

Dimmitt 964-Acre Drip



964 ± ACRES | DIMMITT, TEXAS | CASTRO COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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PROPERTY SUMMARY

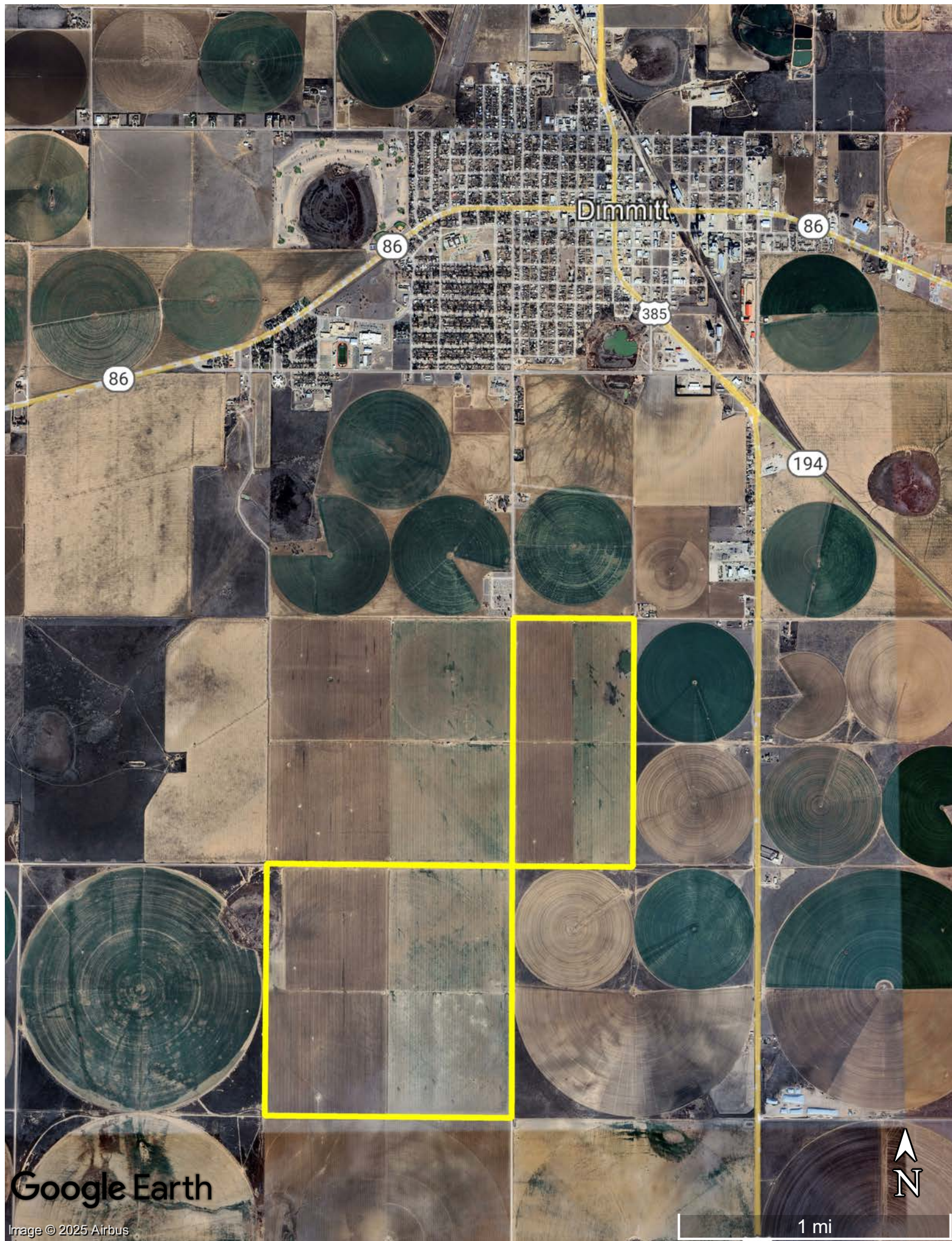
State:	Texas
Region:	Panhandle
County:	Castro
Property Type:	Irrigated Farm
Acres:	964 ± acres
Price:	\$6,500.00 per acre
Estimated Taxes:	\$4,495.31 (2024)
Location:	1 mile south of Dimmitt, TX

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 and 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 dairies 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.



Google Earth

Image © 2025 Airbus



1 mi







Farmland Classification—Castro County, Texas



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%
OcB	Olton clay loam, 1 to 3 percent slopes	All areas are prime farmland	41.5	6.4%
PoA	Posey loam, 0 to 1 percent slopes	Farmland of statewide importance, if irrigated	85.5	13.2%
PoB	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 Interest			650.4	100.0%

Description

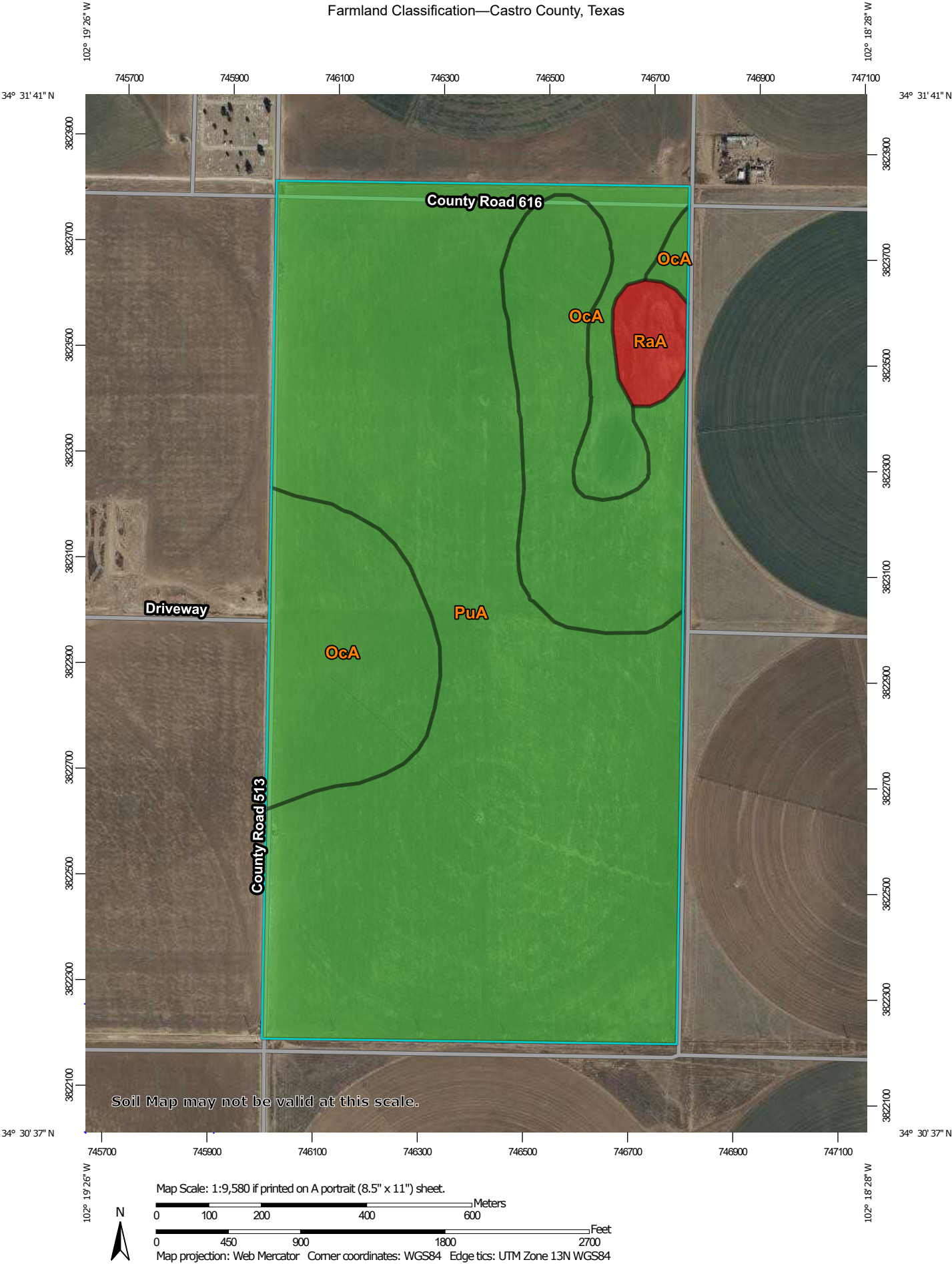
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime 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

Farmland Classification—Castro County, Texas



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 Interest			316.7	100.0%

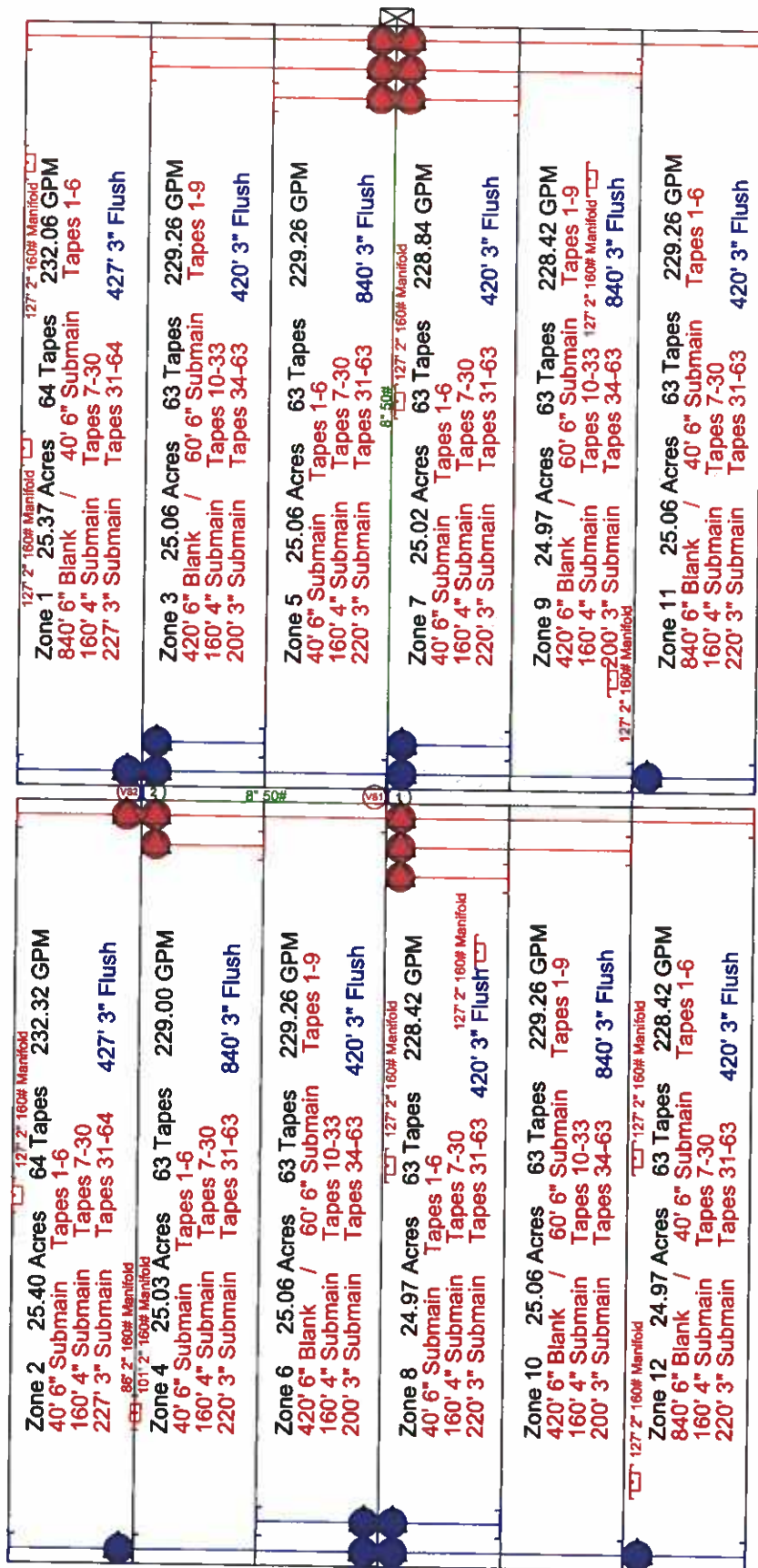
Description

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

[illegible]

County Road 617

7
625.21
HEL

Castro

County Road 513

N

0 310 620 1,240 Feet

2025 Program Year

Farm: 4040
Tract: 516

Wetland Determination Identifiers

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

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



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//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 : 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
641.96	625.21	625.21	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 : 4040
Prepared : 5/27/25 3:05 PM CST
Crop Year : 2025

Tract 516 Continued ...

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

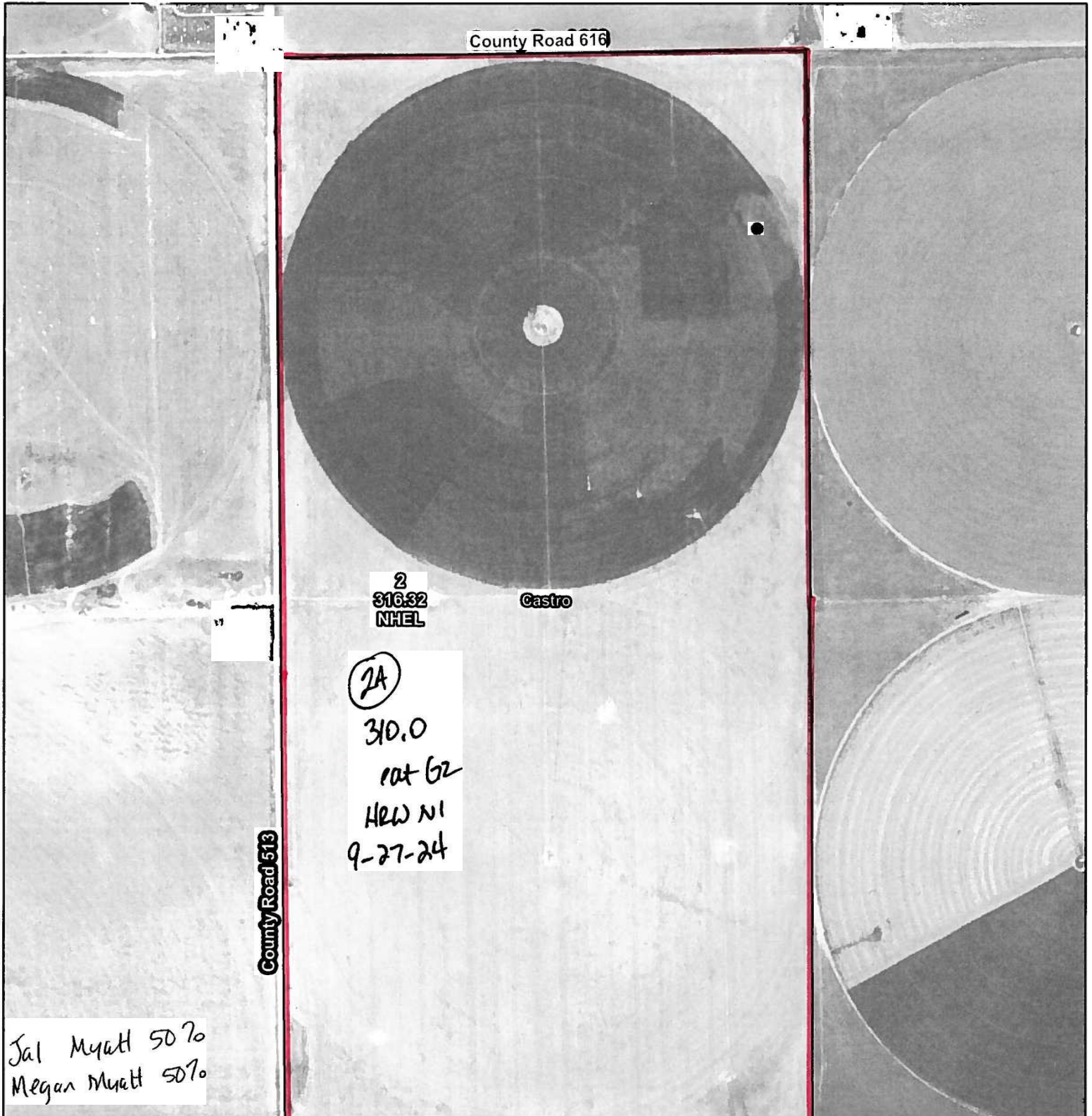
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	194.78	0.00	29
Corn	212.19	0.00	173
Seed Cotton	199.69	0.00	1819
Unassigned Generic Base	4.91	0.00	0
TOTAL	611.57	0.00	

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.

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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. USDA is an equal opportunity provider, employer, and lender.



N County Road 617

Farm: 1651
Tract: 356

Wetland Determination Identifiers

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

Fee
2025 Program Year

Map Created August 22, 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 : 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//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		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
Corn	74.77	0.00	173	
Seed Cotton	44.30	0.00	2179	47
TOTAL	298.20	0.00		

NOTES

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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
Form: FSA-156EZ

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 ...

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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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

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