

PROPERTY INFORMATION PACKET

650+/- 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.

Sincerely,

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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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 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

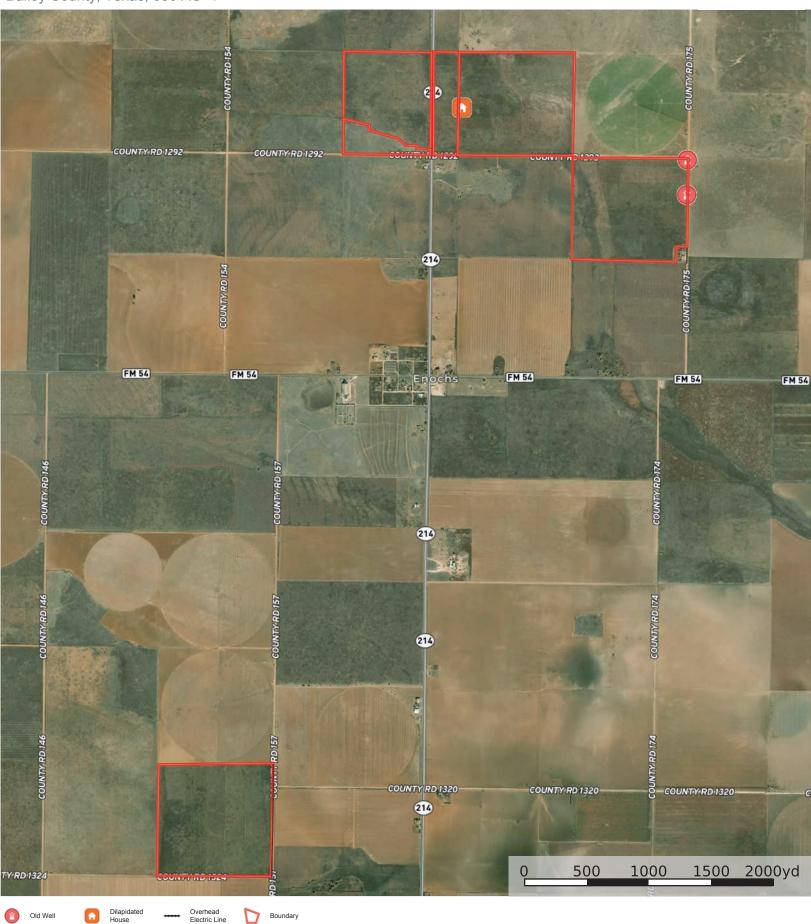
Information available at www.trec.texas.gov



Tract Map









Property Description and Details



DESCRIPTION: +/-650 Acre multi-parcel grass offering in southern Bailey County, Texas. This property consists of 4 legal tracts. Most of the acreage was previously in the Conservation Reserve Program and is now enrolled in the United States Department of Agriculture (USDA) Farm Program. The tracts offer some variety in topography from gently sloping to fairly flat and there are a couple of old wells located on tract 3. There is a dilapidated house site on Tract 2 that is no longer livable. There is considerable variety in the soil types from one tract to the next, but most of the predominate soils are suited to moderate farming and intensive grazing depending on rainfall. There is some irrigation activity around tracts 2, 3 and 4 on neighboring parcels, with most of the immediate area in grass. There is good potential for hunting on these tracts with area known for good numbers of mule deer, antelope, quail, and great location for migratory birds such as dove, crane and geese.

LEGAL DESCRIPTION:

Tract 1: A330 Floyd Csl League 182 Tract 88, Acres 154;

Tract 2: A330 Floyd Csl League 182, Labor 89, Acres 160;

Tract 3: A330 Floyd Csl League 182, Labor 91, Acres 158 (Excludes 2 acres of Labor in SE corner)

Tract 4: A310 Childress Csl League 122, Tract 2, Acres 178 (650 Acres+/-)

LOCATION: Tract 1 is located 1 mile north of Enochs and is dissected by State Highway 214. Tract 1 is contiguous on its eastern boundary with Tract 2 and both are located north of CR 1292. Tract 3 is located caddy corner to the Southeast corner of Tract 2 and is bordered by CR 1292 on the north and CR 175 on the east. Tract 4 is located 2 miles south of Enochs and is located 7/10's of a mile west of State Highway 214 at the dead end of CR 1320 into CR 157 which runs down the eastern boundary of tract 4.

TOPOGRAPHY by Tract:

Tract 1: Tract has variation in elevation of approximately 55 feet and generally slopes from the southwest to the northeast corner with more drastic slope in the southwestern 1/3 of the farm with the highest point of the farm being the southwest corner of the tract.

Tract 2: Tract gently slopes in general to the northeast and east with lowest point of the farm in the northeast part of the parcel.

Tract 3: This tract is fairly flat with the exception of the low lying that is the start of Yellow House Draw in the western 1/3 of the parcel which gradually slopes from north to south.

Tract 4: Tract has very gently slope to the southeast with a drop of just over 35 feet from the northwest corner to the southeast corner.

IMPROVEMENTS: There are no substantial improvements on the parcels, there is a dilapidated farmhouse on Tract 2 (Labor 89). There are a couple of old irrigation well permits on Tract 3 (Labor 91).

WATER FEATURES: There are no significant water features on any of these tracts except the beginning of Yellow House Draw on the southern boundary of Tract 3.

FENCING: There are some remnants of old fencing on the native grass portion of the NE labor, but there is no viable fencing on any of the property.

WILDLIFE, HUNTING AND RECREATION: The area is known to have migratory hunting such as dove, crane, and geese, depending on crops grown by adjacent farms, Land could also support establishment of enhanced habitat for quail, mule deer and other native species such as pronghorn antelope. With wide open spaces and natural landscapes, you will be able to take full advantage of unbelievable sunrises, sunsets and beautiful night skies. The beginning of Yellow House Draw is located at the southern part of Tract 3. This provides a natural wildlife funnel for the area that connects thousands of acres of prime hunting habitat in southeastern Bailey and southwestern Lamb counties.

SOIL by Tract:

Tract 1: Soil primarily consists of Amarillo fine sandy loam, 0 to 1 percent slopes, Midessa fine sandy loam, 0 to 1 percent slopes, Midessa fine sandy loam, 1 to 3 percent slopes, with lesser amounts of Kimberson gravelly loam, 0 to 3 percent slopes, and Sharvana fine sandy loam, 0 to 3 percent slopes.

Tract 2: Soil primarily consists of Midessa fine sandy loam, 0 to 1 percent slopes, Amarillo fine sandy loam, 0 to 1 percent slopes, Arch fine sandy loam, 0 to 1 percent slopes, Midessa fine sandy loam, 1 to 3 percent slopes, Mansker fine sandy loam, 1 to 3 percent slopes, with considerably lesser amounts of Bippus clay loam, 0 to 2 percent slopes, rarely flooded, and Drake soils, 3 to 5 percent slopes.

Tract 3: Soil primarily consists of Midessa fine sandy loam, 0 to 1 percent slopes, Amarillo fine sandy loam, 0 to 1 percent slopes, Arvana fine sandy loam, 0 to 1 percent slopes, with lesser amounts Bippus clay loam, 0 to 2 percent slopes, rarely flooded, Arvana fine sandy loam, 1 to 3 percent slopes, Midessa fine sandy loam, 1 to 3 percent slopes, Mansker fine sandy loam, 1 to 3 percent slopes, Mansker fine sandy loam, 3 to 5 percent slopes, Sharvana fine sandy loam, 0 to 3 percent slopes.

Tract 4: Soil primarily consists of Amarillo fine sandy loam, 0 to 1 percent slopes with considerably lesser amount of Arvana fine sandy loam, 0 to 1 percent slopes

USDA INFO: Farm was at one time in Conservation Reserve Program, but contract is no longer in effect. Farm is currently enrolled in the USDA Farm Program and has base acres for Seed Cotton and Grain Sorghum. Farm has 649.49 acres of designated Farmland and of that 621.70 acres are designated as DCP Cropland. Farms are still currently in grass. FSA-156 and Map is available for review by serious inquiries.

TAXES: Estimated for 2025 current exemptions and discounts (Source- Bailey County Central Appraisal District) — **Tract 1:** (\$645.91)

Tract 2: (\$782.70)

Tract 3: (\$780.00)

Tract 4: (\$974.55)

RESERVATIONS: Owner does not own any minerals. Owner would like to reserve \(\frac{1}{2} \) 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.

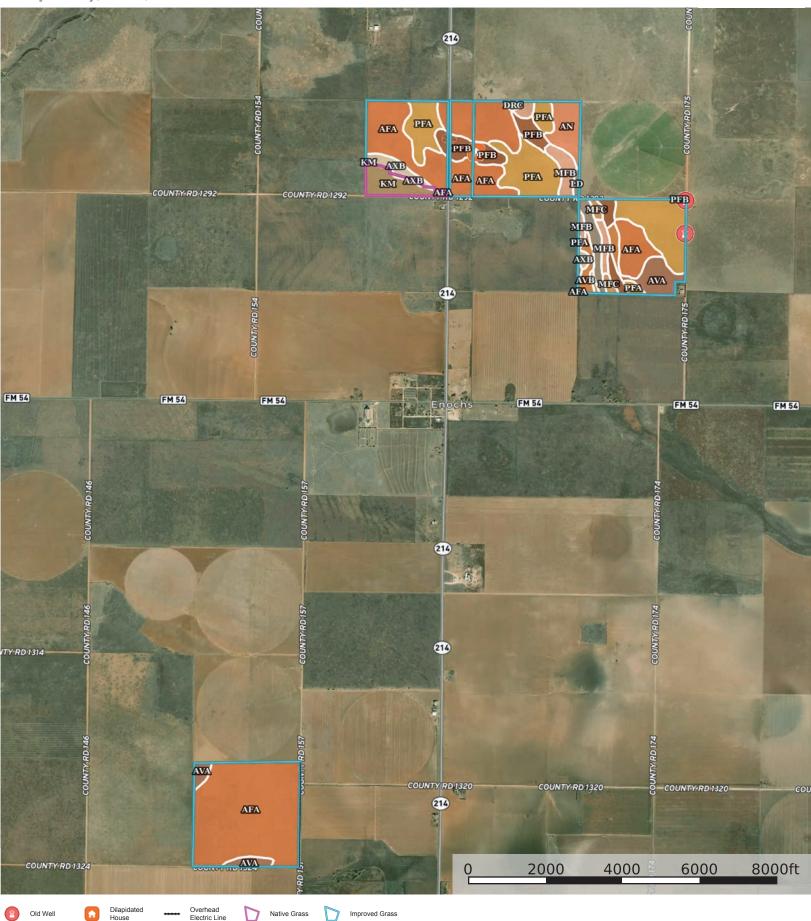
FURTHER REPRESENTATIONS: All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change 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.



Soil Information





Electric Line

| All Polygons 643.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	316.3 4	49.18	0	46	3e
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	128.0 6	19.91	0	40	3e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	42.53	6.61	0	40	3e
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	31.56	4.91	0	33	3e
MfB	Mansker fine sandy loam, 1 to 3 percent slopes	25.32	3.94	0	35	4e
An	Arch fine sandy loam, 0 to 1 percent slopes	23.9	3.72	0	38	4e
Km	Kimberson gravelly loam, 0 to 3 percent slopes	21.88	3.4	0	13	7s
Ld	Bippus clay loam, 0 to 2 percent slopes, rarely flooded	16.83	2.62	0	56	2w
AvB	Arvana fine sandy loam, 1 to 3 percent slopes	14.45	2.25	0	32	3e
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	13.22	2.06	0	25	4s
MfC	Mansker fine sandy loam, 3 to 5 percent slopes	7.14	1.11	0	34	4e
DrC	Drake soils, 3 to 5 percent slopes		0.28	0	42	6e
AmB	Amarillo loamy fine sand, 0 to 3 percent slopes	0.18	0.03	0	46	4e
TOTALS		643.2(100%	-	41.29	3.23

^(*) 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.

Boundary 23.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Km	Kimberson gravelly loam, 0 to 3 percent slopes	21.13	91.23	0	13	7s
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	1.41	6.09	0	25	4s
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes		2.68	0	46	3e
TOTALS		23.16(100%	-	14.61	6.71

^(*) 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.

Boundary 97.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes		59.88	0	46	3e
PfA	Midessa fine sandy loam, 0 to 1 percent slopes		25.96	0	40	3e
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	9.27	9.46	0	25	4s
PfB	Midessa fine sandy loam, 1 to 3 percent slopes		3.93	0	40	3e
Km	Kimberson gravelly loam, 0 to 3 percent slopes	0.75	0.77	0	13	7s

TOTALS	97.95(*)	100%	-	41.97	3.13
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(*) 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.

Boundary 34.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	26.18	76.28	0	46	3e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	8.14	23.72	0	40	3e
TOTALS		34.32(100%	-	44.58	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.

| Boundary 159.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	50.45	31.64	0	40	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	44.86	28.13	0	46	3e
An	Arch fine sandy loam, 0 to 1 percent slopes	23.9	14.99	0	38	4e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	19.39	12.16	0	40	3e
MfB	Mansker fine sandy loam, 1 to 3 percent slopes	16.79	10.53	0	35	4e
Ld	Bippus clay loam, 0 to 2 percent slopes, rarely flooded	2.29	1.44	0	56	2w
DrC	Drake soils, 3 to 5 percent slopes	1.79	1.12	0	42	6e
TOTALS		159.4 7(*)	100%	-	41.12	3.27

(*) 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.

| Boundary 156.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	52.18	33.37	0	40	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	25.37	16.22	0	46	3e
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	20.3	12.98	0	33	3e
Ld	Bippus clay loam, 0 to 2 percent slopes, rarely flooded	14.54	9.3	0	56	2w
AvB	Arvana fine sandy loam, 1 to 3 percent slopes	14.45	9.24	0	32	3e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	11.15	7.13	0	40	3e
MfB	Mansker fine sandy loam, 1 to 3 percent slopes		5.46	0	35	4e
MfC	Mansker fine sandy loam, 3 to 5 percent slopes		4.57	0	34	4e
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	2.54	1.62	0	25	4s

AmB	Amarillo loamy fine sand, 0 to 3 percent slopes	0.18	0.12	0	46	4e
TOTALS		156.3 8(*)	100%	-	40.03	3.02

(*) 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.

| Boundary 171.92 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	160.6 6	93.45	0	46	3e
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	11.26	6.55	0	33	3e
TOTALS		171.9 2(*)	100%	-	45.15	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.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



USDA/FSA Information



TEXAS BAILEY

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3264

Prepared: 7/10/25 9:37 AM CST

Crop Year: 2025

Operator Name

Form: FSA-156EZ

tor Name :

See Page 3 for non-discriminatory Statements.

CRP Contract Number(s) : None

Recon ID : 48-017-2013-4

Transferred From : None
ARCPLC G/l/F Eligibility : Eligible

	Farm Land Data								
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
649.49	621.70	621.70	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP	Cropland	Double (Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	621.7	0	0.	00	0.00	0.00	0.00	0.00

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

DCP Crop Data						
Crop Name Base Acres CCC-505 CRP Reduction Acres			PLC Yield	HIP		
Grain Sorghum	33.80	0.00	45	0		
Seed Cotton	582.10	0.00	914	0		

TOTAL 615.90 0.00

NOTES

Tract Number : 257

Description : J16

FSA Physical Location : TEXAS/BAILEY

ANSI Physical Location : TEXAS/BAILEY

BIA Unit Range Number :

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

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 EW				EWP	WRP	GRP	Sugarcane	
176.90	176.90	176.90	0.00	0.00	0.00	0.00	0.0	

TEXAS BAILEY

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3264

Prepared: 7/10/25 9:37 AM CST

Crop Year: 2025

Tract 257 Continued ...

Form: FSA-156EZ

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	176.90	0.00	0.00	0.00	0.00	0.00

DCP Crop Data						
Crop Name Base Acres CCC-505 CRP Reduction Acres PLC Yield						
Grain Sorghum	9.60	0.00	45			
Seed Cotton	165.70	0.00	914			

TOTAL 175.30 0.00

NOTES

Tract Number : 258

Description : J14/K15

FSA Physical Location : TEXAS/BAILEY

ANSI Physical Location : TEXAS/BAILEY

BIA Unit Range Number

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

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	
472.59	444.80	444.80	0.00	0.00	0.00	0.00	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD	
0.00	0.00	444.80	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data						
Crop Name	PLC Yield					
Grain Sorghum	24.20	0.00	45			
Seed Cotton	416.40	0.00	914			

TOTAL 440.60 0.00

NOTES

TEXAS BAILEY

Form: FSA-156EZ

United States Department of Agriculture Farm Service Agency

FARM: 3264

Prepared: 7/10/25 9:37 AM CST

Crop Year: 2025

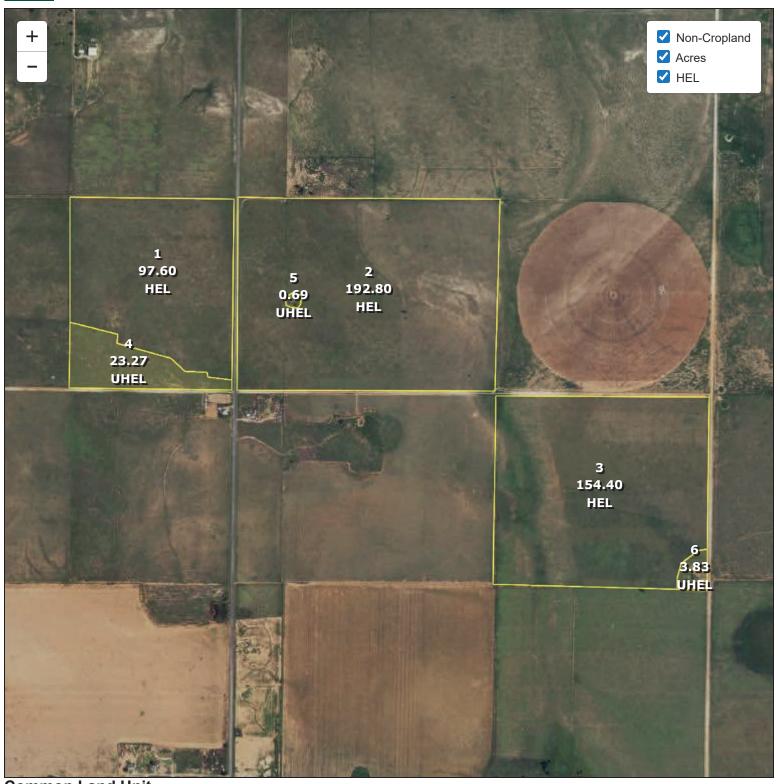
Abbreviated 156 Farm Record

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Page: 3 of 3



Common Land Unit

Cropland

Farm 3264 Tract 258

Non-cropland CRP

2025 Crop Year

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract 2 of 2

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).



Cropland

Farm **3264**

Tract **257**

Non-cropland CRP

Wetland Determination Identifiers

Restricted Use

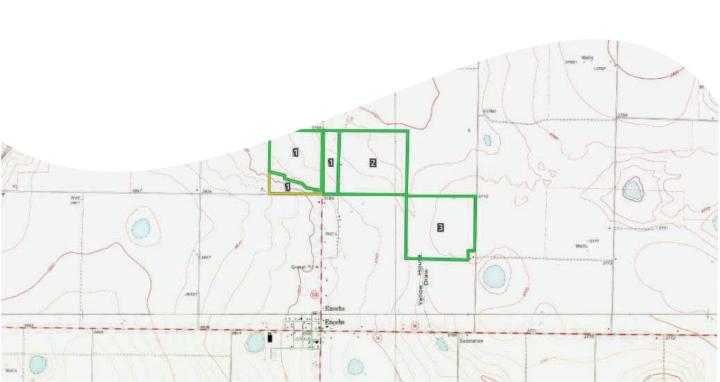
Limited Restrictions

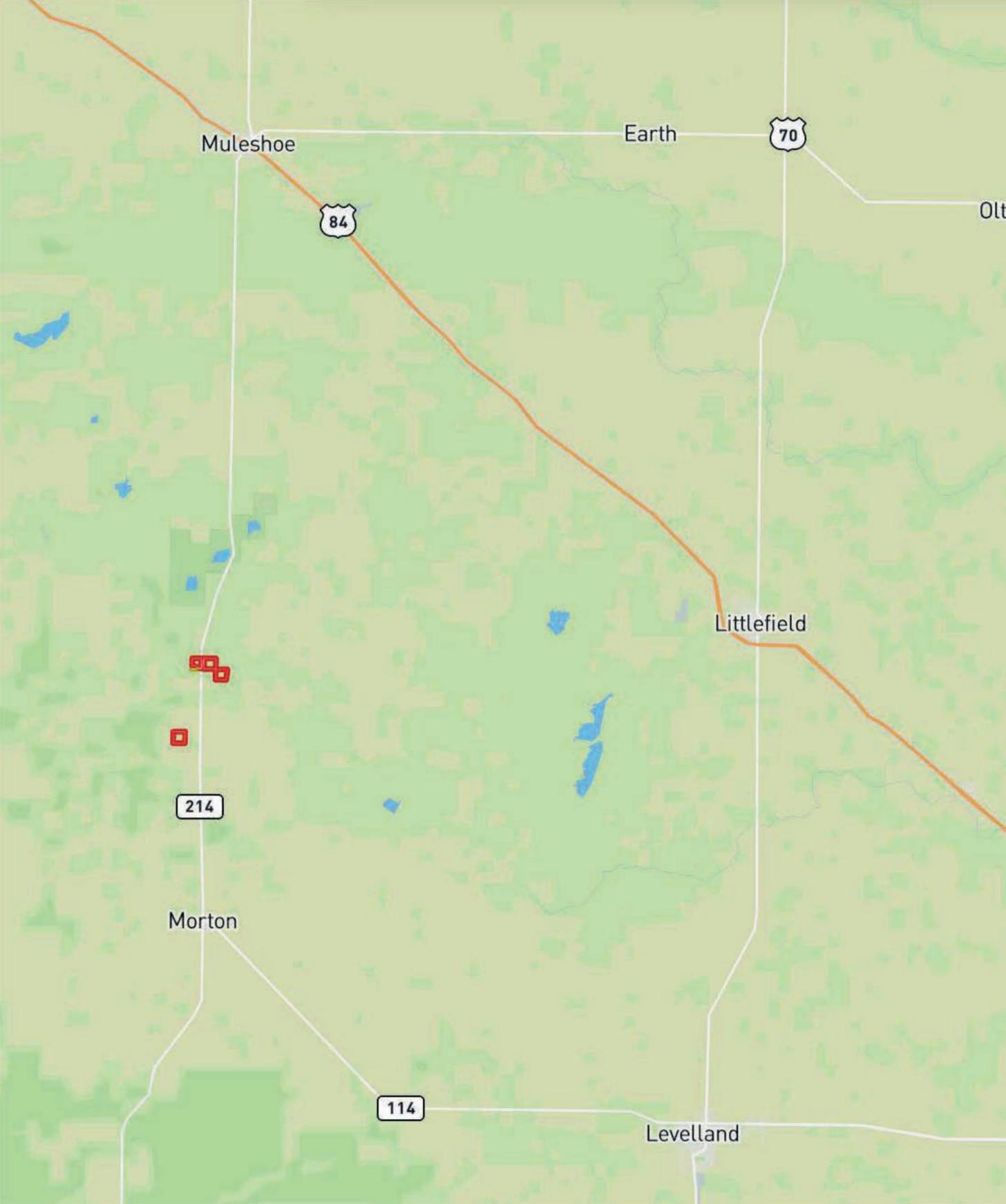
Exempt from Conservation Compliance Provisions

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).



Additional Maps

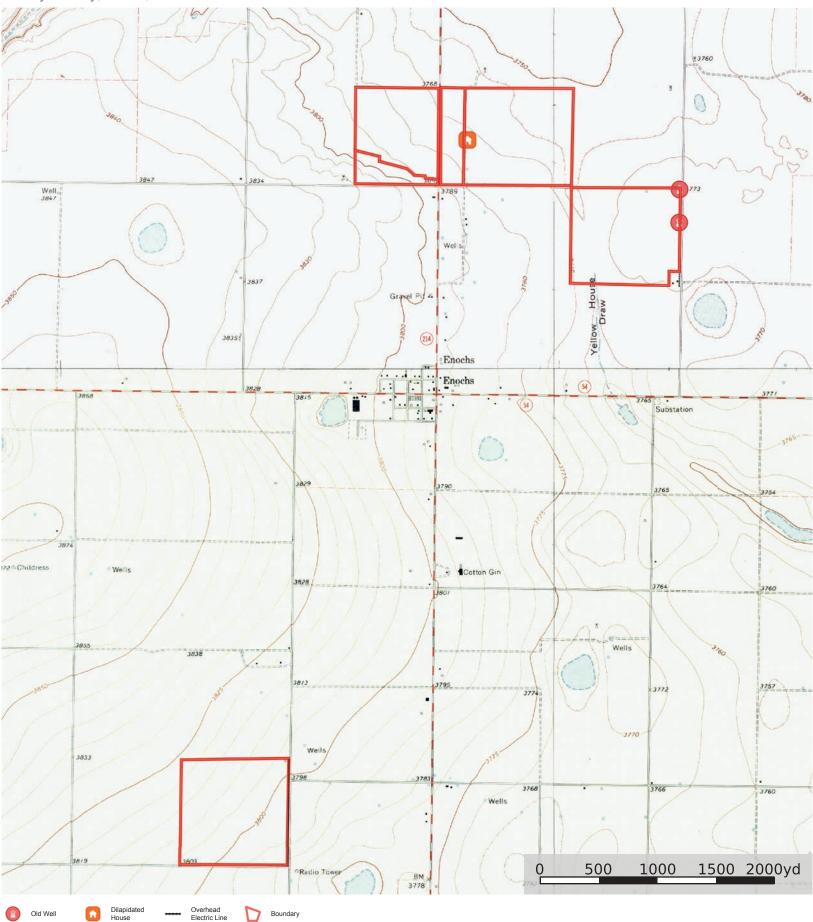




Masur Parcels

Bailey County, Texas, 650 AC +/-





Masur Parcels

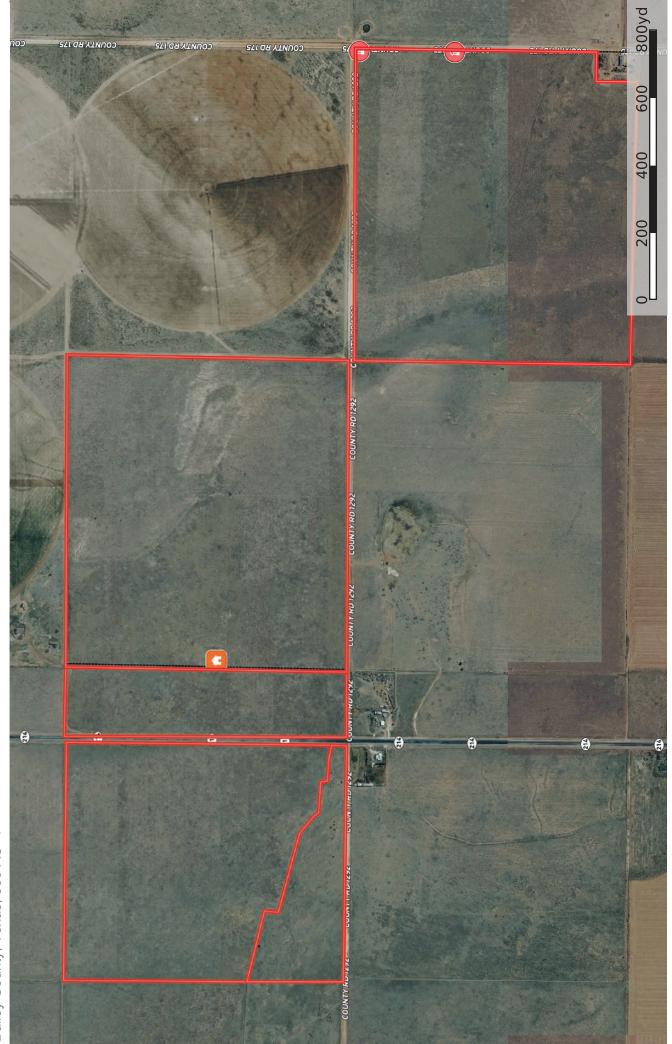
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Land id "W Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Native Grass D Improved Grass









www.medwardsrealty.com

Monty Edwards, Broker P: (806)786-5426 ww

D Boundary

Overhead Electric Line

Dilapidated House

Œ

Old Well









www.medwardsrealty.com

All Polygons 155.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	85.45	54.98	0	46	3e
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	25.43	16.36	0	40	3e
Km	Kimberson gravelly loam, 0 to 3 percent slopes	21.88	14.08	0	13	7s
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	11.99	7.71	0	40	3e
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	10.68	6.87	0	25	4s
TOTALS		155.4 3(*)	100%	-	38.47	3.63

(*) 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.

Boundary 97.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	58.65	59.88	0	46	3e
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	25.43	25.96	0	40	3e
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	9.27	9.46	0	25	4s
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	3.85	3.93	0	40	3e
Km	Kimberson gravelly loam, 0 to 3 percent slopes	0.75	0.77	0	13	7s
TOTALS		97.95(*)	100%	-	41.97	3.13

(*) 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.

Boundary 34.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	26.18	76.28	0	46	3e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	8.14	23.72	0	40	3e
TOTALS		34.32(100%	-	44.58	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.

| Boundary 23.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Km	Kimberson gravelly loam, 0 to 3 percent slopes	21.13	91.23	0	13	7s
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	1.41	6.09	0	25	4s
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	0.62	2.68	0	46	3e
TOTALS		23.16(100%	-	14.61	6.71

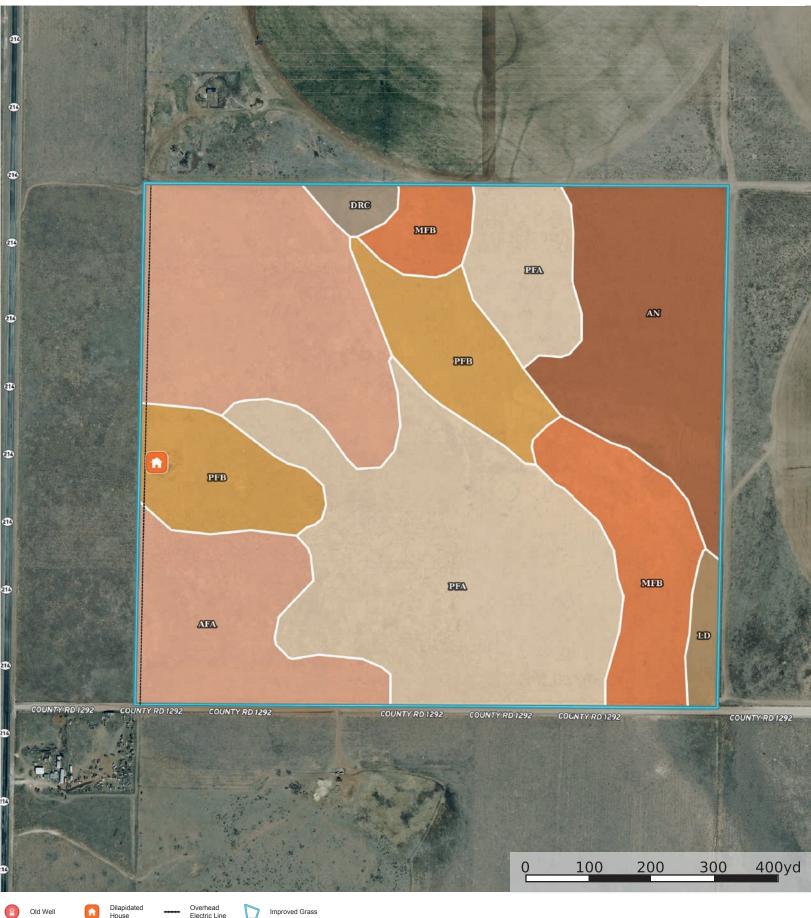
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water





| Boundary 159.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	50.45	31.64	0	40	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	44.86	28.13	0	46	3e
An	Arch fine sandy loam, 0 to 1 percent slopes	23.9	14.99	0	38	4e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	19.39	12.16	0	40	3e
MfB	Mansker fine sandy loam, 1 to 3 percent slopes	16.79	10.53	0	35	4e
Ld	Bippus clay loam, 0 to 2 percent slopes, rarely flooded	2.29	1.44	0	56	2w
DrC	Drake soils, 3 to 5 percent slopes	1.79	1.12	0	42	6e
TOTALS		159.4 7(*)	100%	1	41.12	3.27

^(*) 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.







| Boundary 156.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	52.18	33.37	0	40	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	25.37	16.22	0	46	3e
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	20.3	12.98	0	33	3e
Ld	Bippus clay loam, 0 to 2 percent slopes, rarely flooded	14.54	9.3	0	56	2w
AvB	Arvana fine sandy loam, 1 to 3 percent slopes	14.45	9.24	0	32	3e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	11.15	7.13	0	40	3e
MfB	Mansker fine sandy loam, 1 to 3 percent slopes	8.53	5.46	0	35	4e
MfC	Mansker fine sandy loam, 3 to 5 percent slopes	7.14	4.57	0	34	4e
AxB	Sharvana fine sandy loam, 0 to 3 percent slopes	2.54	1.62	0	25	4s
AmB	Amarillo loamy fine sand, 0 to 3 percent slopes	0.18	0.12	0	46	4e
TOTALS		156.3 8(*)	100%	-	40.03	3.02

^(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$ soil limitations within the rooting zone $\left(w\right)$ excess of water

Masur Parcels

Bailey County, Texas, 650 AC +/-





| Boundary 171.92 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	160.6 6	93.45	0	46	3e
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	11.26	6.55	0	33	3e
TOTALS		171.9 2(*)	100%	-	45.15	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.



- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water