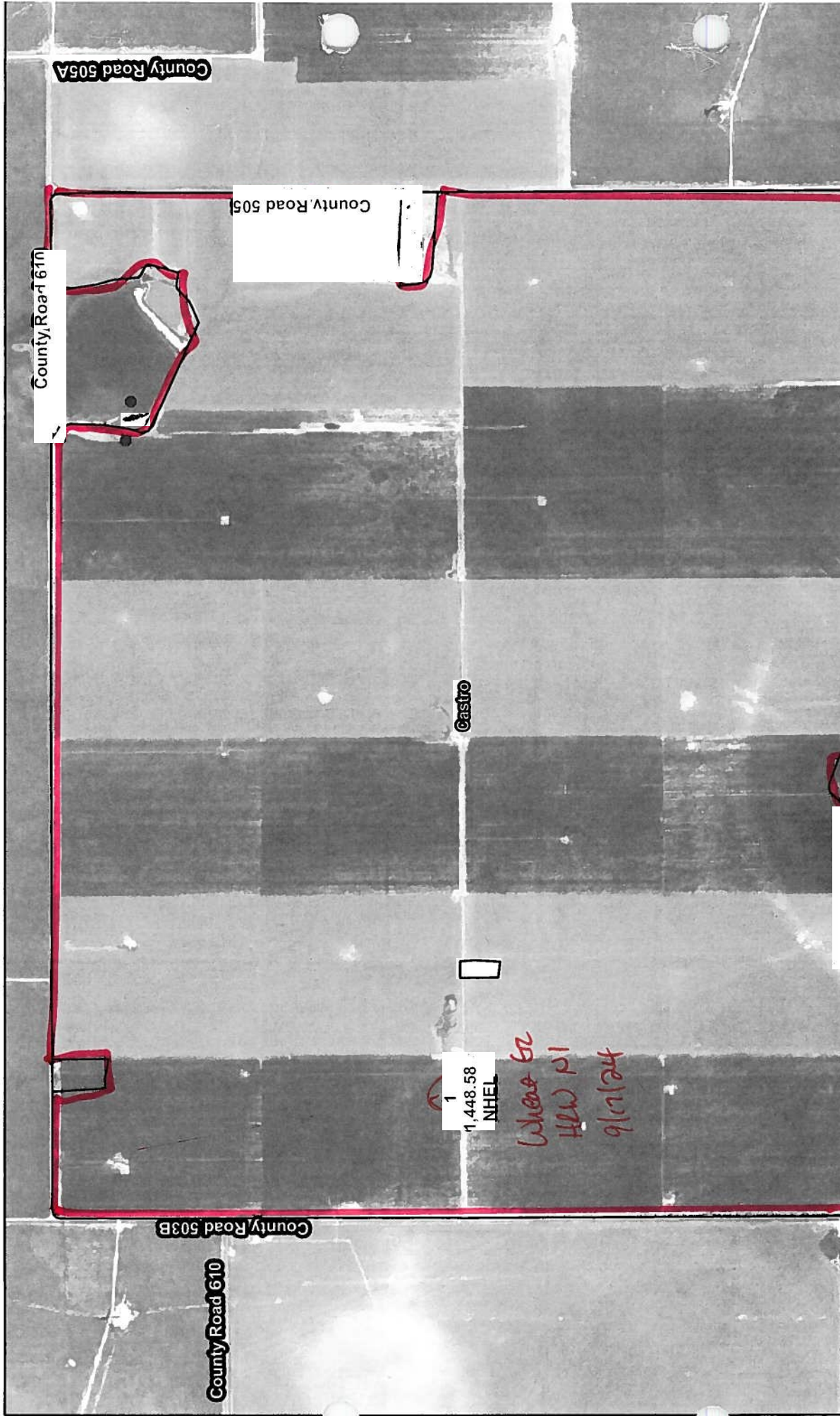
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower





2,00 Fee

## 2025 Program Year

Map Created September 20, 2024  
Image Acquisition Year - 2022

### Wetland Determination Identifiers

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

County Road 610

Castro

1  
1,448.58  
NHEL

Where for  
H&W p1  
9/17/24

County Road 503B

County Road 610

County Road 610

County Road 505

County Road 505A

070

B 7/1/25



**Castro County, Texas**

United States  
Department of  
Agriculture

Farm: 3563

Tract: 11194

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



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 : 3563

Prepared : 5/27/25 3:06 PM CST

Crop Year : 2025

Operator Name : G &amp; B FARMS INC

CRP Contract Number(s) : None

Recon ID : 48-069-2015-10

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
1,494.86	1,448.58	1,448.58	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	1,448.58	0.00			0.00	0.00	0.00	0.00

## Crop Election Choice

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

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	598.40	0.00	48	0
Corn	265.10	0.00	142	
Grain Sorghum	269.80	0.00	102	0
Seed Cotton	215.10	0.00	1531	100

TOTAL 1,348.40 0.00

## NOTES

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Tract Number : 11194

Description : Sec 5&amp;6 League 491 Nelson; Sec 7 W of CR505

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 : WILLIAM B MYATT, D'ANN MYATT

Other Producers : BILL &amp; D'ANN FARMS

Recon ID : 48-069-2015-11

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,494.86	1,448.58	1,448.58	0.00	0.00	0.00	0.00	0.0

TEXAS

CASTRO

Form: FSA-156EZ


 United States Department of Agriculture  
 Farm Service Agency

FARM : 3563

Prepared : 5/27/25 3:06 PM CST

Crop Year : 2025

## Abbreviated 156 Farm Record

## Tract 11194 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	1,448.58	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	598.40	0.00	48
Corn	265.10	0.00	142
Grain Sorghum	269.80	0.00	102
Seed Cotton	215.10	0.00	1531
<b>TOTAL</b>	<b>1,348.40</b>	<b>0.00</b>	

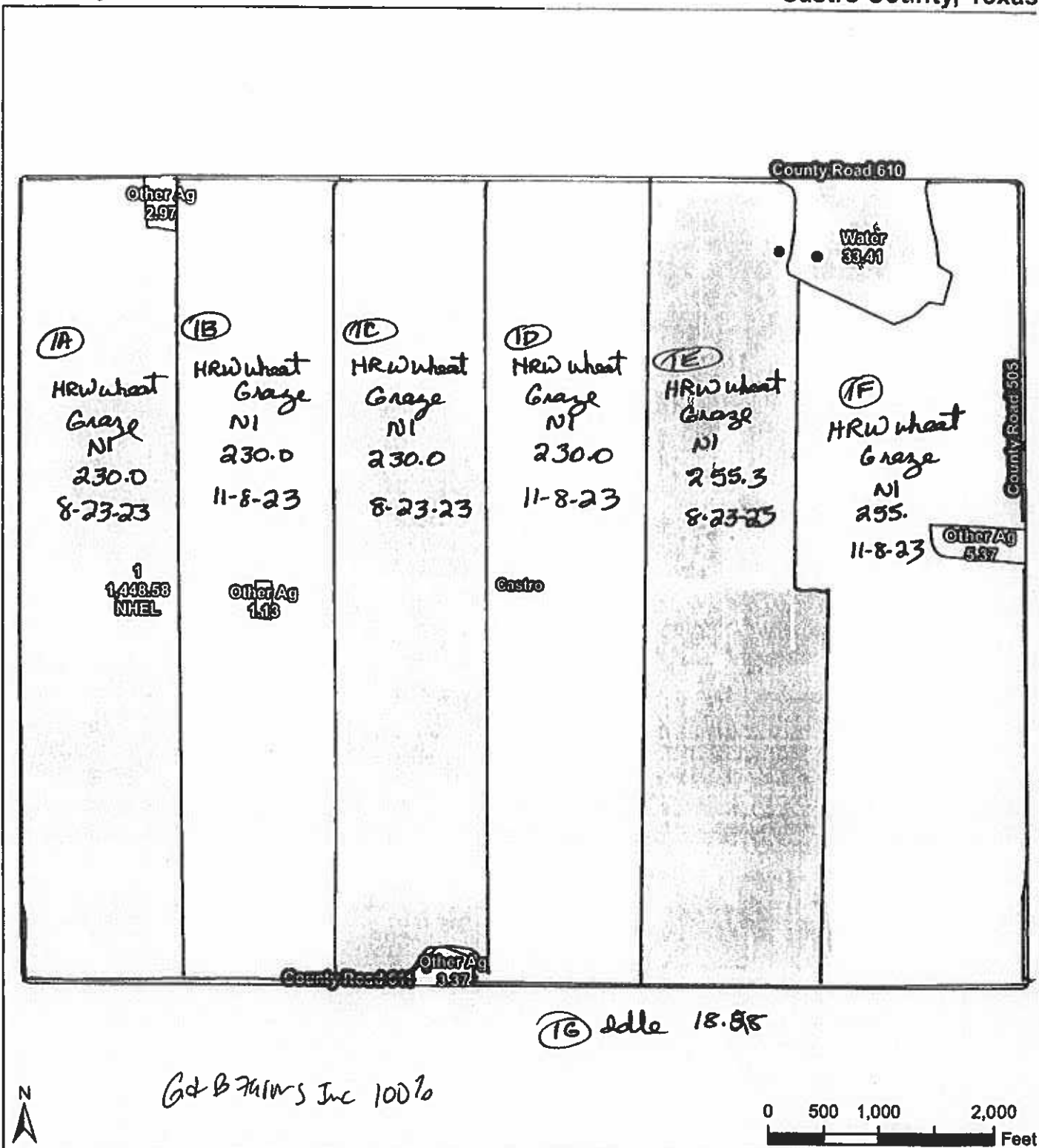
## NOTES

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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 [How to File a Program Discrimination Complaint](#) 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) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.





Farm: 3563  
Tract: 11194

Wetland Determination Identifiers

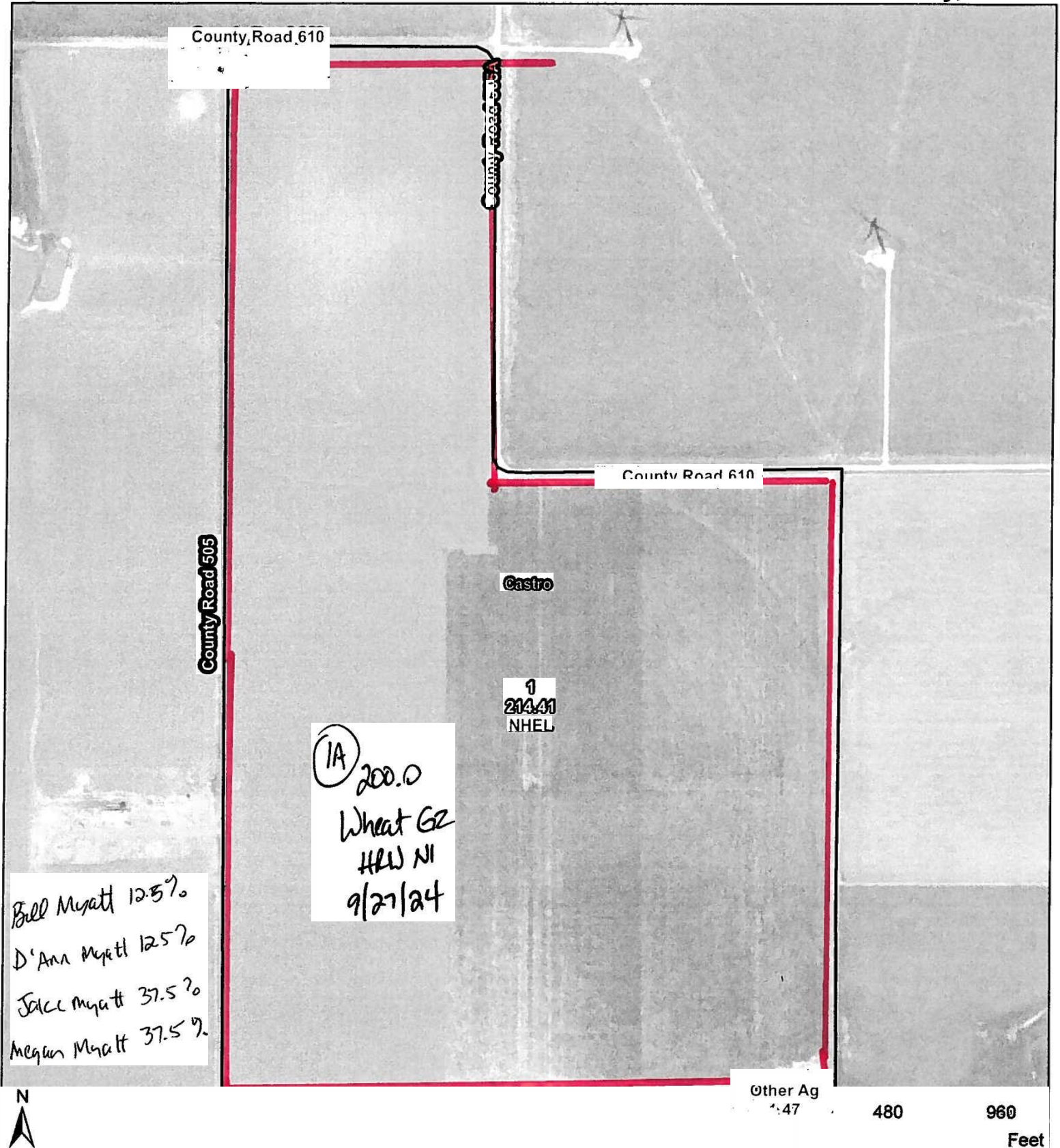
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created September 19, 2021

Image Acquisition Year - 2011

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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity employer, lender and provider.



Farm: 3560  
Tract: 216

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

**2025 Program Year**

Map Created September 23 2024

Image Acquisition Year - 2022

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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 : 3560**

Prepared : 5/27/25 3:06 PM CST

Crop Year : 2025

**Operator Name** : J & M MYATT FARMS  
**CRP Contract Number(s)** : None  
**Recon ID** : 48-069-2015-8  
**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
215.88	214.41	214.41	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	214.41		0.00		0.00	0.00	0.00	0.00

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	93.30	0.00	47	0
Corn	43.00	0.00	142	
Grain Sorghum	38.80	0.00	100	0
Seed Cotton	36.90	0.00	1531	100
<b>TOTAL</b>	<b>212.00</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 216  
**Description** : 215.9 Ac NW part of Survey 5 & 6; League 490  
**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** : WILLIAM B MYATT, D'ANN MYATT  
**Other Producers** : WADE JACOB MYATT, MEGAN LEIGH MYATT, BILL & D'ANN FARMS  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
215.88	214.41	214.41	0.00	0.00	0.00	0.00	0.0

TEXAS  
CASTRO  
Form: FSA-156EZ

**USDA** United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 3560**  
Prepared : 5/27/25 3:06 PM CST  
Crop Year : 2025

**Tract 216 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	214.41	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	93.30	0.00	47
Corn	43.00	0.00	142
Grain Sorghum	38.80	0.00	100
Seed Cotton	36.90	0.00	1531
<b>TOTAL</b>	<b>212.00</b>	<b>0.00</b>	

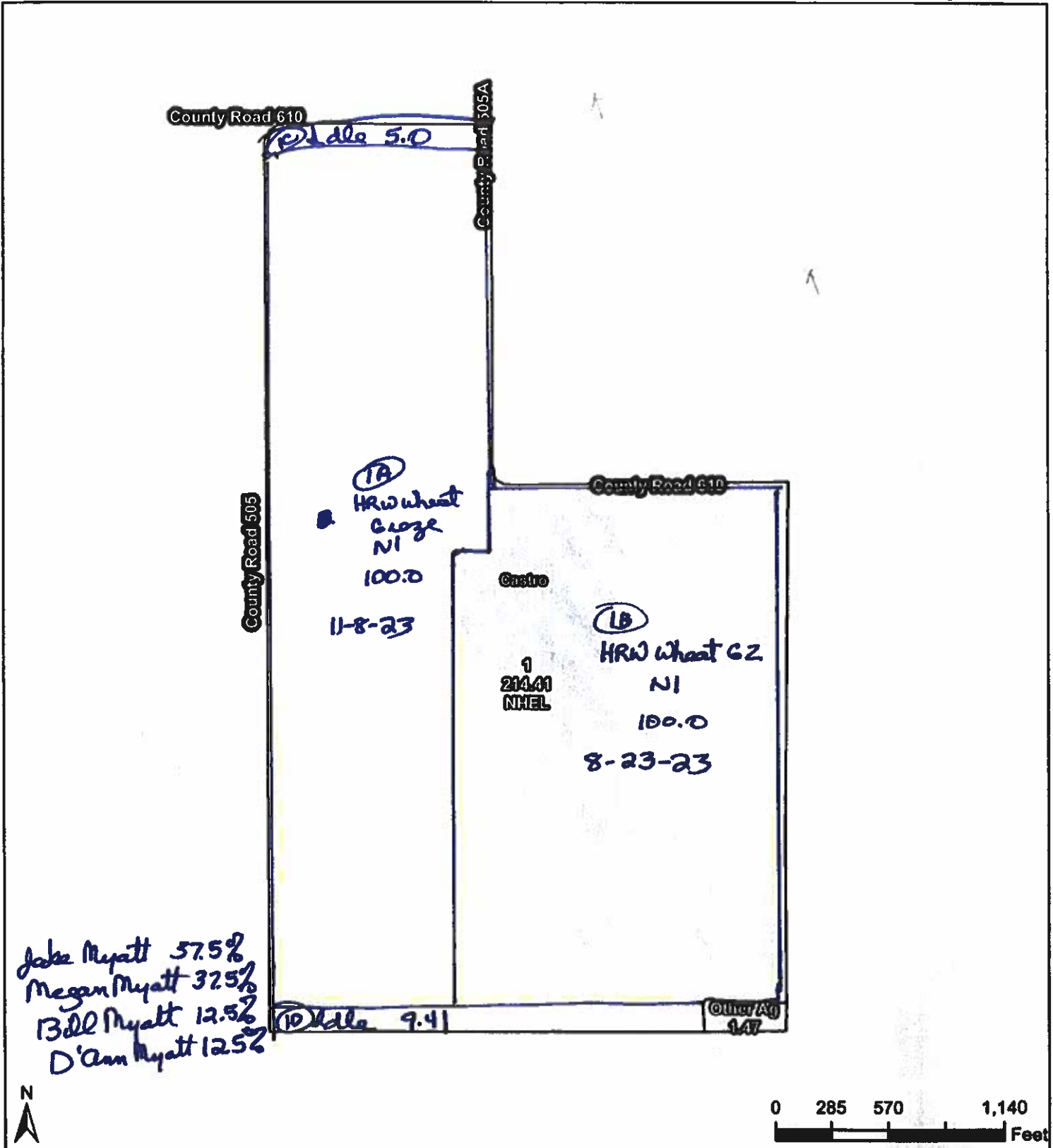
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**Farm: 3560**  
**Tract: 216**

**Wetland Determination Identifiers**

- Restricted Use
- △ Limited Restrictions
- Exempt from Conservation
- ✚ Compliance Provisions

**2024 Program Year**

Map Created September 19, 2023

Image Acquisition Year - 2018

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*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

# *Scott Land Company, LLC*

## FARM AND RANCH REAL ESTATE

**Gerald Smith**

Associate Real Estate Broker - TX, NM & OK

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**Ben G. Scott**

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**[scottlandcompany.com](http://scottlandcompany.com)**

**806.647.4375**

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Mailing Address: 1301 Front Street - Dimmitt, TX 79027