

Hart 2 Sections Drip



1,319 ± ACRES | HART, TEXAS | CASTRO COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	Texas
Region:	Panhandle
County:	Castro
Property Type:	Irrigated Farm
Acres:	1,319 ± acres
Price:	\$8,000.00 per acre
Estimated Taxes:	\$9,057.26 (2024)
Location:	4 miles NW of Hart on HWY 194

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 2800 gallons per minute. All wells are connected with high pressure underground plastic pipe, leaving excess water to supply the adjacent leased ground.

Buried drip lines on 40" centers have just been installed on 1050 acres of this farm. The two 1/2 – mile center pivots previously used are being removed.

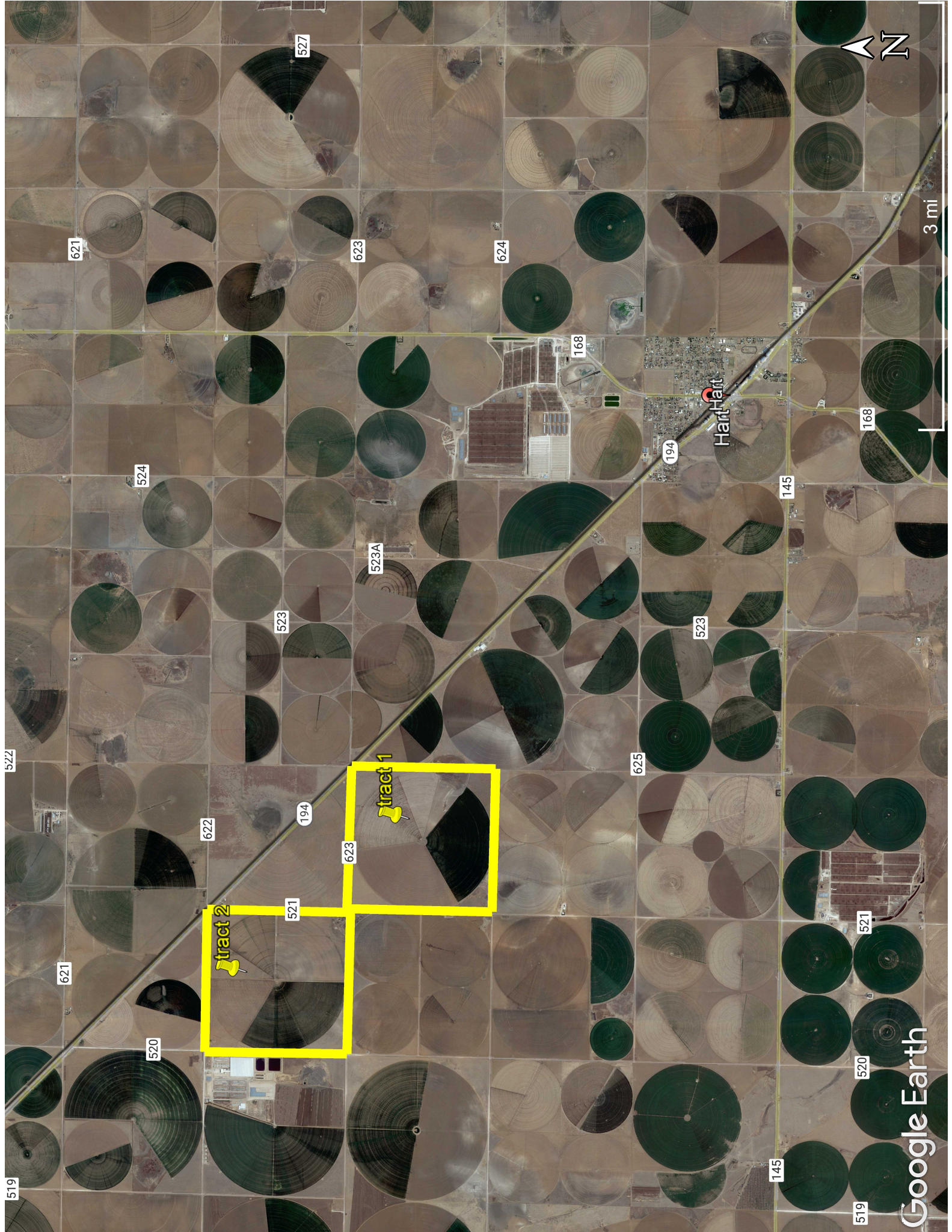
Tract 1 has 14 irrigation wells producing 1,800 gpm which are approximately 380' deep and equipped with submersible electric pumps and motors. The soils are mostly clay loams with 0 to 1 percent slope and are highly productive. The NE corner of tract 1 joins Hwy 194 NW of Hart.

Tract 2 is Section 56, the NE corner of which is also on Hwy 194. There are 13 irrigation wells producing approximately 1,000 gpm, all are equipped with submersible electric motors and pumps. 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!

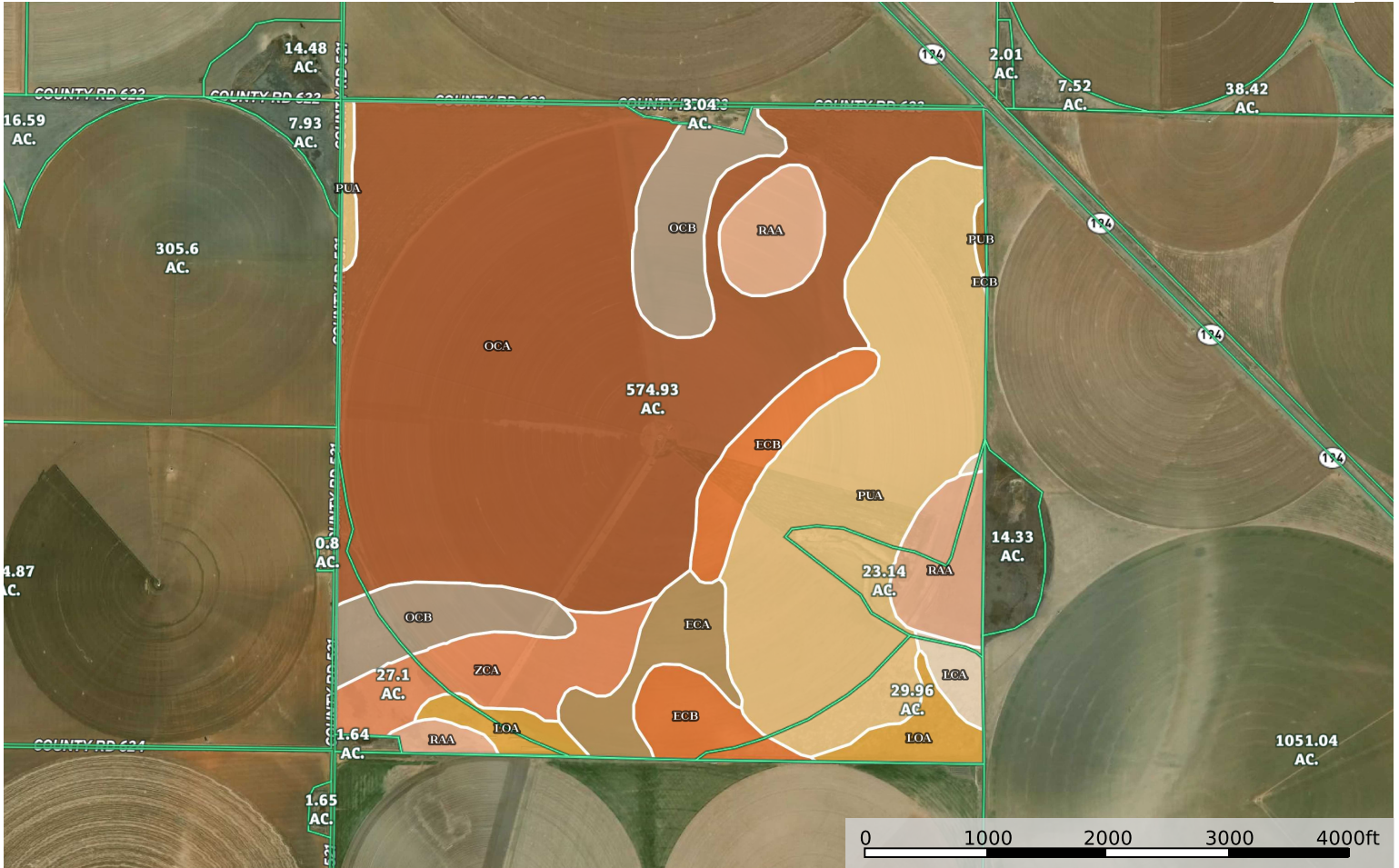
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Tract 1



Tract 1

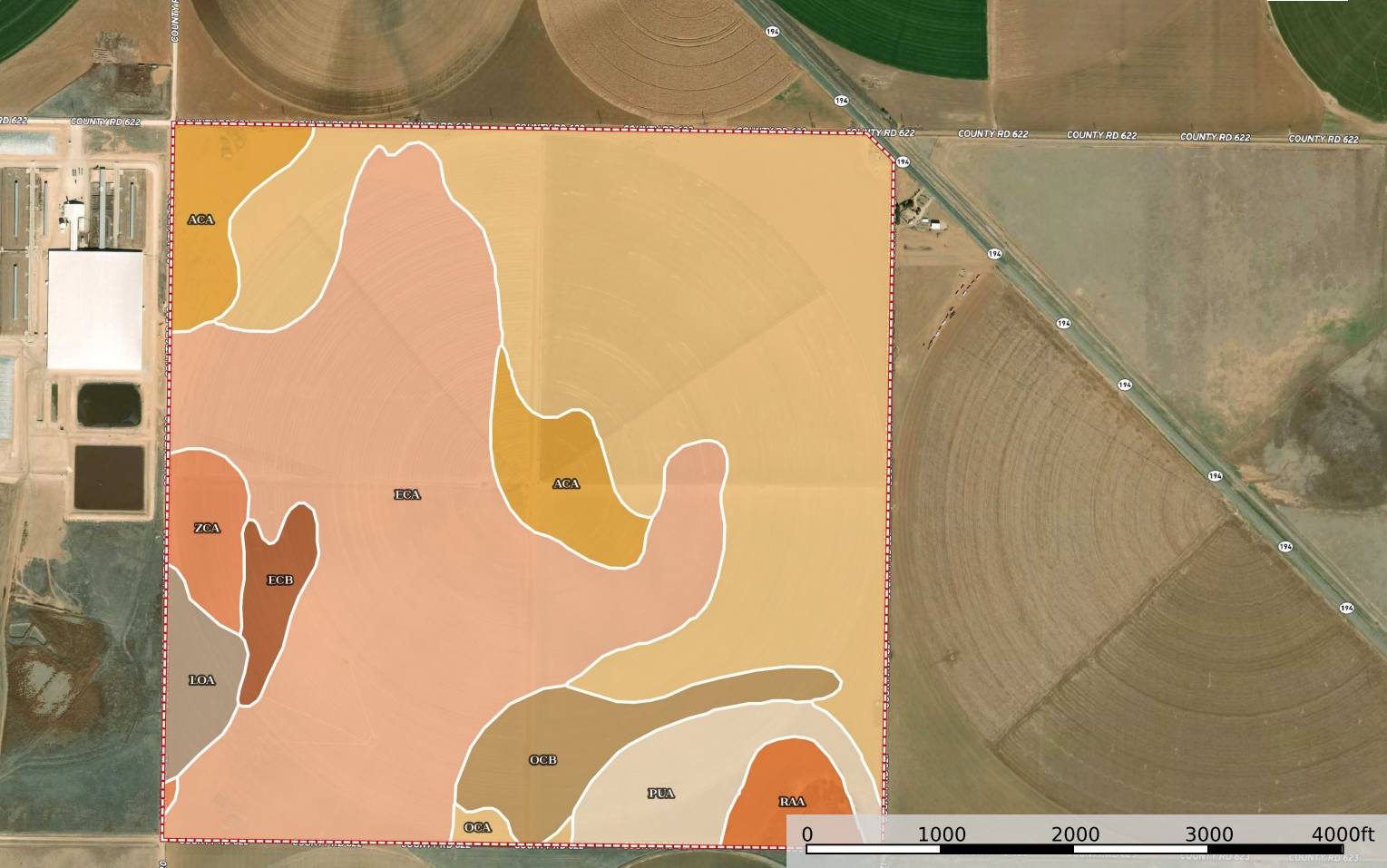


654.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OcA	Olton clay loam, 0 to 1 percent slopes	313.03	47.81	0	47	3e
PuA	Pullman clay loam, 0 to 1 percent slopes	140.84	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		654.71(*)	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



Ben G Scott

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary 656.26 ac

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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Legend:

- Valve
- Zone
- Flow Rate
- Pressure
- System
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6
- Zone 7
- Zone 8
- Zone 9
- Zone 10
- Zone 11
- Zone 12
- Zone 13
- Zone 14
- Zone 15
- Zone 16
- Zone 17
- Zone 18
- Zone 19
- Zone 20

Zone Data:

Zone	Acreage	Tapes	Flow Rate	System
Zone 1	25.25	132	385.39 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 2	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 3	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 4	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 5	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 6	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 7	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 8	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 9	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 10	25.41	132	387.36 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 11	25.36	132	386.66 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 12	25.26	132	385.18 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 13	25.44	183	387.80 GPM	240' 6" Submain Tapes 37-108
Zone 14	25.44	183	387.80 GPM	240' 6" Submain Tapes 37-108
Zone 15	25.35	164	386.52 GPM	610' 8" Blank / 120' 8" Submain Tapes 1-36
Zone 16	25.46	134	388.10 GPM	447' 8" Blank / 33' 8" Submain Tapes 1-10
Zone 17	25.48	134	388.45 GPM	447' 8" Blank / 33' 8" Submain Tapes 1-12
Zone 18	25.46	134	388.10 GPM	440' 8" Blank / 40' 8" Submain Tapes 1-12
Zone 19	25.48	134	388.45 GPM	447' 8" Blank / 33' 8" Submain Tapes 1-10
Zone 20	25.39	134	387.05 GPM	447' 8" Blank / 33' 8" Submain Tapes 1-8

RIGHT-PROPERTY OF DIVERSITY D. INC.

Tract 1

TEXAS
CASTRO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1374

Prepared : 5/2/24 12 46 PM CST

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
Abbreviated 156 Farm Record

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

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

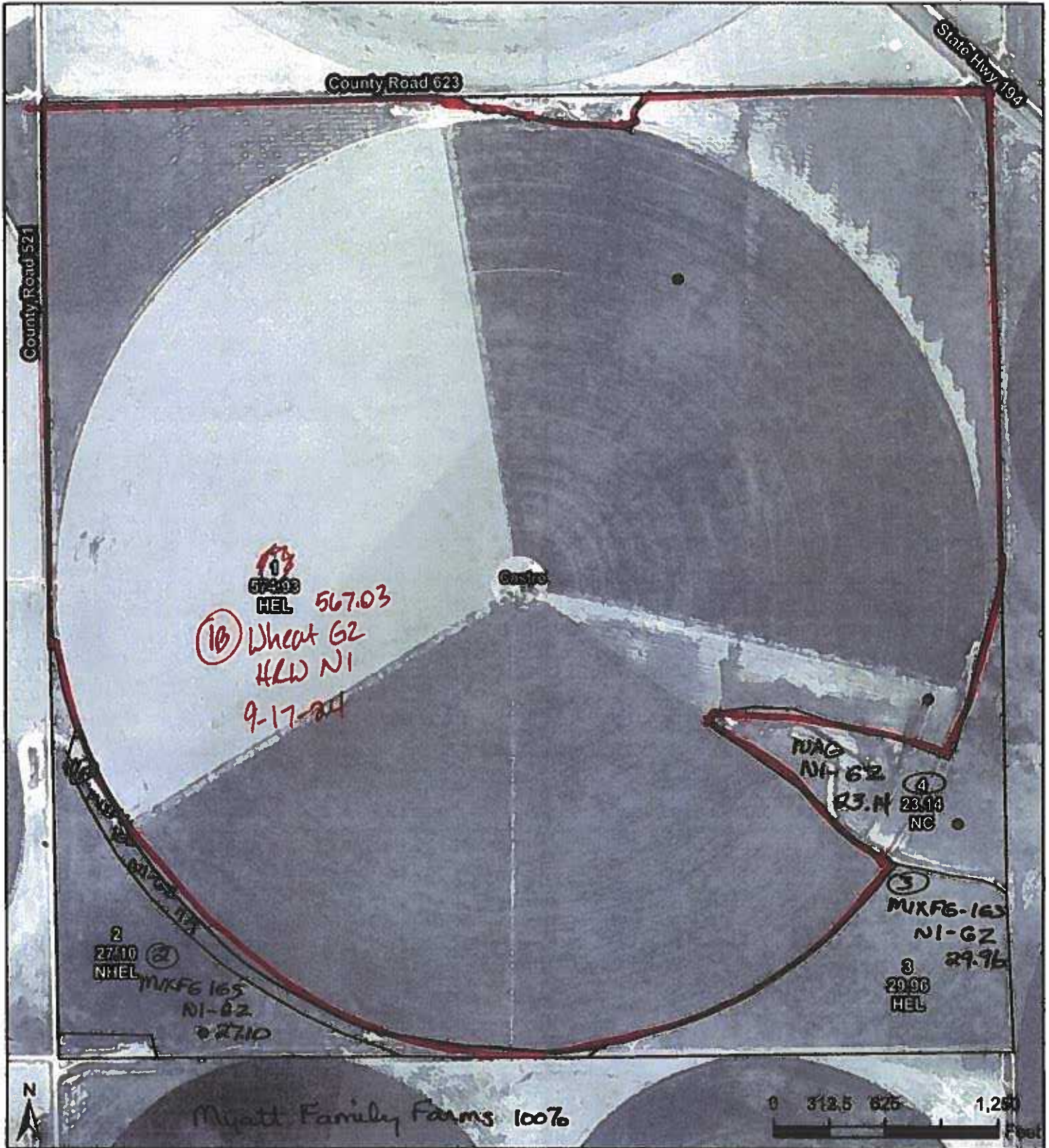
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	176.00	0.00	49
Corn	240.00	0.00	225
Grain Sorghum	44.20	0.00	109
Seed Cotton	97.76	0.00	2394
Unassigned Generic Base	24.44	0.00	0
TOTAL	582.40	0.00	

NOTES

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Wetland Determination Identifiers

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

2025 Program Year

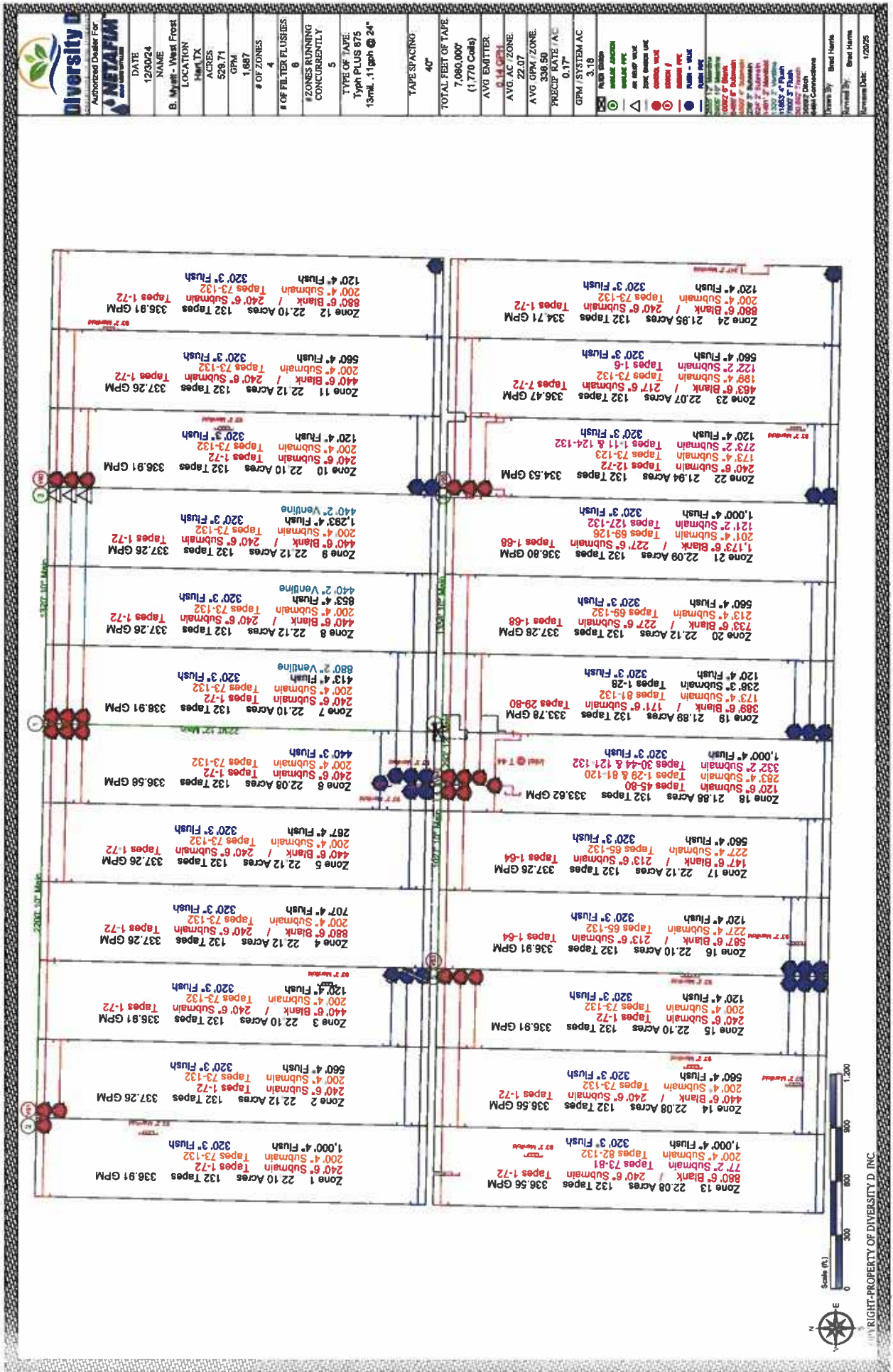
Farm: 1374
Tract: 768

Map Created August 16, 2024

Image Acquisition Year - 2022

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TRACT 2 DRIP LINE LAYOUT



Tract 2 - East Half

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 : 643

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

Crop Year : 2024

Operator Name : FROST FARMS LLC
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
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		

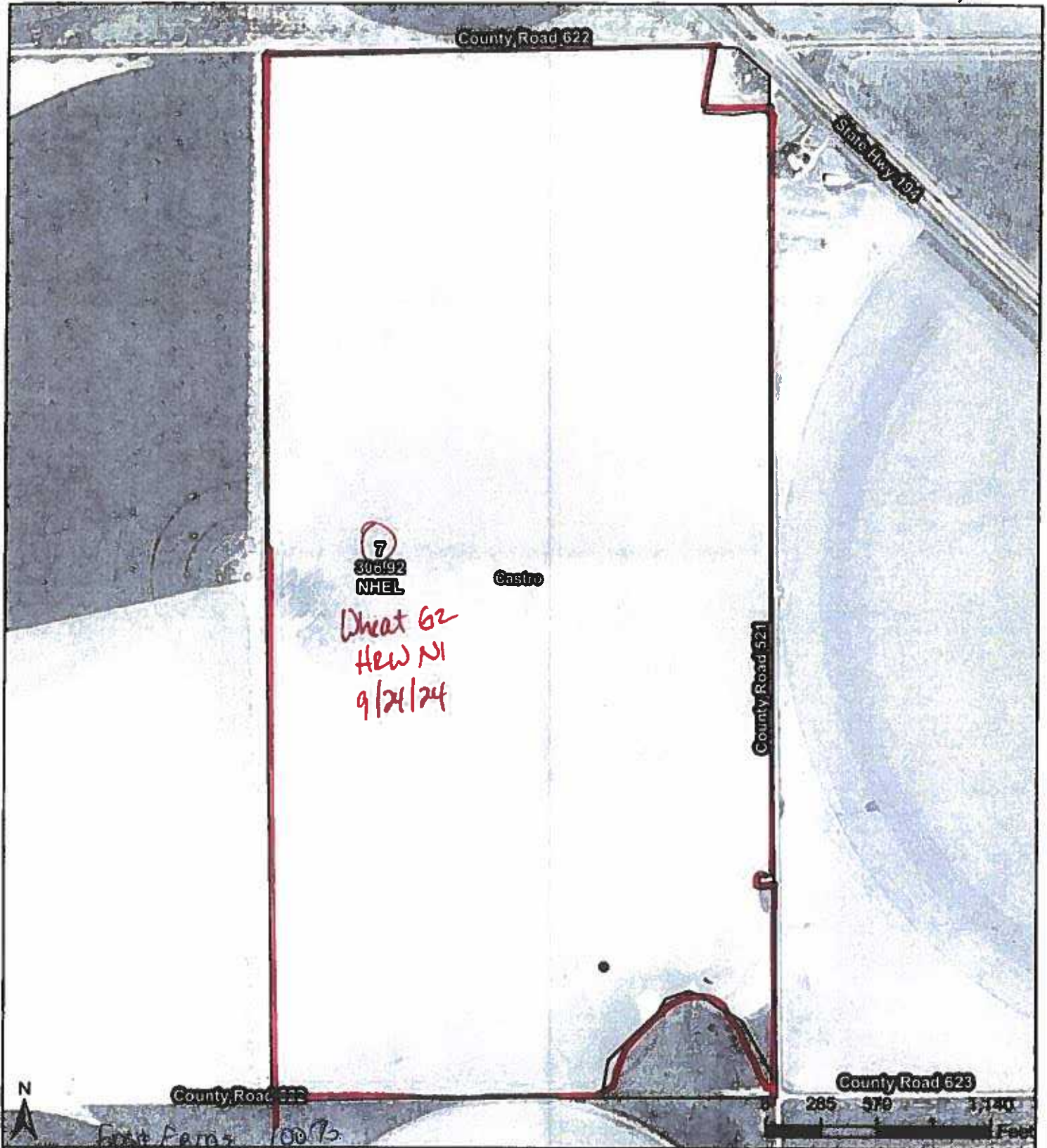
NOTES

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



Wetland Determination Identifiers

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

2025 Program Year

Map Created August 01, 2024

Image Acquisition Year - 2022

Farm: 643
Tract: 913

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Tract 2 - West Half

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 : 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/UF 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		

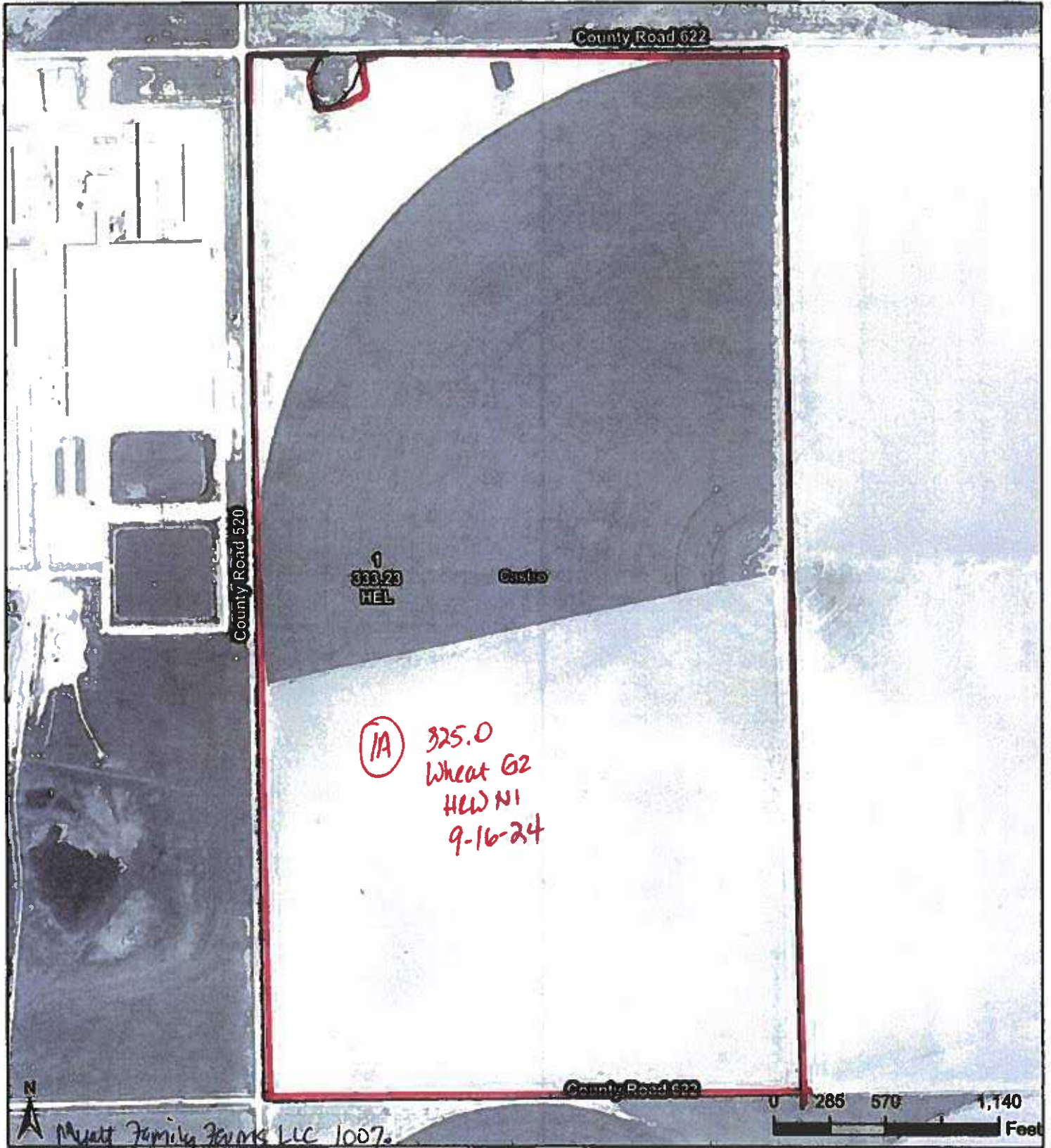
NOTES

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



Farm: 96
Tract: 912

Wetland Determination Identifiers

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

2025 Program Year

Map Created July 26, 2024

Image Acquisition Year - 2022

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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

806.292.0197

gms@midplains.coop

Ben G. Scott

Owner, Real Estate Broker - TX, NM & OK

806.647.4375

ben.scott@scottlandcompany.com

scottlandcompany.com

806.647.4375

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