

PROPERTY INFORMATION PACKET

96.0+/- ACRE TRACT IN LAMB COUNTY





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Sudan, Texas Location 212 Main Street Sudan, TX 79371 Turkey, Texas Location 104 S. Ninth Street Turkey, TX 79261

On behalf of United Country | M. Edwards Realty & Auction, and the Sellers, we would like to thank you for taking time to consider this property. Our number one goal is to provide as much clarity and information needed for you to make a well-informed purchase.

The real estate sales process should not be complicated. We believe in creating an open and transparent environment for our clients and customers by providing full disclosure, pertinent information and walking through the process to make real estate purchasing the exciting opportunity that it was designed to be. Remember, we are here to provide a service so please let us know if you have any questions about the property being offered or questions about the real estate sales process.

Over the past 100 years, United Country has become recognized as the leader in farm and ranch real estate marketing. As the largest fully integrated real estate and auction organization in the United States, we consistently deliver industry leading real estate marketing, technology, training, and results to our clients. For more information about United Country | M. Edwards Realty & Auction, feel free to visit our website at: www.MEdwardsRealty.com.

Thanks again for your interest,

Mosty Edwards

Monty Edwards

REALTREE Land Pro/Broker/Auctioneer
United Country Real Estate | M. Edwards Realty & Auction

Cell: 806.786.5426 Office: 806.686.6371 monty@medwardsland.com

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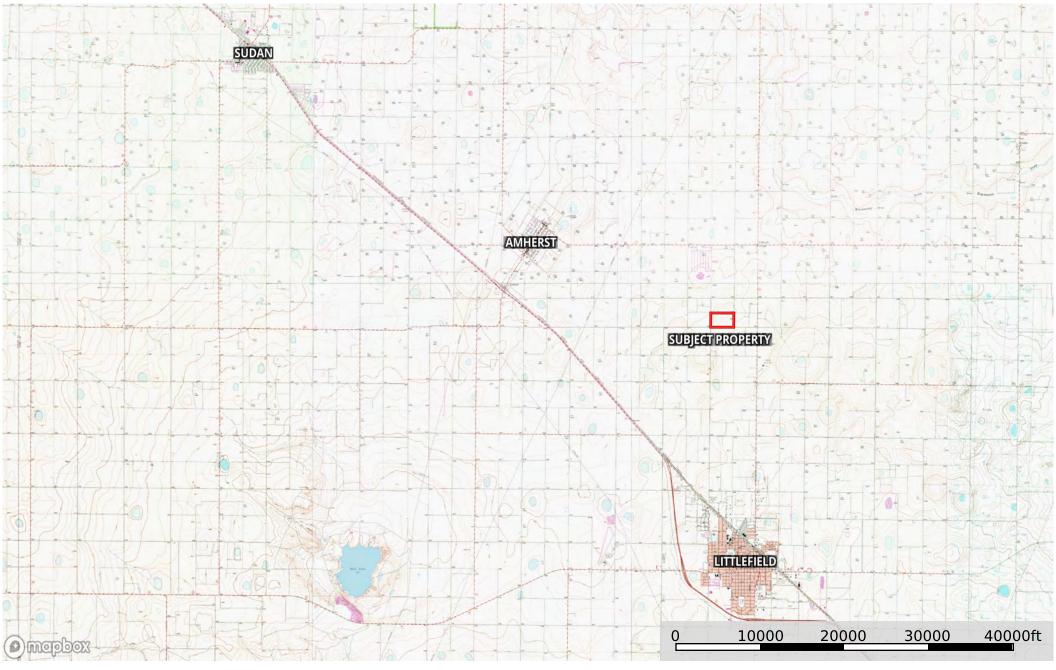
Tract Maps



Collins Tract

Lamb County, Texas, 96 AC +/-







Boundary

Collins Tract

Lamb County, Texas, 96 AC +/-







DESCRIPTION: 96.0+/- Acre Tract in central Lamb County Southeast of Amherst, Texas 4.5 miles and North of Littlefield, Texas approximately 3.5 miles on CR 195 and CR 248. This improved grass tract could be used for grazing, haying, or possibly put back into production. There are a few trees on tract that could provide some shade and limited shelter for livestock and wildlife. Under current use this acreage could have good potential for hunting with low lying playa lake area of approximately 6 acres that can be a natural habitat for both birds and deer. The farm has good accessibility with county road access on 2 sides and is only .5 mile from US 385 to the East and 1.5 miles from FM 37 to the North.

LEGAL DESCRIPTION: A1900 State Capitol Land, League 650, S/Pt Labor 23, Acres 96.0

TOPOGRAPHY: southern portion of the tract is flatter, but in general tract slopes generally toward playa on northern central boundary. The slope is gradual with a few small trees lining the edge of the playa area.

IMPROVEMENTS: There is an old water well on the east boundary just north of entrance, but it is not equipped with a pump and the owner estimates has not been used for approximately 13 years.

WATER FEATURES: There is a seasonal playa on the north central portion of the tract.

FENCING: No permanent fencing

WILDLIFE, HUNTING AND RECREATION: The area has diverse wildlife with Mule deer, White Tail deer, quail, and dove not to mention seasonal potential for geese and sandhill crane. This tract could have the potential to attract wildlife with seasonal playa, improved grass and trees that would provide cover and habitat.

SOIL: Primary soils are Amarillo fine sandy loam, 1 to 3 percent slopes, Olton loam, 0 to 1 percent slopes, Amarillo fine sandy loam, 0 to 1 percent slopes and in playa lake bottom Randall clay, 0 to 1 percent slopes. These soils are common to the area and with exception to Randall clay and are generally good for limited to moderate farming and limited to intense grazing dependent on seasonal rainfall from year to year.

USDA INFO: This grass tract is not currently in CRP and has base acres on roughly 1/3 of the acres. See FSA-156 for further details.

TAXES: \$202.43 (2024 with Exemptions)

RESERVATIONS: Seller warrants that this Property will sell without Title reservations related to wind, mineral, or solar.

EASEMENTS: The sale of the property is subject to any and all easements filed of record.

FURTHER REPRESENTATIONS: All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied.

COMMENTS: Call or text Monty Edwards for more information at 806-786-5426.



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;
 - o 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.

United Country Real Estate - M. Edwards Realty & Auction	9002391	office@MEdwardsRealty.COM	(806)686-6371
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Monty E. Edwards	515752	monty@medwardsland.com	(806)786-5426
Designated Broker of Firm	License No.	Email	Phone
Monty E. Edwards	515752	monty@MEdwardsLand.com	(806)786-5426
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Monty Edwards	515752	monty@medwardsland.com	(806)786-5426
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenan	t/Seller/Landlord Ini	tials Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov

Priddy- A1900

TEXAS LAMB

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 922

Prepared: 1/23/25 2:13 PM CST

Crop Year: 2025

Tract Number : 1237

Description : J11; S HALF BLK 23 LEAGUE 650

FSA Physical Location : TEXAS/LAMB **ANSI Physical Location** : TEXAS/LAMB

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

Other Producers : None Recon ID : None

Tract Land Data							
Farm Land Cropland DCP Cropland WBP EWP WRP GRP					Sugarcane		
92.45	92.45	92.45	0.00	0.00	0.00	0.00	0.0

TEXAS LAMB

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 922

Prepared: 1/23/25 2:13 PM CST

Crop Year: 2025

Tract 1237 Continued ...

Form: FSA-156EZ

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	92.45	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	14.40	0.00	14		
Seed Cotton	12.90	0.00	828		
Unassigned Generic Base	5.95	0.00	0		

TOTAL 33.25 0.00

|--|

TEXAS LAMB

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Farm: 922 Tract: 1237 Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Map Created January 23, 2025

Image Acquisition Year - 2018





400

600 800ft

200

Collins Tract

Lamb County, Texas, 96 AC +/-



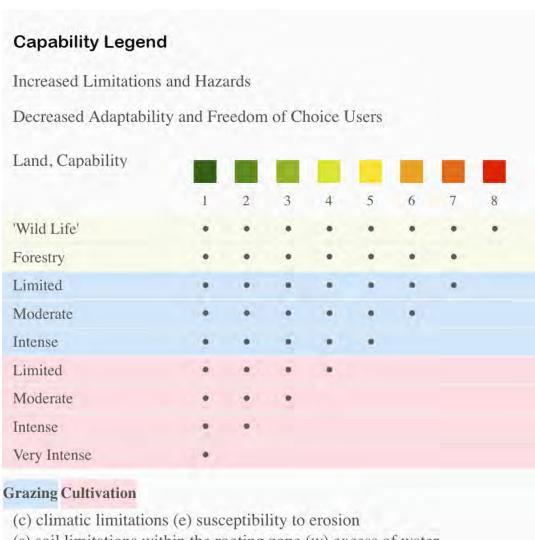




Boundary 92.63 ac

SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
AfB	Amarillo fine sandy loam, 1 to 3 percent slopes		47.07	0	46	3e
OtA	Olton loam, 0 to 1 percent slopes		26.66	0	50	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes		19.87	0	46	3e
Ra	Randall clay, 0 to 1 percent slopes, occasionally ponded		6.38	0	18	6w
TOTALS		92.63(*)	100%	-	45.28	3.19

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



(s) soil limitations within the rooting zone (w) excess of water