Dimmitt 964-Acre Drip



964 ± ACRES | DIMMITT, 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: 964 ± acres

Price: \$6,500.00 per acre

Estimated Taxes: \$4,495.31 (2024)

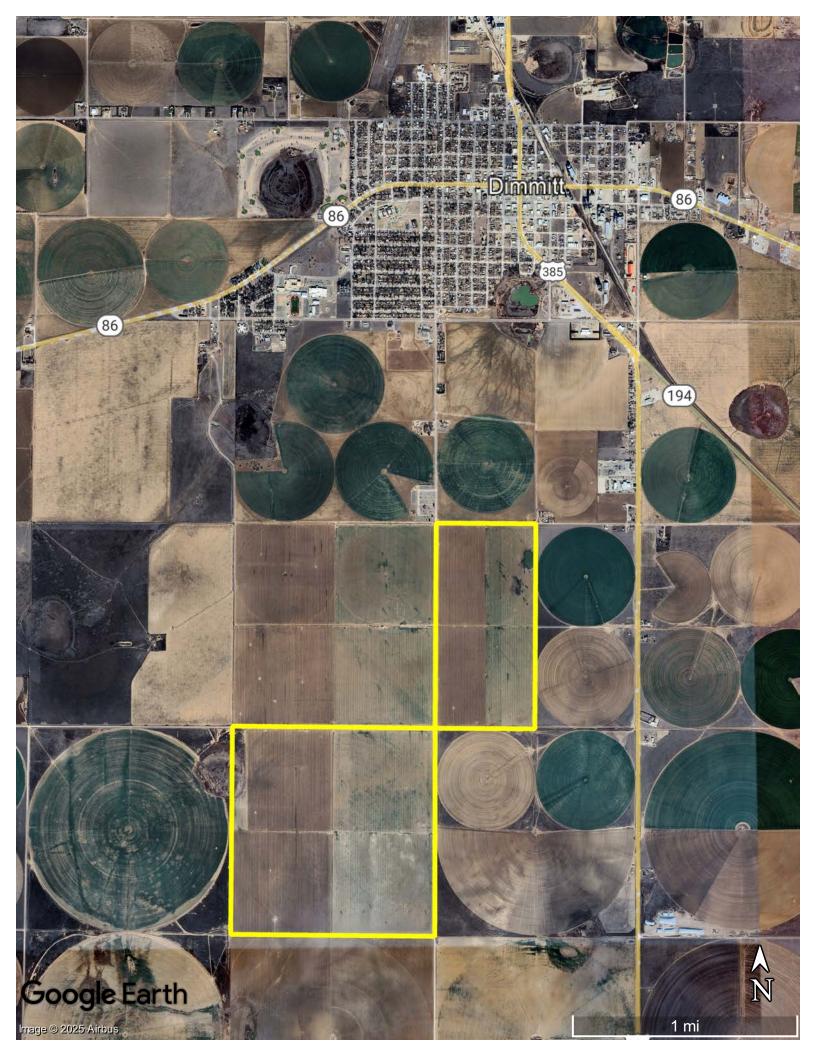
Location: 1 mile south of Dimmitt, TX

COMMENTS

This farm is located one mile south of Dimmitt and is irrigated with 920 acres of buried drip line on 80" centers. Approximately 1050 gpm of water is supplied by 16 wells with submersible electric pumps an motors connected by high-pressure underground line.

The wells on this farm are approximately 400 foot deep except those on the south which are approximately 30 feet shallower. The wells, pumps and underground line are all in good condition. The soils are mostly clay loam and are very productive. It is located in close proximity to a number of feedlots and diaries which provide both a market for grain and forage crops and a source of manure for fertilizer.

If a Buyer is interested, the current owner is willing to lease this farm back and continue to operate it.





















Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EcA	Estacado clay loam, 0 to 1 percent slopes	All areas are prime farmland	214.6	33.0%
EcB	Estacado clay loam, 1 to 3 percent slopes	All areas are prime farmland	15.3	2.4%
OcA	Olton clay loam, 0 to 1 percent slopes	All areas are prime farmland	33.5	5.1%
ОсВ	Olton clay loam, 1 to 3 percent slopes	All areas are prime farmland	41.5	6.4%
РоА	Posey loam, 0 to 1 percent slopes	Farmland of statewide importance, if irrigated	85.5	13.2%
РоВ	Posey loam, 1 to 3 percent slopes	Farmland of statewide importance, if irrigated	32.1	4.9%
PuA	Pullman clay loam, 0 to 1 percent slopes	All areas are prime farmland	212.9	32.7%
PuB	Pullman clay loam, 1 to 3 percent slopes	All areas are prime farmland	4.8	0.7%
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	Not prime farmland	10.2	1.6%
Totals for Area of Inter	rest		650.4	100.0%

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

Authorised Desir For NETAL South Part of 1/19/2/023 NAME

My Tam Arris - S. Menson
LOCATION
CONTROLL TX
ACRES
S98.75
GPM
1,442
OF PL TER PLUSHES
23

Typh PLUS 990 13mil. 11gph @ 20"

ZONES RUNNING CONCURRENTLY AVG. EMITTER

A.093,000

(1,210 Cods)

TAPE SPACING

AND ACL ZONE.
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AND GPM / ZONE.
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Revised By Name

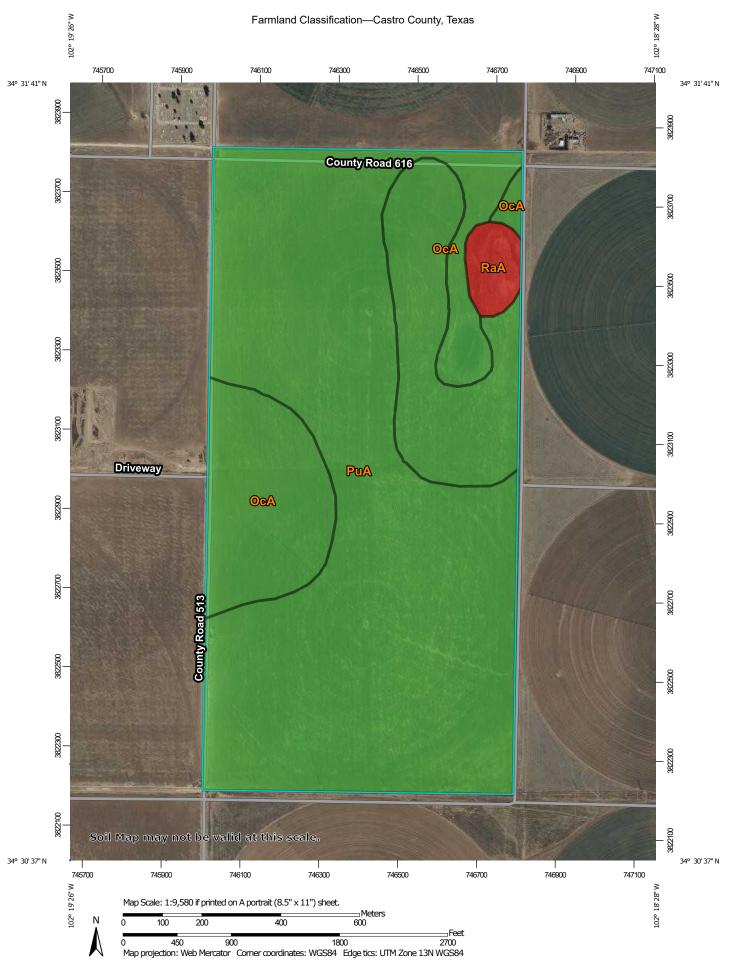
Revised Date: Date

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RIGHT-PROPERTY OF DIVERSITY D. INC



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
OcA	Olton clay loam, 0 to 1 percent slopes	All areas are prime farmland	82.6	26.1%
PuA	Pullman clay loam, 0 to 1 percent slopes	All areas are prime farmland	227.1	71.7%
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	Not prime farmland	7.0	2.2%
Totals for Area of Intere	est	316.7	100.0%	

Description

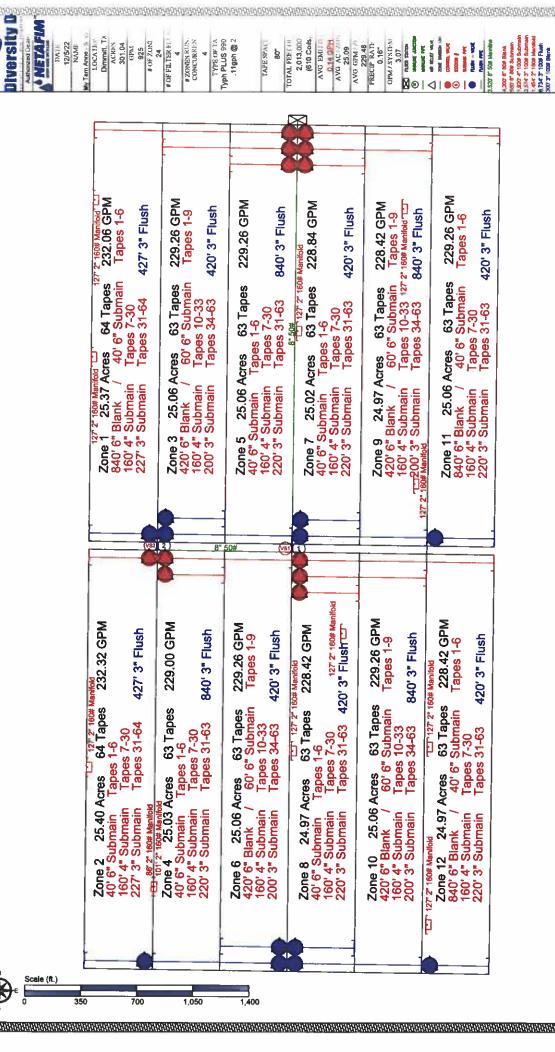
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Rating Options

Aggregation Method: No Aggregation Necessary

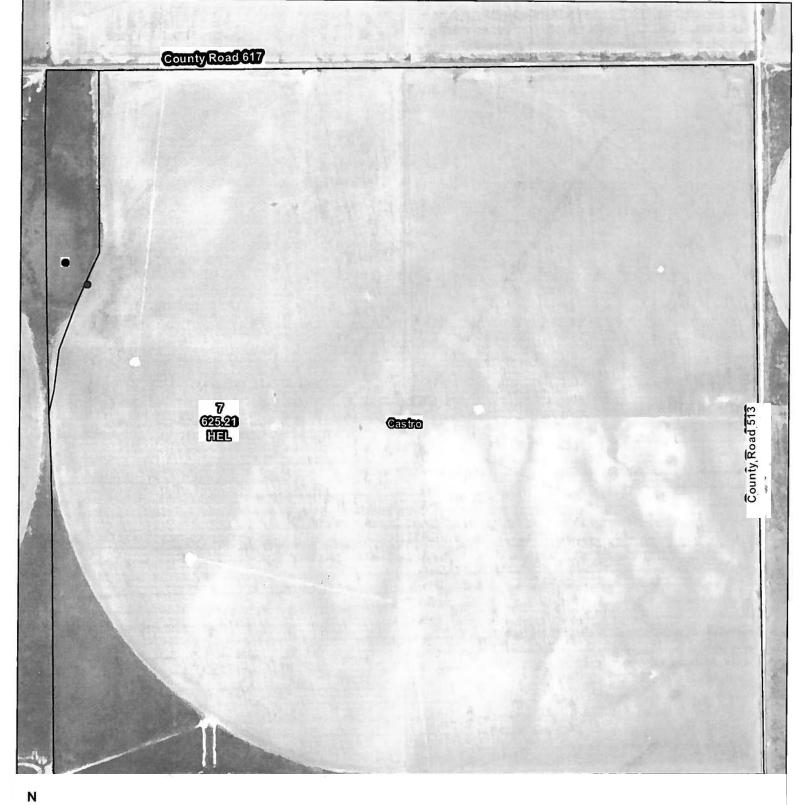
Tie-break Rule: Lower

HALF SECTION DRIP LINE LAYOUT



Rayland By Name 14,340' Diich 1,626 Cennections Durin Br Brad III

CYLEGE DATE CHAN



Farm: 4040 Tract: 516

Wetland Determination Identifiers

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

620 1,240

2025 Program Year

Map Created September 20, 2024

Image Acquisition Year - 2022

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

TEXAS CASTRO

United States Department of Agriculture Farm Service Agency

FARM: 4040

Prepared: 5/27/25 3:05 PM CST

Crop Year: 2025

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

: J&M MYATT FARMS

CRP Contract Number(s)

: None

Recon ID

: 48-069-2025-8

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
641.96	625.21	625.21	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	625.21		0.	00	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	194.78	0.00	29	0
Corn	212.19	0.00	173	
Seed Cotton	199.69	0.00	1819	86
Unassigned Generic Base	4.91	0.00	0	

TOTAL

611.57

0.00

NOTES

Tract Number

: 516

Description

: Sec 60; Blk K-13

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

Owners

: MY TAMANNE, WILLIAM B MYATT, D'ANN MYATT

Other Producers

: BILL & D'ANN FARMS, WADE JACOB MYATT, MEGAN LEIGH MYATT

Recon ID

: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
641.96	625.21	625.21	0.00	0.00	0.00	0.00	0.0

TEXAS CASTRO

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4040

Prepared: 5/27/25 3:05 PM CST

Crop Year: 2025

Tract 516 Continued ...

Form: FSA-156EZ

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	625.21	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	194.78	0.00	29
Corn	212.19	0.00	173
Seed Cotton	199.69	0.00	1819
Unassigned Generic Base	4.91	0.00	0

TOTAL 611.57 0.00

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, 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 vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braile, 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) :

L'S. Donathant of Articulture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Weshington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Farm: 1651

Tract: 356

Castro, Texas



Fee

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Map Created August 22, 2024

2025 Program Year

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: 1651

Prepared: 5/27/25 3:05 PM CST

Crop Year: 2025

Operator Name

: J&M MYATT FARMS

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
316.32	316.32	316.32	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	316.32	2	0.	00	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	179.13	0.00	32	0
Com	74.77	0.00	173	
Seed Cotton	44.30	0.00	2179	47

TOTAL

298.20

0.00

NOTES

Tract Number

: 356

Description

: W 1/2 Sec 21; Blk 10-A

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

: MY TAMANNE, WILLIAM B MYATT, D'ANN MYATT

Other Producers

: BILL & D'ANN FARMS, WADE JACOB MYATT, MEGAN LEIGH MYATT

Recon ID

: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
316.32	316.32	316.32	0.00	0.00	0.00	0.00	0.0

TEXAS CASTRO

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1651

Prepared: 5/27/25 3:05 PM CST

Crop Year: 2025

Tract 356 Continued ...

Form: FSA-156EZ

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	316.32	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	179.13	0.00	32
Corn	74.77	0.00	173
Seed Cotton	44.30	0.00	2179

TOTAL 298.20 0.00

NOTES

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11.5. Program intele@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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/Ter	nant/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

Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027 Mailing Address: 1301 Front Street - Dimmitt, TX 79027