

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 • ben.scott@scottlandcompany.com

Vernon 160

State: Texas
Region: Red River Valley
County: Wilbarger
Property Type: Dryland Farm w/ native grass
Acres: 160acres +/-
Price: \$2,500.00 per acre
Taxes: Approximately \$322.72 +/- annually
Location: Approximately 4.25 miles north of Vernon, TX.
Contact Name: Ben G. Scott/Krystal Nelson/Robert Nelson
Contact Address: Scott Land Company, LLC
Mailing Address: 1301 Front Street
Dimmitt, Texas 79027-3246
Physical Address: 1368 U.S. Hwy. N. 385
Dimmitt, Texas 79027-3246
Contact Phone #: 800/933-9698 or 806/647/4375
5:00 a.m. to 10:00 p.m.
Primary Email Address: ben.scott@scottlandcompany.com

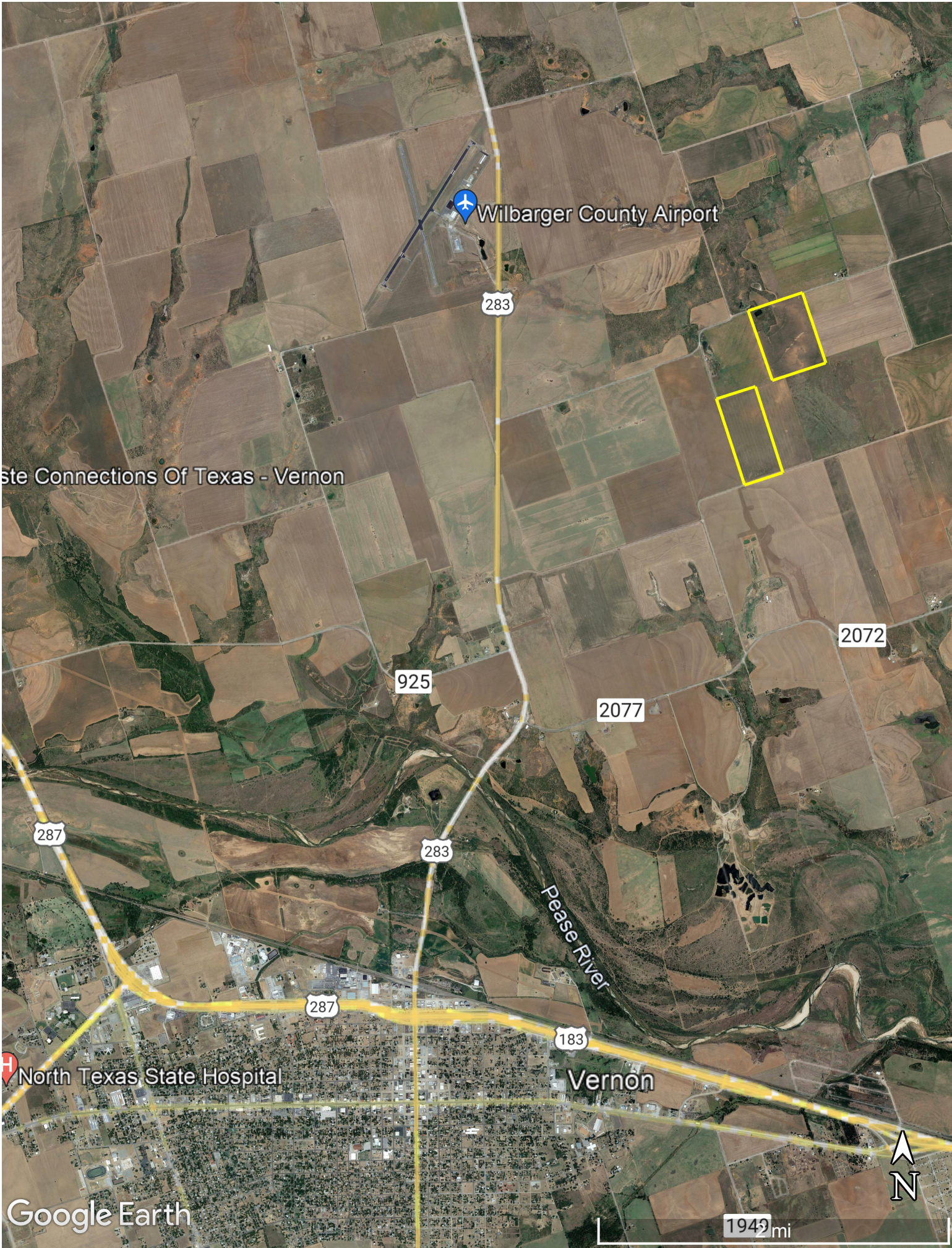
Comments:

This property consists of 160 acres +/- (per appraisal district). The farm is in two tracts of approximately 85 acres and 75 acres. These two tracts are separated by approximately 540 feet. The 85 acre tract consists of approximately 11 acres of native grass and mesquite with a pond and the balance in dryland cultivation. The 75 acre tract is all dryland cultivation. Both properties have county road access with the 85 acre tract having pavement frontage.

Take a look at this excellent farmland close to Vernon, Texas!

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



Wilbarger County Airport

283

ste Connections Of Texas - Vernon

2072

925

2077

287

283

Pease River

287

183

North Texas State Hospital

Vernon

Google Earth

1949 mi





County Rd 105 N

County Rd 105 N

County Rd 105 N

County Rd 122 E

County Rd 122 E

Google Earth

2000 ft



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Ranch & Farm Real Estate

Texas
Wilbarger

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 570
Prepared: 12/22/21 9:20 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: GFELLER FARMS
Farm Identifier: G7

Farms Associated with Operator:

105, 595, 1416, 1708, 2116, 2117, 2586, 2684, 2699, 2830, 2906, 3057, 3095, 3426, 3438, 3691, 4008, 4019, 4101, 4118, 4222, 4228, 4239, 4254, 4344,

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.1	147.24	147.24	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	147.24	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SUP	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	89.4	36	0.00
SEED COTTON	49.21	1612	0.00
UNA GENERIC	0.39	0	0.00
Total Base Acres:	139.0		

Tract Number: 1248 Description G7

FSA Physical Location : Wilbarger, TX

ANSI Physical Location: Wilbarger, TX

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
85.24	74.38	74.38	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	74.38	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	45.4	36	0.00
SEED COTTON	24.61	1612	0.00
UNA GENERIC	0.19	0	0.00

Texas
Wilbarger

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 570
Prepared: 12/22/21 9:20 AM
Crop Year: 2021
Page: 2 of 2

Report ID: FSA-156EZ

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	70.2		

Owners: OWEN, DELLAVIANN
Other Producers: None

Tract Number: 1249 Description G7
FSA Physical Location : Wilbarger, TX ANSI Physical Location: Wilbarger, TX

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

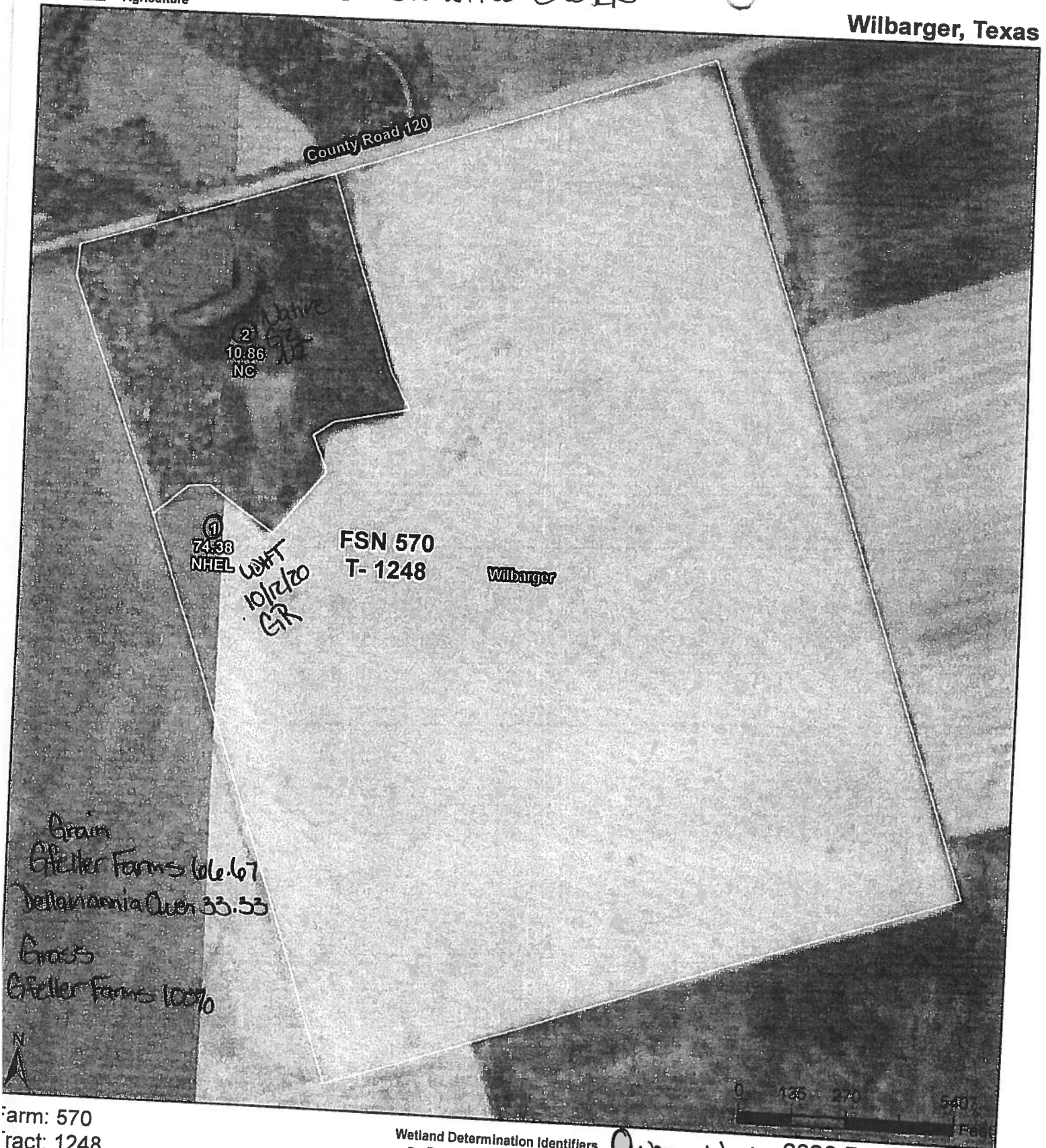
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
72.86	72.86	72.86	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	72.86	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	44.0	36	0.00
SEED COTTON	24.6	1612	0.00
UNA GENERIC	0.2	0	0.00
Total Base Acres:	68.8		

Owners: OWEN, DELLAVIANN
Other Producers: None

Divania Owen

Wilbarger, Texas



farm: 570
tract: 1248

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

Owens North 2020 Program Year 2021

Map Created September 18, 2020
Image Acquisition Year - 2018

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 conditions; 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. 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.

Delania Owen

Wilbarger, Texas



Farm: 570
Tract: 1249

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

2020 Program Year

2021

Map Created September 18, 2020

Image Acquisition Year - 2018



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