

# Scott Land Company, LLC

www.scottlandcompany.com \* ben.scott@scottlandcompany.com \* (806) 647-4375 / (800) 933-9698

1301 Front Street (mailing) 1368 US Hwy 385 (physical)

Dimmitt, Texas 79027-3246

## Flagg Drip Irrigated 1440 Acres



## Castro County, Texas

## FARM AND RANCH REAL ESTATE

# Scott Land Company, LLC

Ben G. Scott Land Company, LLC • 1301 Front Street • Dimmitt, Texas 79027  
Phone (806) 647-4375 5:00am to 10:00pm or (800) 933-9698 • Fax (806) 647-0950  
[www.scottlandcompany.com](http://www.scottlandcompany.com) • [ben.scott@scottlandcompany.com](mailto:ben.scott@scottlandcompany.com)

## Flagg Drip Irrigated 1440 Acres

State:	Texas	
Region:	Panhandle	
County:	Castro	
Property Type:	Irrigated Farm	
Acres:	1,440 +/- acres more or less	
Price:	\$10,500.00 per acre	
Taxes:	\$8,613.89 approximately (2023)	
Location:	2 miles NW of Flagg	
Contact Name:	Gerald Smith/Ben G. Scott	
Contact Address:	Mailing Address:	Physical Address:
	1301 Front Street	1368 U.S. Hwy. N. 385
	Dimmitt, Texas 79027-3246	Dimmitt, Texas 79027-3246
Contact Phone#:	<b>Gerald Smith</b>	<b>806-292-0197</b>
Contact Phone #:	Ben G. Scott	800/933-9698 or 806/647-4375
		5:00 a.m. to 10:00 p.m.
Contact Fax:	806/647-0950	
Primary Office Email Address:	<a href="mailto:ben.scott@scottlandcompany.com">ben.scott@scottlandcompany.com</a> / <a href="mailto:gms@midplains.coop">gms@midplains.coop</a>	

Comments: This farm is located northwest of Flagg in the most productive area of Castro County and consists of 2 ¼ sections. It is drip irrigated with the buried tape on 40" centers. Approximately 5500 gpm of water is supplied by 22 wells connected by high-pressure underground line. Three of the wells have turbine pumps powered by vertical hollow shaft electric motors and the other 19 wells have submersible electric pumps and motors.

The wells on this farm are approximately 400 feet deep. All wells, pumps and underground line are 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. This is an excellent farm which deserves your serious consideration.

***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.

## Ranch & Farm Real Estate



505

Google Earth

Image © 2024 Airbus



5000 ft



4	Onitamp Dey	6	Harina Farms	11	Howell Bros GAC JV George & Candyn Sides	14	Howell Bros GAC JV George & Candyn Sides	23	Howell Bros GAC JV George & Candyn Sides	26	Gregg & Lynn Candyn Sides	27	Gregg & Lynn Candyn Sides	28	Gregg & Lynn Candyn Sides	29	Gregg & Lynn Candyn Sides	30	Gregg & Lynn Candyn Sides	31	Gregg & Lynn Candyn Sides	32	Gregg & Lynn Candyn Sides	33	Gregg & Lynn Candyn Sides	34	Gregg & Lynn Candyn Sides	35	Gregg & Lynn Candyn Sides	36	Gregg & Lynn Candyn Sides	37	Gregg & Lynn Candyn Sides	38	Gregg & Lynn Candyn Sides	39	Gregg & Lynn Candyn Sides	40	Gregg & Lynn Candyn Sides	41	Gregg & Lynn Candyn Sides	42	Gregg & Lynn Candyn Sides	43	Gregg & Lynn Candyn Sides	44	Gregg & Lynn Candyn Sides	45	Gregg & Lynn Candyn Sides	46	Gregg & Lynn Candyn Sides	47	Gregg & Lynn Candyn Sides	48	Gregg & Lynn Candyn Sides	49	Gregg & Lynn Candyn Sides	50	Gregg & Lynn Candyn Sides	51	Gregg & Lynn Candyn Sides	52	Gregg & Lynn Candyn Sides	53	Gregg & Lynn Candyn Sides	54	Gregg & Lynn Candyn Sides	55	Gregg & Lynn Candyn Sides	56	Gregg & Lynn Candyn Sides	57	Gregg & Lynn Candyn Sides	58	Gregg & Lynn Candyn Sides	59	Gregg & Lynn Candyn Sides	60	Gregg & Lynn Candyn Sides	61	Gregg & Lynn Candyn Sides	62	Gregg & Lynn Candyn Sides	63	Gregg & Lynn Candyn Sides	64	Gregg & Lynn Candyn Sides	65	Gregg & Lynn Candyn Sides	66	Gregg & Lynn Candyn Sides	67	Gregg & Lynn Candyn Sides	68	Gregg & Lynn Candyn Sides	69	Gregg & Lynn Candyn Sides	70	Gregg & Lynn Candyn Sides	71	Gregg & Lynn Candyn Sides	72	Gregg & Lynn Candyn Sides	73	Gregg & Lynn Candyn Sides	74	Gregg & Lynn Candyn Sides	75	Gregg & Lynn Candyn Sides	76	Gregg & Lynn Candyn Sides	77	Gregg & Lynn Candyn Sides	78	Gregg & Lynn Candyn Sides	79	Gregg & Lynn Candyn Sides	80	Gregg & Lynn Candyn Sides	81	Gregg & Lynn Candyn Sides	82	Gregg & Lynn Candyn Sides	83	Gregg & Lynn Candyn Sides	84	Gregg & Lynn Candyn Sides	85	Gregg & Lynn Candyn Sides	86	Gregg & Lynn Candyn Sides	87	Gregg & Lynn Candyn Sides	88	Gregg & Lynn Candyn Sides	89	Gregg & Lynn Candyn Sides	90	Gregg & Lynn Candyn Sides	91	Gregg & Lynn Candyn Sides	92	Gregg & Lynn Candyn Sides	93	Gregg & Lynn Candyn Sides	94	Gregg & Lynn Candyn Sides	95	Gregg & Lynn Candyn Sides	96	Gregg & Lynn Candyn Sides	97	Gregg & Lynn Candyn Sides	98	Gregg & Lynn Candyn Sides	99	Gregg & Lynn Candyn Sides	100	Gregg & Lynn Candyn Sides
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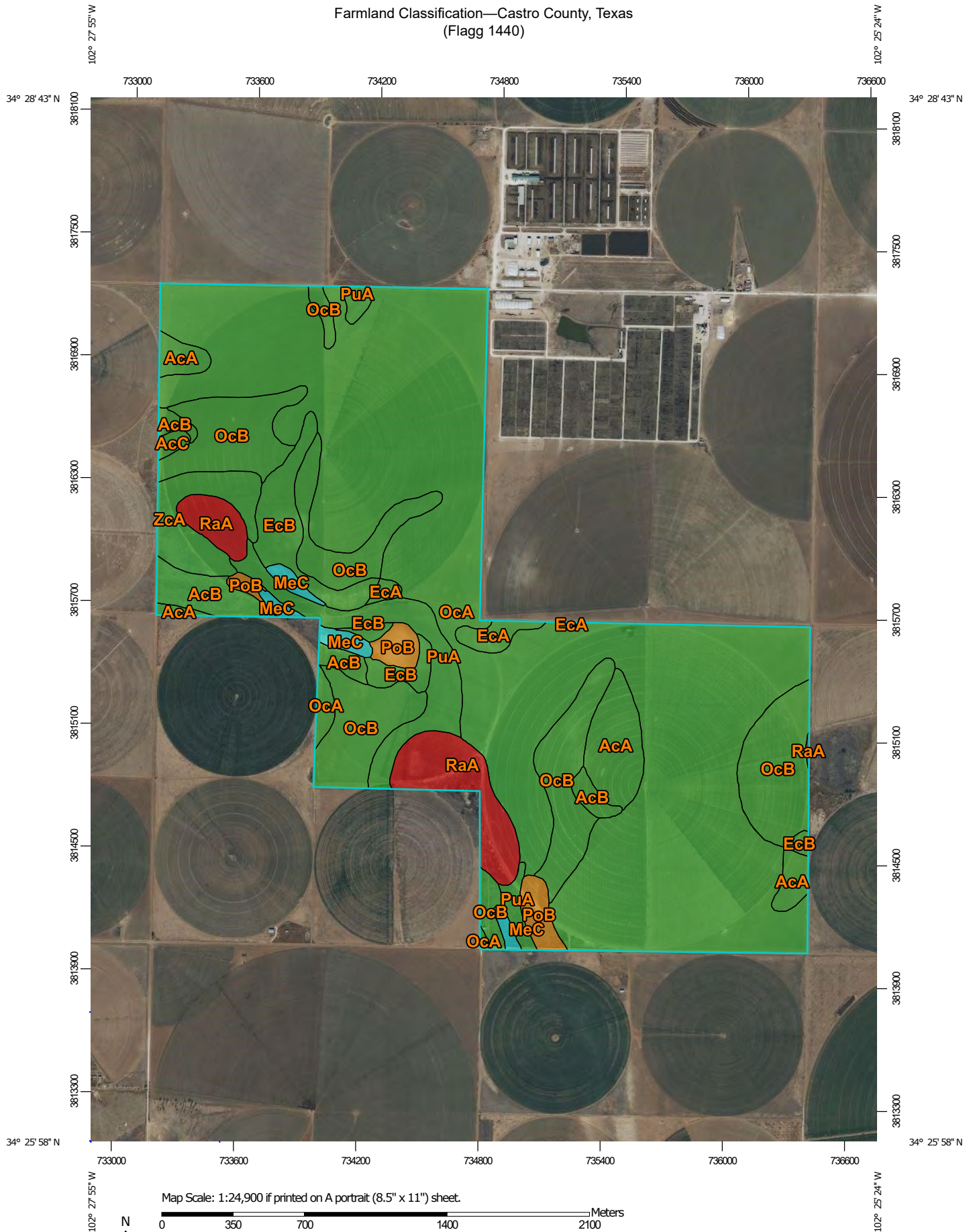


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Farmland Classification—Castro County, Texas  
(Flagg 1440)





## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcA	Acuff loam, 0 to 1 percent slopes	All areas are prime farmland	55.2	3.8%
AcB	Acuff loam, 1 to 3 percent slopes	All areas are prime farmland	39.3	2.7%
AcC	Acuff loam, 3 to 5 percent slopes	All areas are prime farmland	3.7	0.3%
EcA	Estacado clay loam, 0 to 1 percent slopes	All areas are prime farmland	12.9	0.9%
EcB	Estacado clay loam, 1 to 3 percent slopes	All areas are prime farmland	52.6	3.6%
MeC	Pep-Estacado loams, 3 to 5 percent slopes	Farmland of statewide importance	16.9	1.2%
OcA	Olton clay loam, 0 to 1 percent slopes	All areas are prime farmland	832.9	57.5%
OcB	Olton clay loam, 1 to 3 percent slopes	All areas are prime farmland	241.9	16.7%
PoB	Posey loam, 1 to 3 percent slopes	Farmland of statewide importance, if irrigated	25.2	1.7%
PuA	Pullman clay loam, 0 to 1 percent slopes	All areas are prime farmland	65.2	4.5%
RaA	Randall clay, 0 to 1 percent slopes, occasionally ponded	Not prime farmland	63.0	4.4%
ZcA	Zita clay loam, 0 to 1 percent slopes	All areas are prime farmland	38.7	2.7%
<b>Totals for Area of Interest</b>			<b>1,447.6</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





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 : 3396

Prepared : 4/25/24 2:54 PM CST

Crop Year : 2024

Operator Name : BILL &amp; D'ANN FARMS

CRP Contract Number(s) : None

Recon ID : 48-069-2012-82

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
798.82	798.82	798.82	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	798.82		0.00		0.00	0.00	0.00	0.00

## Crop Election Choice

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

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	29.47	0.00	56	73
Corn	611.00	0.00	183	
Seed Cotton	13.43	0.00	1394	92
<b>TOTAL</b>	<b>653.90</b>	<b>0.00</b>		

## NOTES

Tract Number : 11081

Description : Sec 14 &amp; NE/4 Sec 15; Blk 0-4

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 : None

Recon ID : 48-069-2012-81

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
798.82	798.82	798.82	0.00	0.00	0.00	0.00	0.0

TEXAS  
CASTRO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3396  
Prepared : 4/25/24 2 54 PM CST  
Crop Year : 2024

Tract 11081 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	798.82	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	29.47	0.00	56
Corn	611.00	0.00	183
Seed Cotton	13.43	0.00	1394
<b>TOTAL</b>	<b>653.90</b>	<b>0.00</b>	

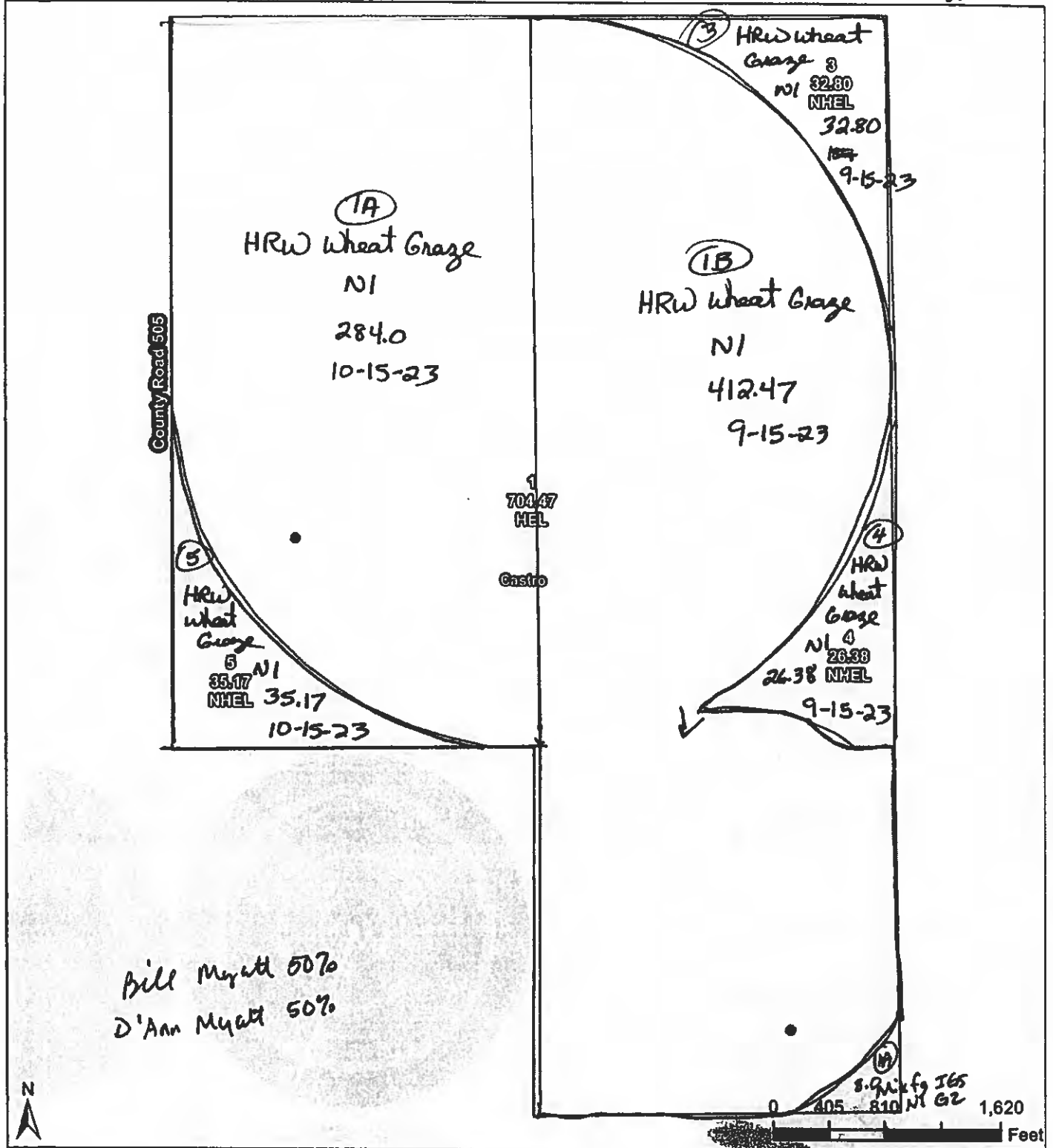
NOTES

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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 [http://www.escc.usda.gov/complaint\\_filing\\_cust.html](http://www.escc.usda.gov/complaint_filing_cust.html) 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) e-mail, [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.





Farm: 3396  
Tract: 11081

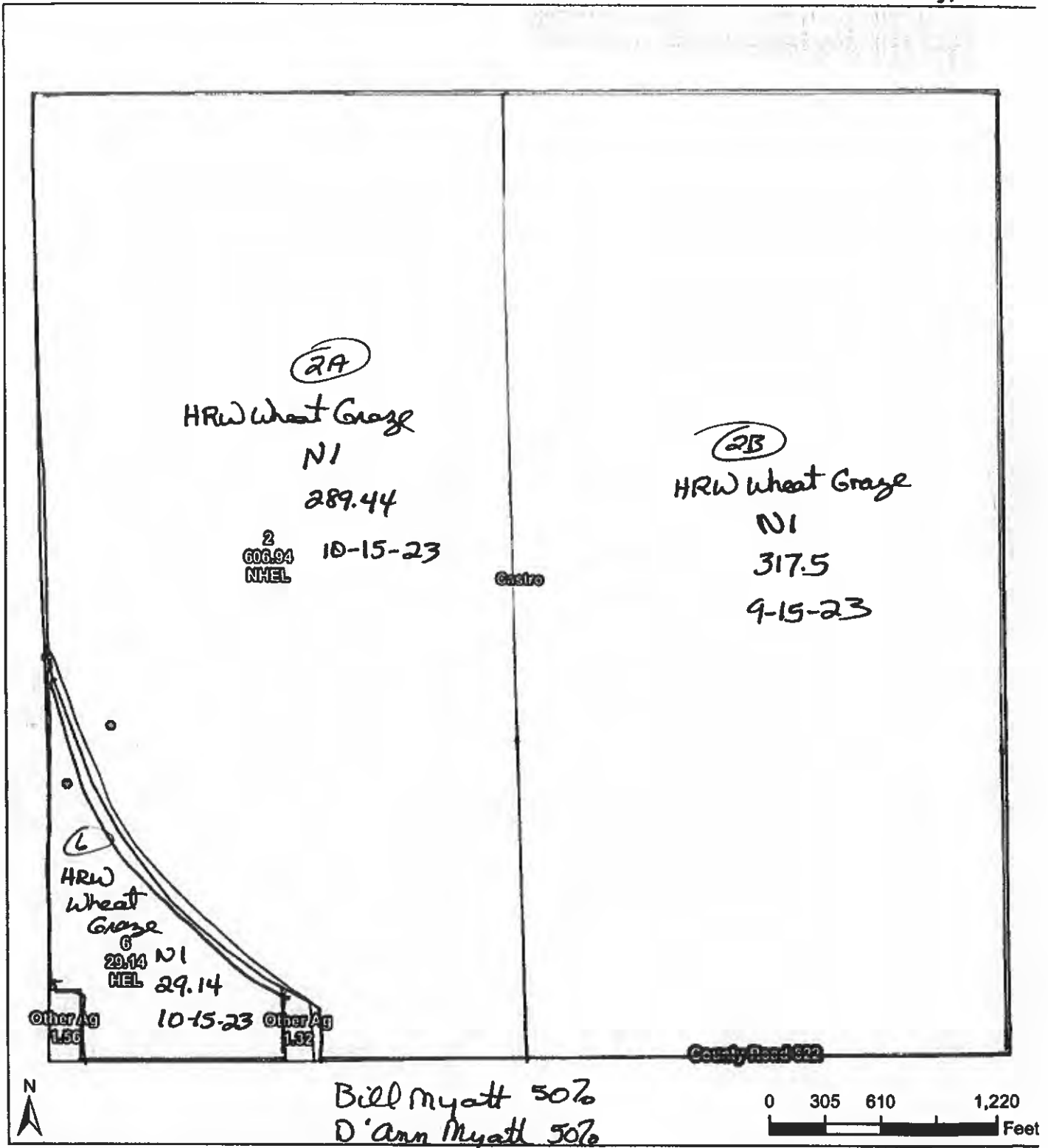
**Wetland Determination Identifiers**

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

2024 Program Year

Map Created September 18, 2023  
Image Acquisition Year - 2016

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: 3395  
Tract: 11080

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

2024 Program Year

Map Created September 18, 2021

Image Acquisition Year - 2011

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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 : 3395

Prepared : 4/25/24 2:52 PM CST

Crop Year : 2024

Operator Name : BILL &amp; D'ANN FARMS

CRP Contract Number(s) : None

Recon ID : 48-069-2012-82

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
638.96	636.08	636.08	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	636.08		0.00		0.00	0.00	0.00	0.00

## Crop Election Choice

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

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.82	0.00	56	67
Corn	337.08	0.00	176	
Seed Cotton	167.20	0.00	1394	92
Unassigned Generic Base	41.80	0.00	0	
<b>TOTAL</b>	<b>563.90</b>	<b>0.00</b>		

## NOTES

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Tract Number : 11080

Description : Sec 10; Blk 0-4

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 : None

Recon ID : 48-069-2012-81

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
638.96	636.08	636.08	0.00	0.00	0.00	0.00	0.0

TEXAS  
CASTRO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3395  
Prepared : 4/25/24 2:52 PM CST  
Crop Year : 2024

Tract 11080 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	636.08	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	17.82	0.00	56
Corn	337.08	0.00	176
Seed Cotton	167.20	0.00	1394
Unassigned Generic Base	41.80	0.00	0
<b>TOTAL</b>	<b>563.90</b>	<b>0.00</b>	

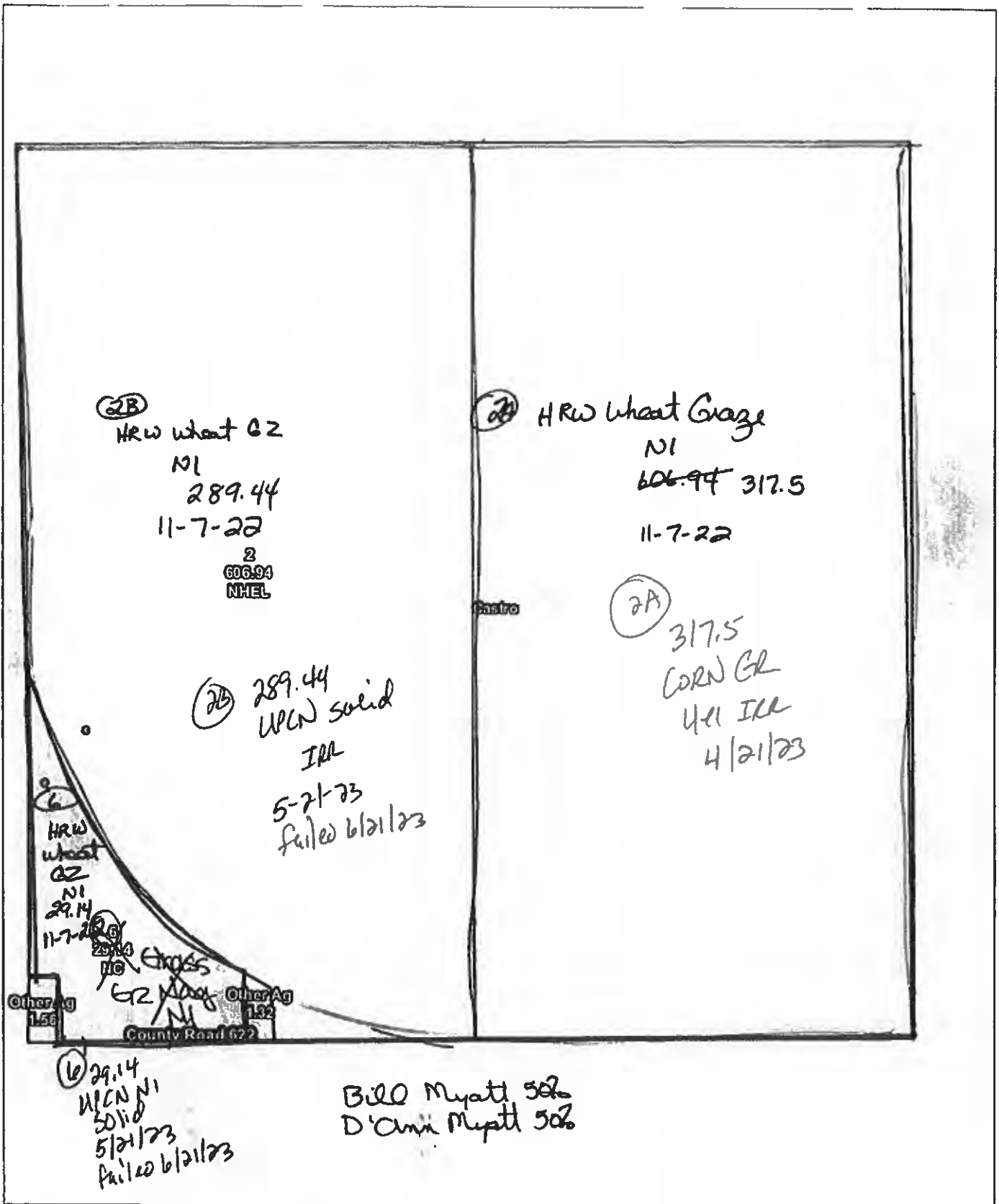
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Farm: 3395  
Tract: 11080

Castro County

#### 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) for exact wetland boundaries and labels, or contact NRCS

Farmland Ac: 243.80  
Cropland Ac: 207.45

Crop Year 2023

Map Created: August 2019

0 460 920 Feet





## 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:
  - 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