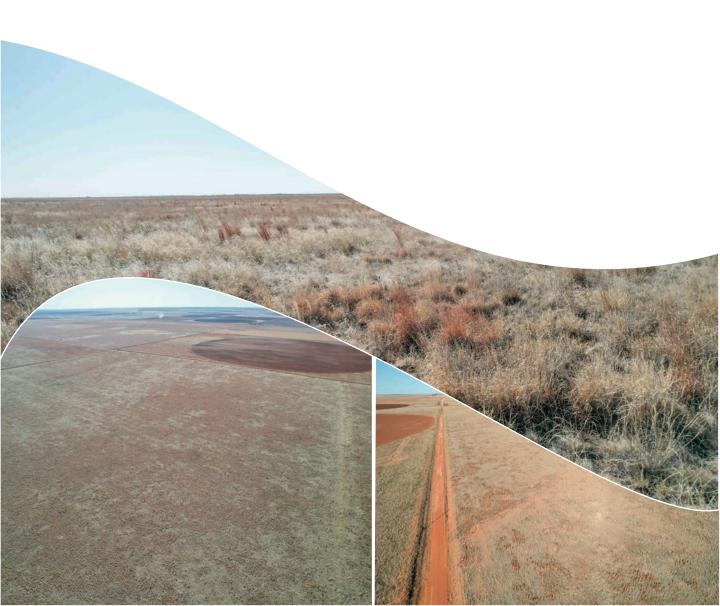


# PROPERTY INFORMATION PACKET 177+/- ACRE TRACT IN BAILEY COUNTY





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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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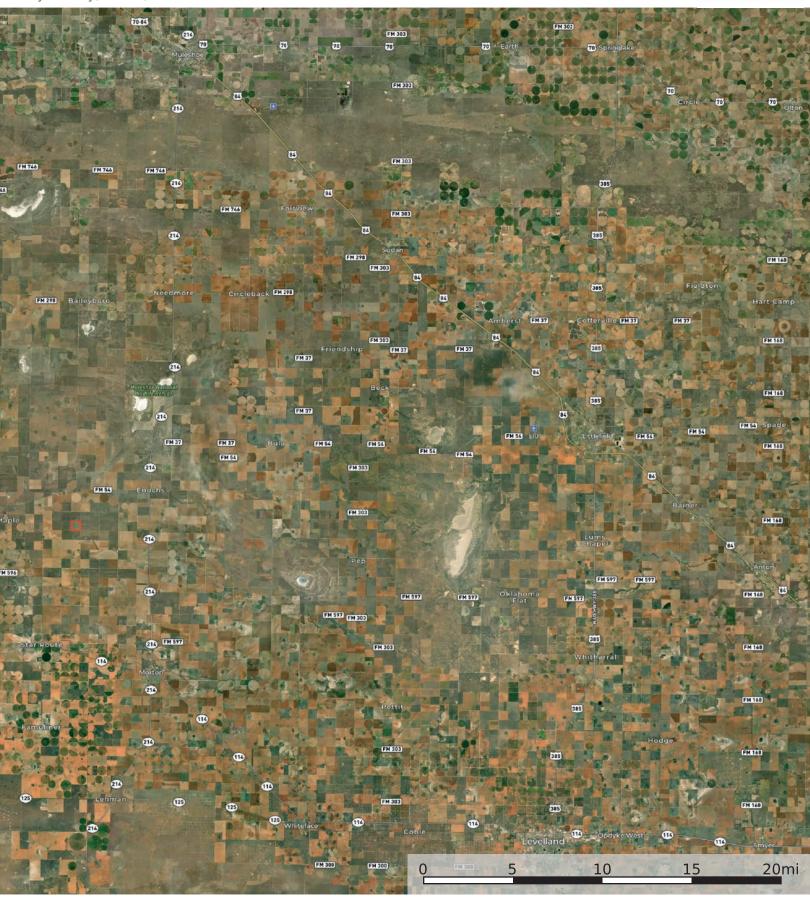
# Tract Maps



#### **Maxine Sanders Place**

Bailey County, Texas, 177 AC +/-







Boundary







**DESCRIPTION:** 177+/- Acre tract is a blank slate in southern Bailey County, Texas. This expired Conservation Reserve Program (CRP) tract has versatile soil suited to grazing and moderate non-irrigated farming. Parcel also has good accessibility with maintained dirt county roads on south and east sides. With a good stand of grass and overhead access to electricity just across county road on two sides, you have options for future use. With wide open spaces and picturesque southwest landscapes, the place will boast some unbelievable sunrises and sunsets. Also since this property is a bit off the beaten path, you can witness some phenomenal starry skies. If you are looking to own a little piece of Texas, this just might be the property for you.

**LEGAL DESCRIPTION:** A311 Childress CSL League 123, Tract 9, Acres 177

**TOPOGRAPHY:** Farm gently slopes to the south, southeast with a drop of about 35 feet over a ½ mile. The highest point of elevation is 3860' ASL at northeast corner and lowest point is 3825' ASL at southeast corner.

**IMPROVEMENTS:** There are no improvements on the tract.

**WATER FEATURES:** There are no water features on this property.

**FENCING:** There is no fencing on this property.

**WILDLIFE, HUNTING AND RECREATION:** This area has a good populations of mule deer, quail, and seasonal dove along with occasional crane and geese. There is also Antelope in the area as well.

**SOIL:** Soils consists primarily of Arvana fine sandy loam, 0 to 1 percent slopes, Amarillo fine sandy loam, 0 to 1 percent slopes, Amarillo fine sandy loam, 1 to 3 percent slopes and Midessa fine sandy loam, 0 to 1 percent slopes.

**USDA INFO:** Farm was at one time in Conservation Reserve Program but is currently not enrolled in any conservation programs. The property USDA base acre information is available upon request.

**TAXES:** \$612.73 (2024 w/exemptions)

**RESERVATIONS:** Owner is unsure of current mineral interest but would like to reserve ½ of existing interest in minerals. Owner would like to reserve ½ commercial wind royalty rights and ½ commercial solar royalty rights but does not intend to reserve executive rights for wind and 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;
  - 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 RE- M. Edwards Realty and Auction	9002391	office@medwardsrealty.com	(806)686-6371
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Monty E. Edwards	515752	monty@medwardsland.com	(806)686-6371
Designated Broker of Firm	License No.	Email	Phone
Monty E. Edwards	515752	monty@medwardsland.com	(806)786-5426
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant	/Seller/Landlord Init	tials Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov

**TEXAS BAILEY** 

**United States Department of Agriculture** Farm Service Agency

**Abbreviated 156 Farm Record** 

**FARM: 613** 

Prepared: 2/11/25 9:14 AM CST

Crop Year: 2025

**Operator Name** 

Form: FSA-156EZ

CRP Contract Number(s)	: None
Recon ID	: None
Transferred From	: None
ARCPLC G/I/F Eligibility	: Eligible

See Page 2 for non-discriminatory Statements.

	Farm Land Data								
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
172.48	172.48	172.48	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP	Cropland Double Cropped		Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	172.4	8	0.00		0.00	0.00	0.00	0.00

Crop Election Choice					
ARC Individual ARC County Price Loss Coverage					
None	None	WHEAT, SUP			

DCP Crop Data						
Crop Name	Base Acres	PLC Yield	HIP			
Wheat	34.70	0.00	29			
Seed Cotton	131.40	0.00	914			

**TOTAL** 166.10 0.00

#### **NOTES**

**Tract Number** : 656

: H16 Description

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

**BIA Unit Range Number** 

: HEL field on tract. Conservation system being actively applied **HEL Status** 

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

Owners

Other Producers : None Recon ID : None

Tract Land Data							
Farm Land Cropland DCP Cropland WBP EWP WRP GRP					Sugarcane		
172.48	172.48	172.48	0.00	0.00	0.00	0.00	0.0

**TEXAS BAILEY** 

**United States Department of Agriculture Farm Service Agency** 

**Abbreviated 156 Farm Record** 

**FARM: 613** 

Prepared: 2/11/25 9:14 AM CST

Crop Year: 2025

#### Tract 656 Continued ...

Form: FSA-156EZ

State Conservation	Other n Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	172.48	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	34.70	0.00	29			
Seed Cotton	131.40	0.00	914			

**TOTAL** 166.10 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, gender identity (including gender expression), sexual orientation, 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 deadlines 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 <a href="http://www.ascr.usda.gov/complaint-filing-cust.html">http://www.ascr.usda.gov/complaint-filing-cust.html</a> 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. USDA is an equal opportunity provider, employer, and lender.



**Common Land Unit** 

Cropland

Non-cropland CRP

2025 Crop Year

Wetland Determination Identifiers

Farm **613** Tract 656

Restricted Use

V Limited Restrictions

Exempt from Conservation Compliance Provisions



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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. 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).

# **Maxine Sanders Place** Cunited M. EDWARDS Real Estate Bailey County, Texas, 177 AC +/-3860 3857 3838 3825





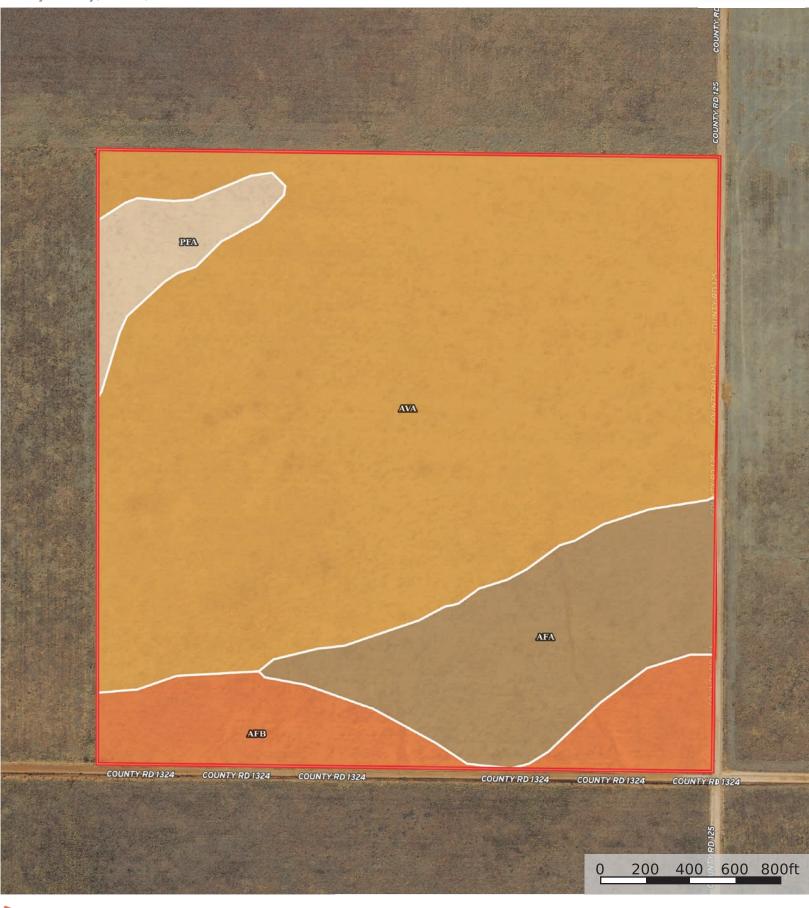
1500

2000ft

500

1000







## Boundary 173.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	122.0 1	70.32	0	33	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	26.77	15.43	0	46	3e
AfB	Amarillo fine sandy loam, 1 to 3 percent slopes	18.06	10.41	0	46	3e
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	6.66	3.84	0	40	3e
TOTALS		173.5( *)	100%	-	36.63	3.0

(\*) 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.

