

Yoakum, Terry & Lynn County Tracts



1,405.5 ± ACRES | YOAKUM, TERRY & LYNN COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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PROPERTY SUMMARY

State:	Texas
Region:	South Plains
County:	Yoakum, Terry & Lynn
Property Type:	Dryland, Irrigated, CRP and Native Grass
Acres:	1,405.5 ± acres 5 separate tracts
Price:	See Comments
Estimated Taxes:	See Comments



COMMENTS

These 5 tracts of good farmland, grass and CRP are located across the South Plains of Texas. These tracts can be purchased separately or in any combination.

Tract 1: 207.4 acres +/- N/3 of Section 24. - Terry County/Lynn County. \$2,000/ac.

A good dryland farm with over 2/3's of the soil being Patricia/Amarillo with 1/3 being Brownfield fine sand. 45.01 acres is in a Conservation Reserve Program contract until 2032 and pays \$34.02 per acres for a total of \$1,531.00 annually. Estimated annual taxes for this property are **\$300.05**.

Tract 2: 309 acres +/- SE4 Sec. 104, Blk 4X & SW4 Sec. 170, Blk T. Terry Co. \$3,300/ac.

Irrigated farm with 300 GPM per the owner. Seller owns all the irrigation equipment. The soils are mostly rated as 3e and consisting of various fine sandy loam are excellent for the area. Water district information indicates approximately 25 to 30 feet of saturated thickness. The farm has 21.88 acres of CRP with the contract paying \$56.65 per acre for an annual payment of \$1,240.00 through 2032. US 385 frontage. Estimated annual taxes for this property are **\$261.08**.

Tract 3: 440.2 ac +/- SE/4, E120 SW/4, Sec. 625 & SW/4, Sec. 624, Blk D. Yoakum Co. \$3,250/ac.

Irrigated farm with owner stated 360 GPM to the pivot. The tenant owns the pivot and pumps supplying it. The owner related that there is an EQIP program in place on the farm.

Soils are mostly loam fine sands with irrigated ratings of 3e making them good for the area. FM 1780 is a half-mile to the east with the south boundary of the farm being all-weather county road 300. Estimated annual taxes for this tract are **\$2,414.56**.

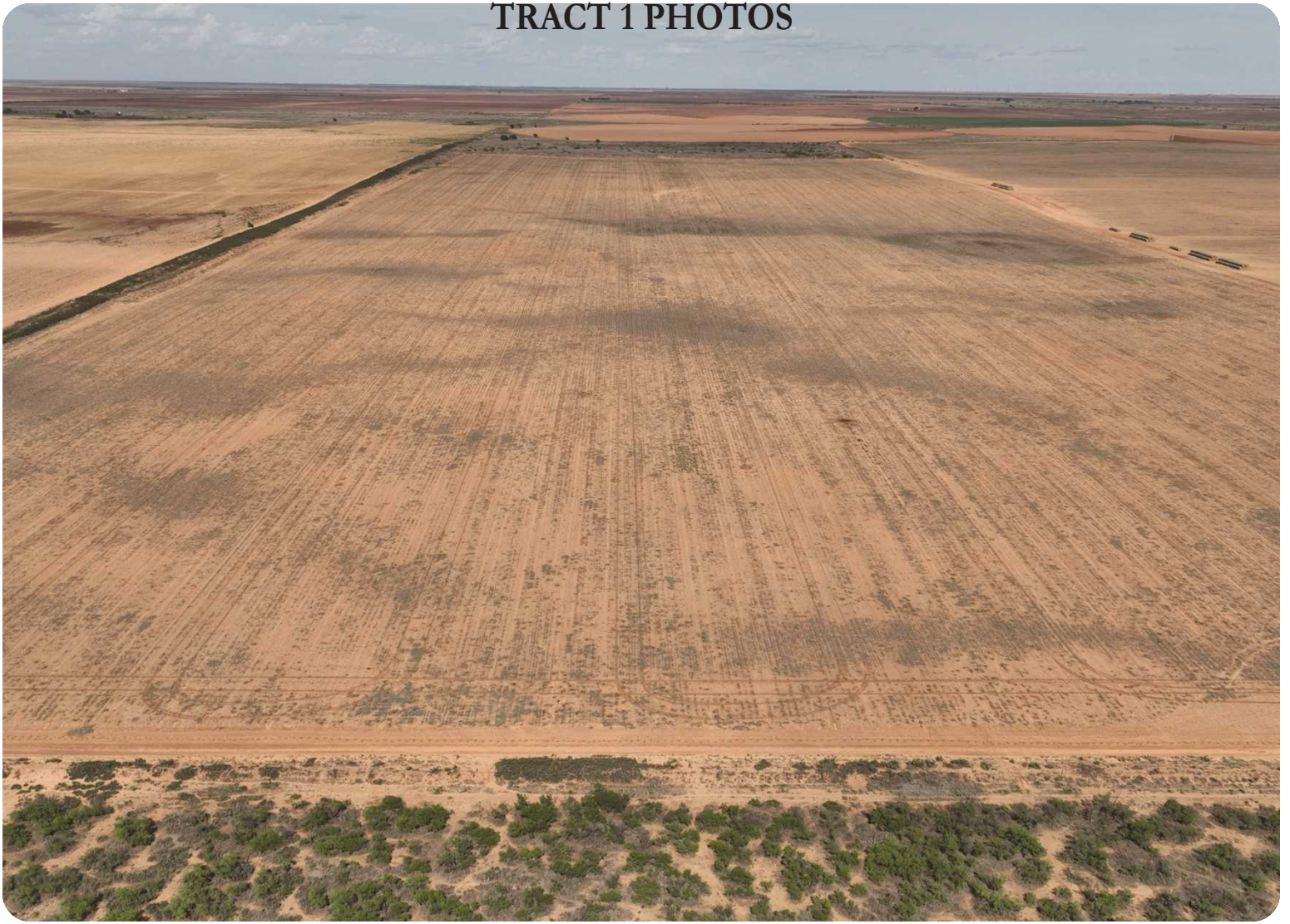
Tract 4: 223.56 acres +/- W100 ac/NW/4, Sec. 620, S120 ac/SE/4, Sec. 562, Blk D. Yoakum Co. \$1,600/ac.

Native grass with Sulphur Springs Draw traversing the south tract of the property. Per the USDA Soils appear good on Tract 6 being Midessa, Toko and Amarill/Patricia loamy sand and sandy loams with the south tract soils being very representative of a draw running through the property. Estimated annual taxes for this tract are **\$123.17**.

Tract 5: 224 acres +/- SE/4, Section 557, N/2 W128 AC SW/4, Section 558, Blk D. Yoakum Co. \$1,800/ac.

A very nice looking dryland farm with irrigation in the area indicating some potential. Patricia & Amarillo loamy fine sand soils. Two miles west of FM 1780 on all-weather county road 260. Estimated annual taxes for this tract are **\$651.25**.

TRACT 1 PHOTOS



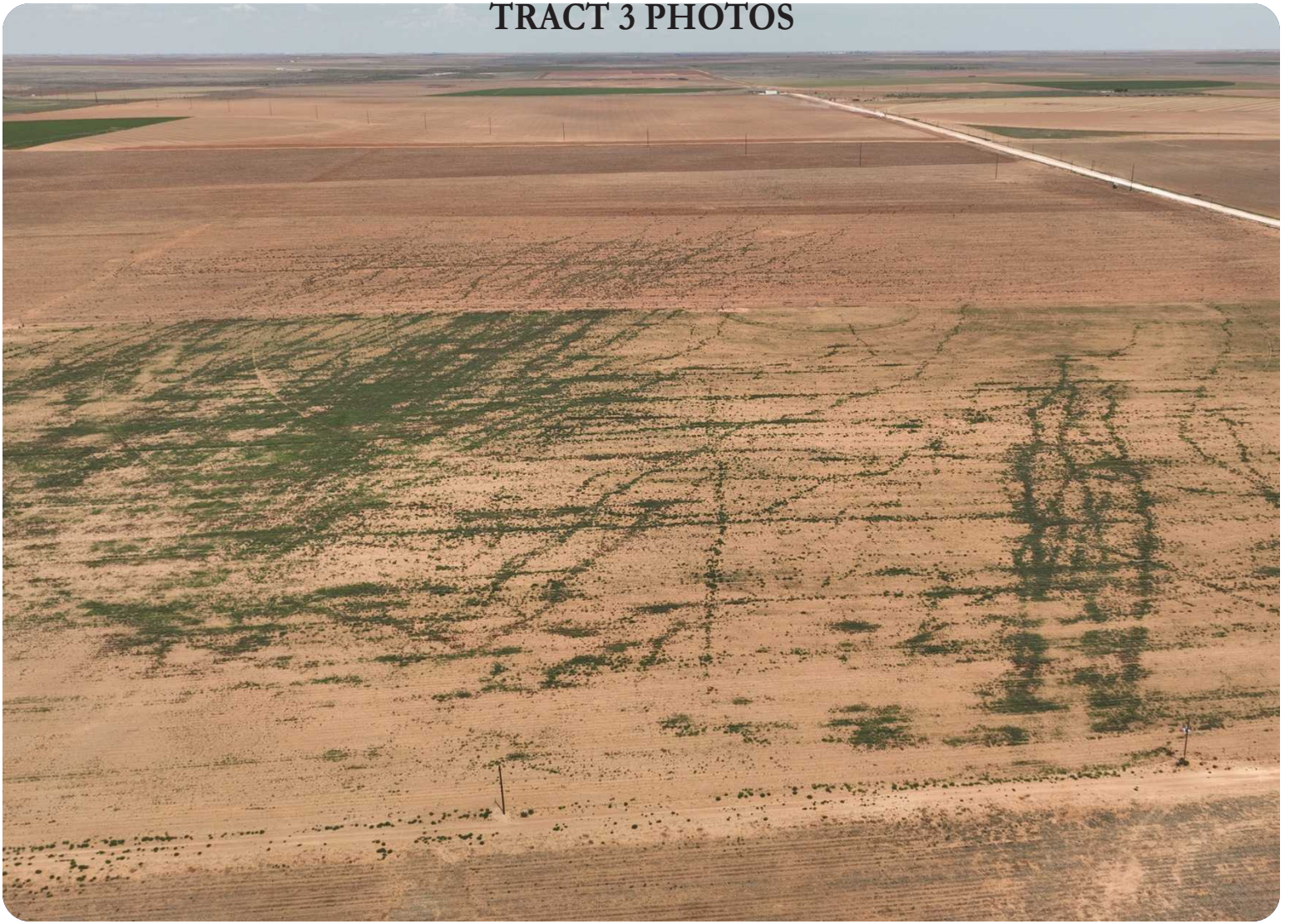


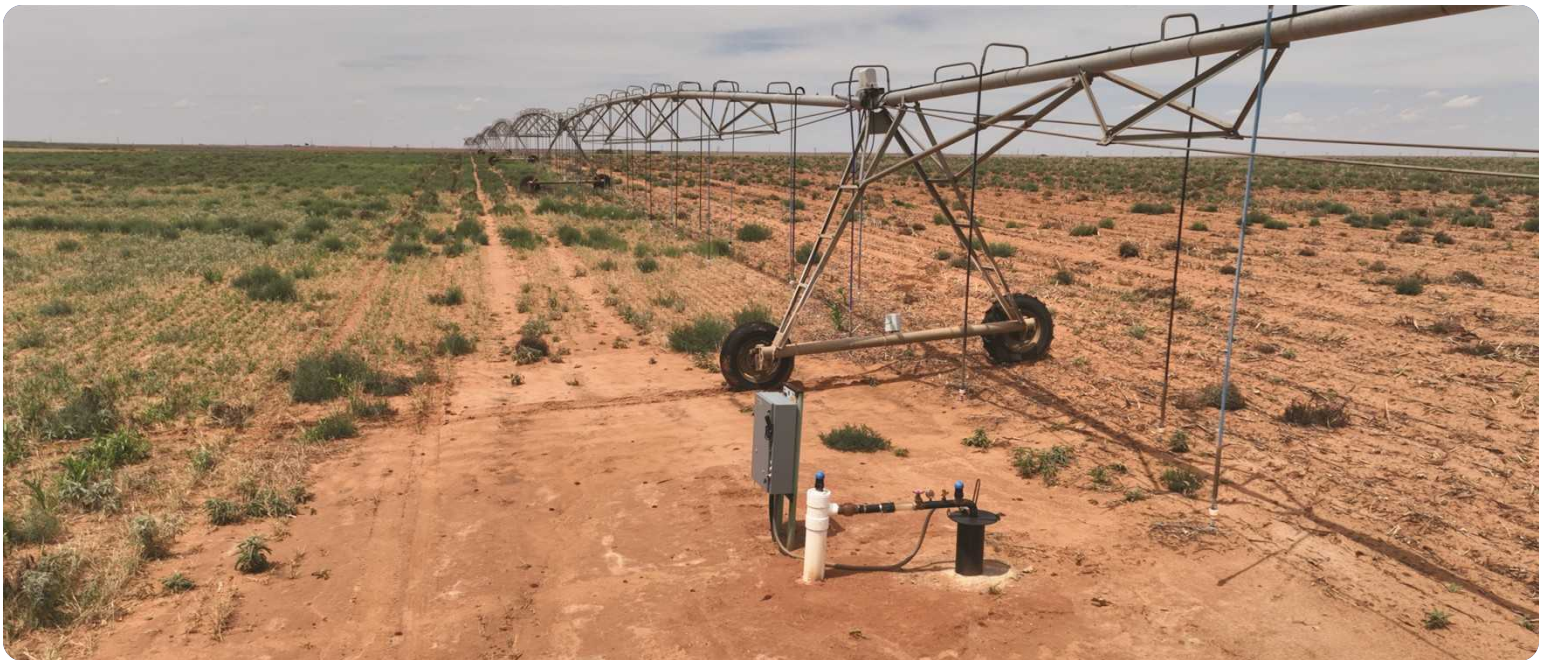
TRACT 2 PHOTOS



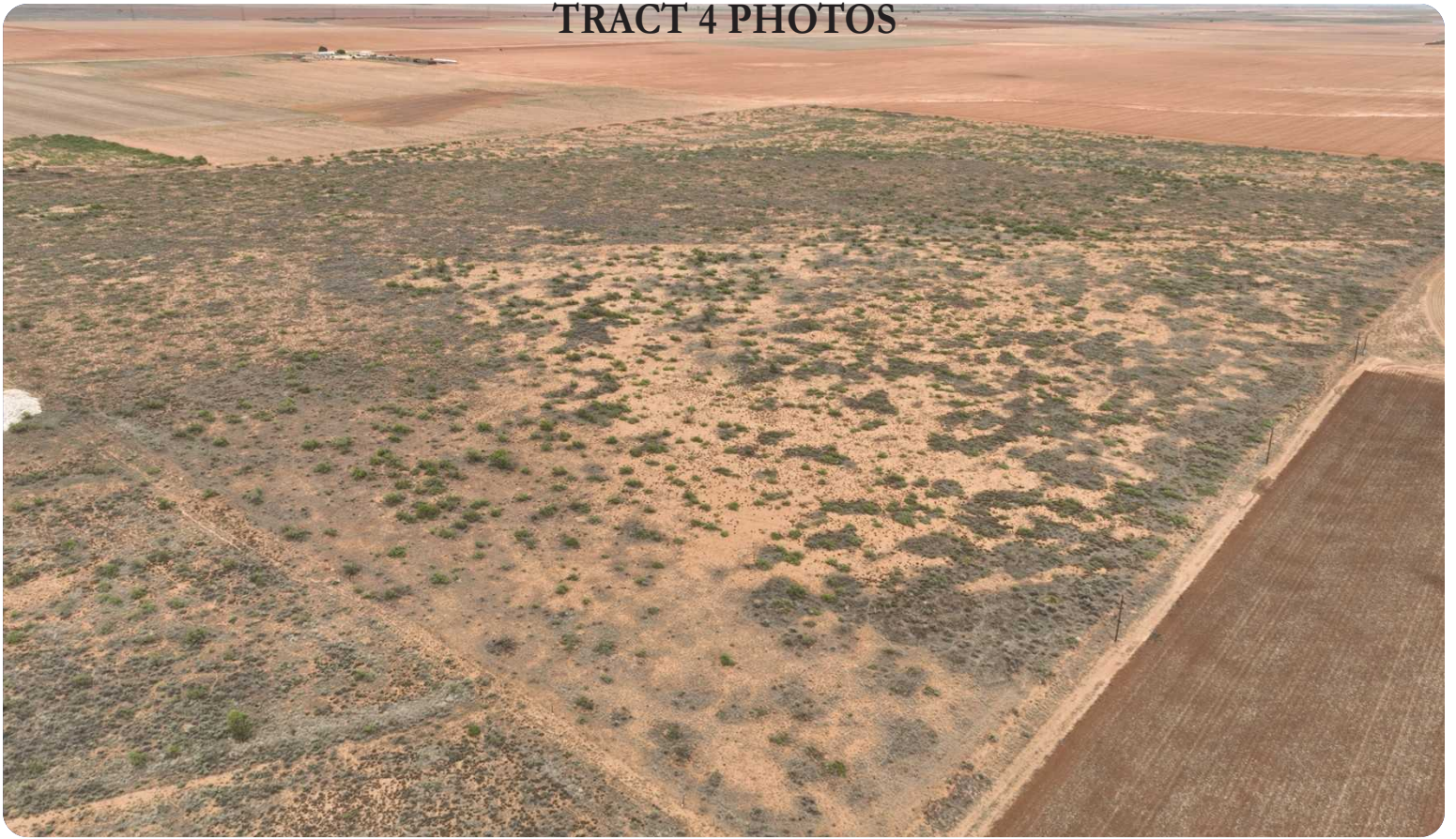


TRACT 3 PHOTOS





TRACT 4 PHOTOS

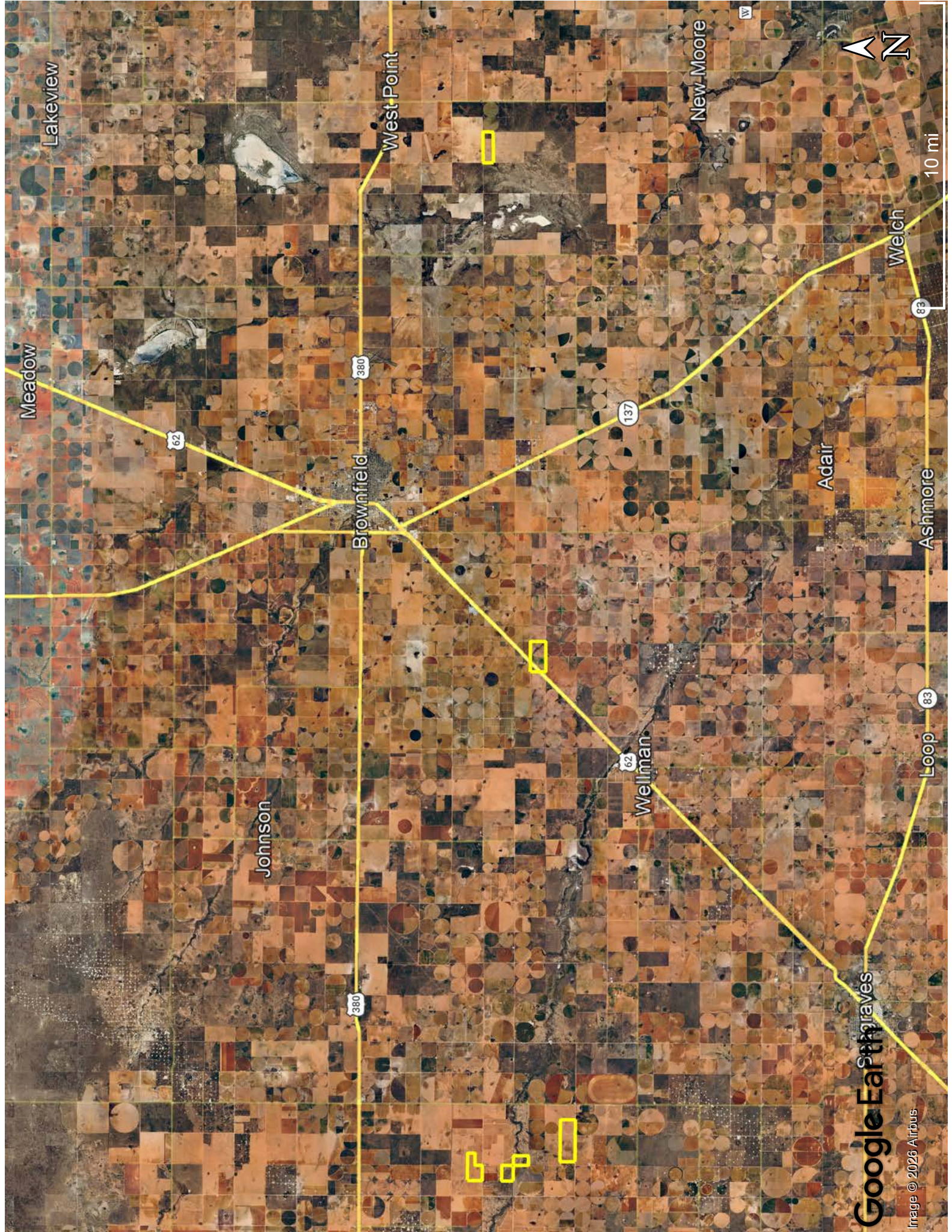




TRACT 5 PHOTOS







Meadow

Lakeview

West Point

New Moore

62

380

Brownfield

137

Weich

83

Ashmore

Adair

83

Loop

Johnson

380

Wellman

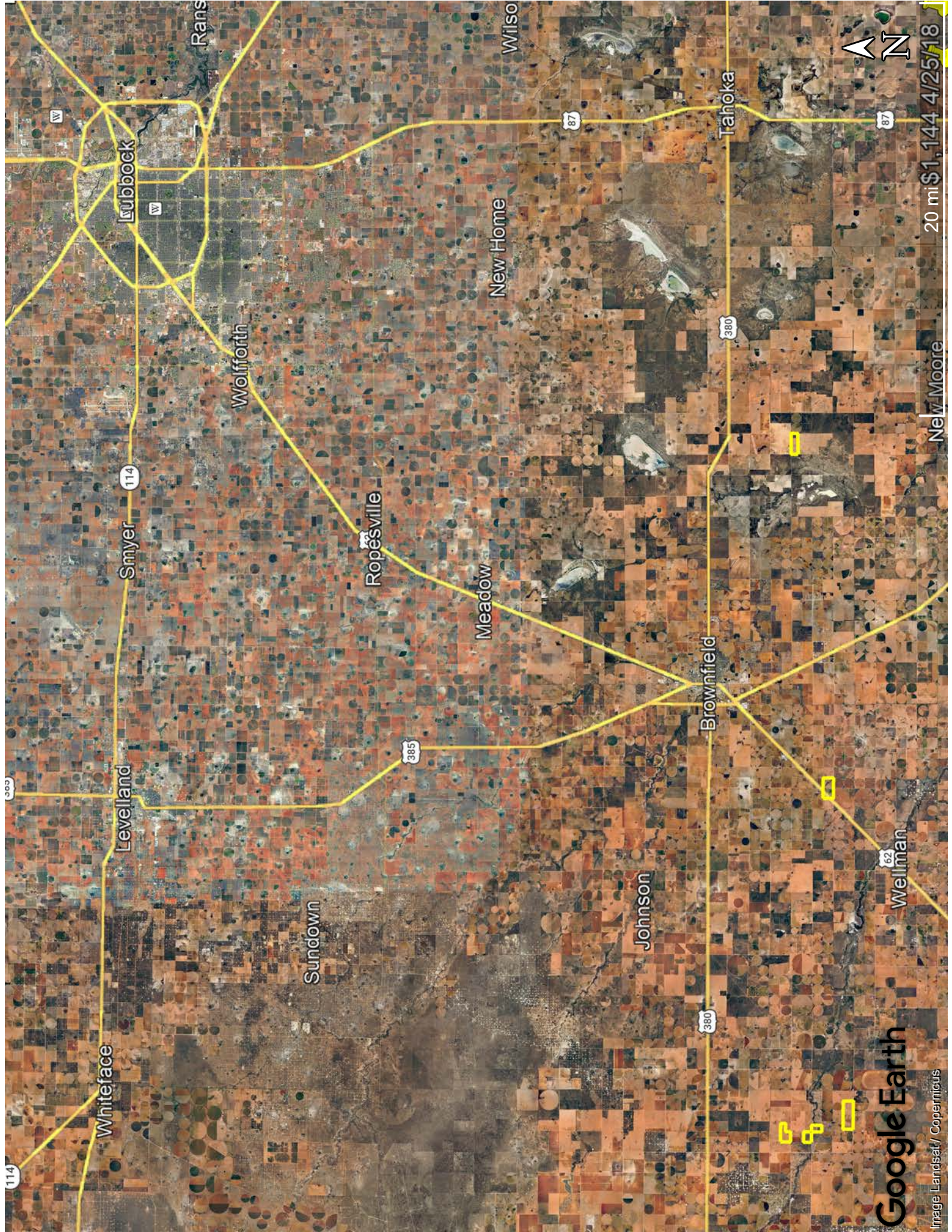
62

Google Earth Pro

Image © 2026 Airbus

10 mi





114

Whiteface

Levelland

Smyer

114

Lubbock

Rans

Wolfforth

Sundown

Ropesville

385

Meadow

New Home

Wiso

Johnson

380

Brownfield

380

Tahoka

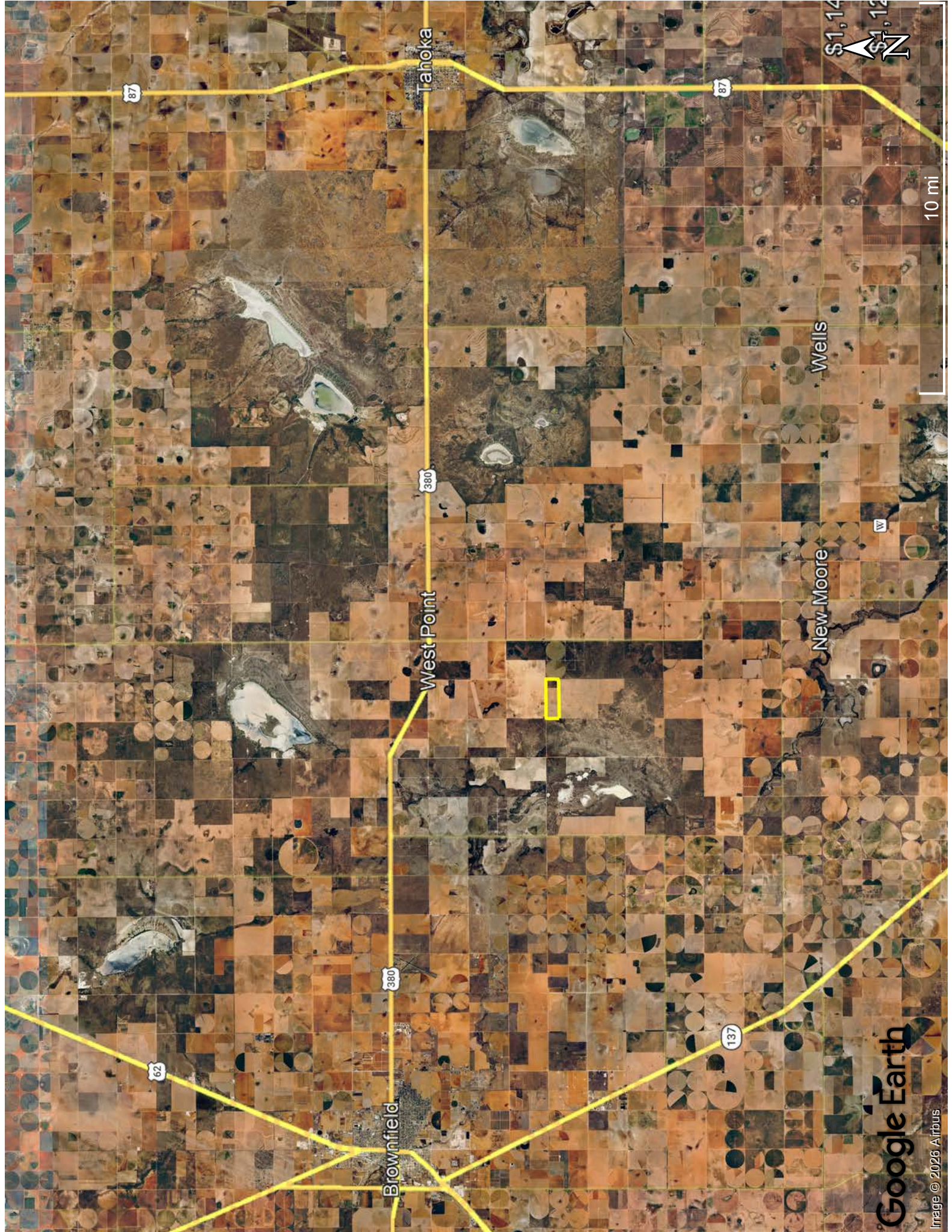


Google Earth

Image Landsat / Copernicus

New Moore

20 mi \$1,144 4/25/18



87

Tahoka

87



10 mi

330

West Point

Wells

New Moore

380

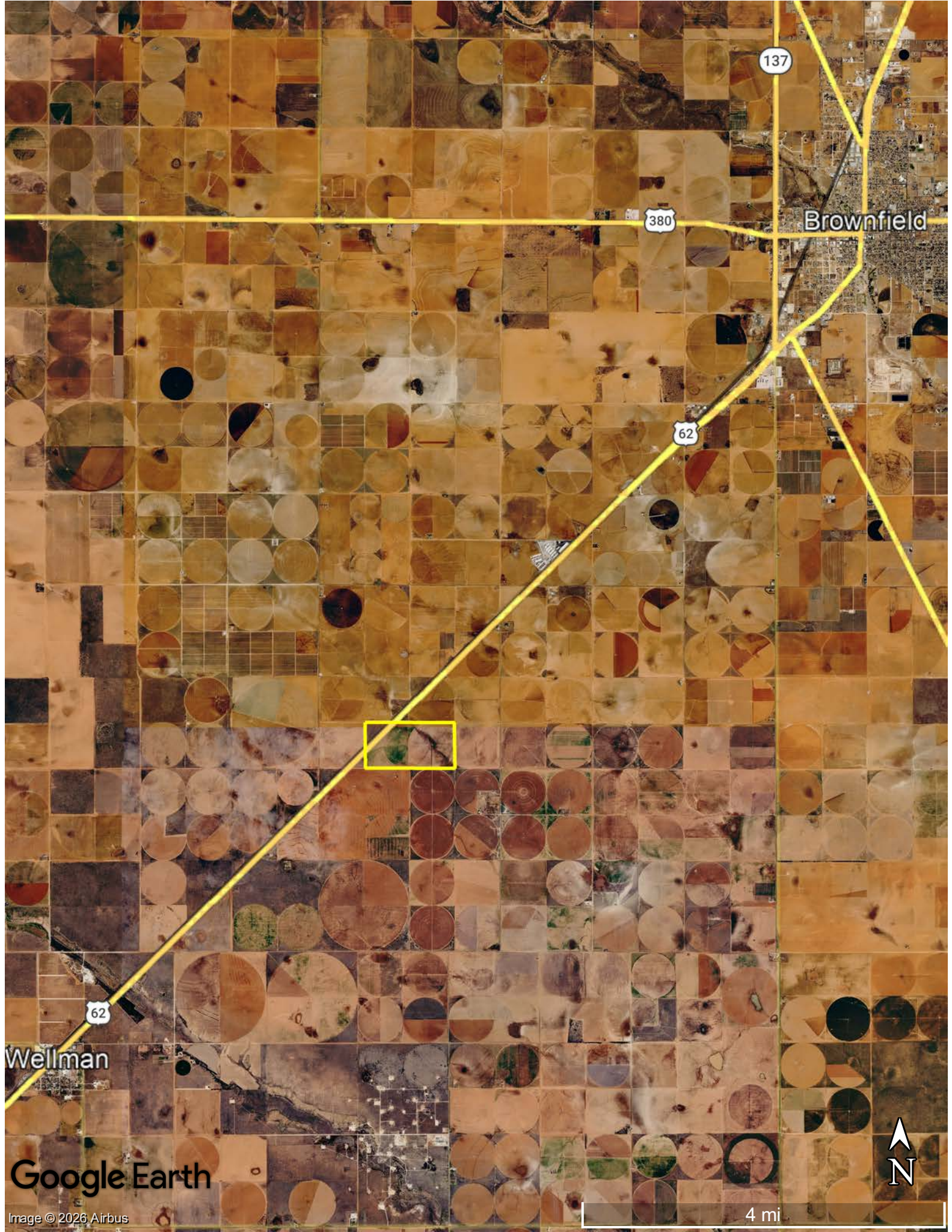
Brownfield

137

62

Google Earth

Image © 2026 Airbus



137

380

Brownfield

62



62

Wellman

Google Earth

Image © 2026 Airbus



4 mi

Hwy 82



Google Earth

Image © 2026 Airbus



2 mi



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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