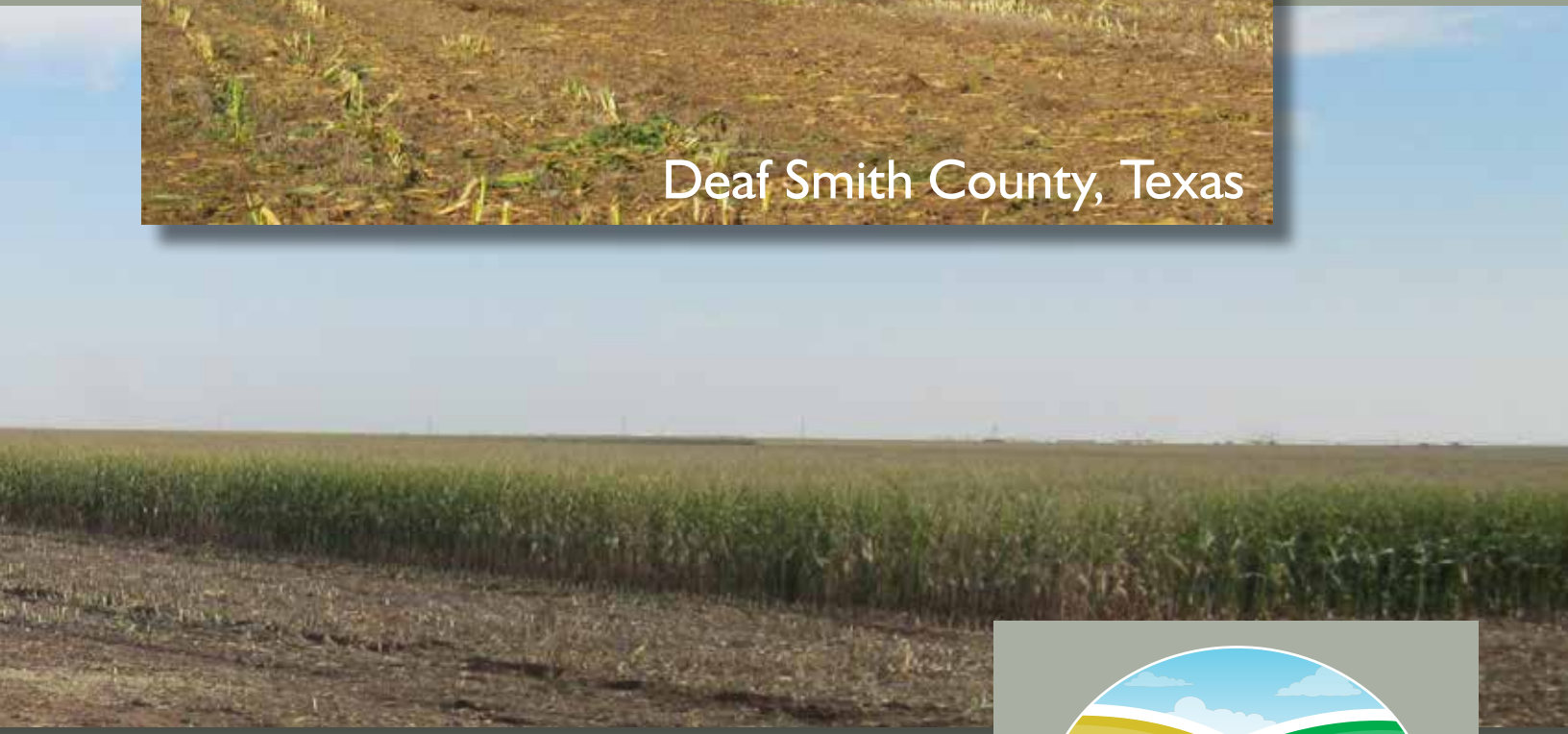
Deaf Smith County Farm

Deaf Smith County, Texas



LEGACY AG GROUP LLC | Land and Resource Professionals

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AG GROUP LLC | Land and Resource Professionals

To obtain additional information or to arrange an appointment for a site visit, please contact:

JODIE RAPP

Office: (512) 551-9580

Mobile: (806) 236-1453

jwrapp@legacyaggroup.com

LEGACYAGGROUP.COM

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.

DEAF SMITH COUNTY FARM

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OVERVIEW

This 1,298-acre farm is located in the heart of the Texas Panhandle feedlot and dairy industry – approximately 17 miles north of Hereford in Deaf Smith County. The farm produces corn, grain sorghum and wheat. During the past 6 years, the owners have worked to develop the farm into an efficient operation that produces consistent crop yields. Depending upon commodity prices and related economic factors, crops produced are sold on the open market or to local feedlots and dairies.

Water, pumped from eleven irrigation wells, is distributed through a system of underground pipes to two ½-miler center pivot sprinklers that furnish water to the crops. The wells include a Dockum well, completed in 2011 and 10 Ogallala wells. They are operated below their full capacity to insure strong, consistent water flows to the sprinklers (both nozzled at 750 gpm) throughout the irrigation season. Electricity powers the irrigation wells & center pivot sprinklers.

A small grow yard, with a capacity of about 800 head, is located at the southeastern corner of the farm. The yard occupies an area of about 4 acres. Two earthen silage pits are located at the east end of the yard. A domestic well with an electric submersible pump furnishes water to livestock at the yard.

A 3-bedroom, 2-bath home is located near the southeastern corner of the property - alongside CR 21. The 2,042 SF home is constructed of brick, with a concrete slab foundation, a sheet metal roof, and a two-car garage. The home has central heat and air conditioning. A separate domestic well with an electric submersible pump furnishes water to the home.

The farm's convenient access to county and state-maintained roadways, its proximity to local feedlots and dairies, and its crop production capabilities make it an ideal property for an investor or a farm operator looking for a solid long-term investment in production cropland.

IRRIGATION FACILITIES

Irrigation Wells and Pipe Distribution Systems

A total of 11 irrigation wells, all powered by electricity, furnish irrigation water to crops on the farm. The following table contains a description of each of these wells and associated pumps.

Well ID	HPUWCD Permit No	Aquifer	Pump Description*	~GPM*
1	3794	Ogallala	Electric Submersible	*N/A*
2	2038	Ogallala	Electric Submersible	*N/A*
3	5162	Ogallala	Electric Submersible	*N/A*
4	5358	Ogallala	Electric Submersible	*N/A*
5	1365	Ogallala	Electric Submersible	*N/A*
6	2156	Ogallala	Electric Submersible	*N/A*
7	2039	Ogallala	Electric Submersible	*N/A*
8	2980	Ogallala	Electric Submersible	*N/A*
9	21	Dockum	200 HP Turbine	550
10	3930	Ogallala	Electric Submersible	*N/A*
11	5259	Ogallala	Electric Submersible	*N/A*
TOTAL				**1,500**

*NOTE: Well capacities are not available at the time of printing, however, in combination, the wells supply both center pivot sprinklers running simultaneously. The owner operates the group of wells below its full capacity to insure strong, consistent water flows to the sprinklers throughout the irrigation season. Prospective buyers are urged to independently confirm each well's actual capacity.

The submersible pumps (10, 15 & 20 HP), are sized to assure consistent water pressure at economical cost. Liquid fertilizer is introduced into the underground pipe from tanks located at the center pivots. The fertilizer, in precisely measured amounts, is distributed to the crops through the center pivot sprinklers.

Wells on the farm are connected to the sprinklers with about 23,000 LF of 8-inch, & 10-inch underground pipe.

The "Cultivated Areas / Improvements" Map located in the Appendix provides a detailed diagram of the subject irrigation wells, pipe and related appurtenances.

Center Pivot Irrigation Systems

Irrigation water is delivered to the crops through two (2) center pivot irrigation systems. The following table provides a summary of the center pivots.

C. Pivot No	Year, Mfg	~Opr Hours	~Length (LF)	Nozzled (GPM)	Coverage (Acres)
CP No 1 North Section	2010 Valley	12,000	2,640	750	502.65
CP No 2 South Section	2010 Valley	N/A	2,640	750	391.33

The sprinklers have been well maintained and are in excellent operating condition. CP No 2's hour meter is not functional. Hours are similar to CP No 1.

The "Cultivated Areas / Improvements" Map located in the Appendix includes a diagram of the location and coverage of these systems.

Grow Yard

A small grow yard, located at the southeastern corner of the farm, covers about 4 acres. Two earthen silage pits are located at the east end of the yard. The owner has indicted that the yard has a capacity of about 800 head.

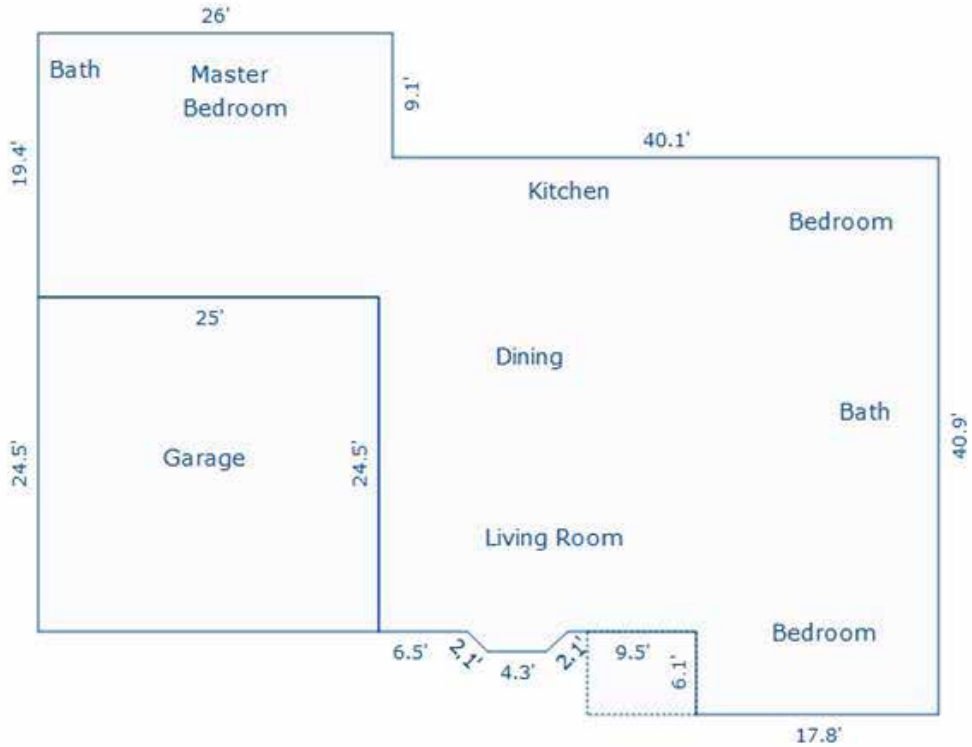
The yard has eight feeder pens, along with working pens, a crowding tub, cattle scale within a weighing pen, and a loading chute. Fencing is constructed of steel pipe posts & rails with 4 cables. Each feeder pen has an automatic water trough and a concrete feed bunk along its south side. Water is furnished from a domestic well, utilizing a submersible pump powered by electricity.

The specific location of the grow yard facility is shown on the "Cultivated Areas / Improvements" Map in the Appendix.

IMPROVEMENTS

HOME

A 2,042 SF 3-bedroom, 2-bath home is located near the southeastern corner of the property - alongside CR 21. The home is constructed of brick, with a concrete slab foundation, a sheet metal roof, and a two-car garage. The home has central heat and air conditioning. Heating is with natural gas.


26'
Bath
Master
Bedroom
9.1'
40.1'
19.4'
Kitchen
Bedroom
25'
Dining
Bath
40.9'
24.5'
Garage
24.5'
Living Room
Bedroom
6.5'
2.1'
4.3'
2.1'
9.5'
6.1'
17.8'

LAND USE

The farm contains 1,290.12 acres of total farmland according to USDA Farm Service Agency records, with 1,197.6 acres classified as DCP Cropland. See USDA reports FSA-156EZ, and FSA-578 (with map) in the Appendix for additional information associated with the farm's government records.

Each of the two adjacent sections of the farm's land is equipped with a ½-mile center-pivot sprinkler. The sprinklers irrigate approximately 890 acres, with approximately 308 acres being devoted to dryland crops. The remaining portion of the property (~ 100 acres) consists of a native grass playa lake, the grow yard site, the home site, and various roadways.

The various land use areas are depicted in the "Cultivated Area / Improvements" Maps in the Appendix.

The farm contains a variety of soil types dominated by clay loam soils. The "Soil" Map in the Appendix depicts the farm's specific soils types in detail.

DESCRIPTIVE INFORMATION

Location / Access

The farm is located approximately 17 miles north of Hereford, Texas in Deaf Smith County. The farm's south boundary stretches approximately 1 mile alongside CR 21, starting about 1 mile west of U.S. Hwy 385. The west boundary stretches approximately 2 miles alongside CR HH. CR 21 and CR HH are both county maintained dirt roads.

See the "Location Map" in the appendix for further location detail.

Utilities

Potable water is supplied from two wells on the property – located at the home and at the grow yard.

A Septic system is utilized for wastewater disposal at the home.

Electric service is provided by Deaf Smith Electric Co-op, Hereford, Texas.

Gas is furnished to the home by AgriTexGas, LP, Plainview, Texas.

Zoning / Easements

The farm is outside any municipality and not zoned. There are no known easements that adversely affect operation of the farm. It is anticipated that all existing easements will be identified by surveys performed in connection with sale process.

Water Rights

The High Plains Underground Water Conservation District governs the farm's underground water use and monitors static water levels through observation wells in the area. Ownership of subsurface water rights transfers with the land to the buyer without reservation. Well logs and other subsurface water information are available directly from the High Plains Underground Water Conservation District.

Government Programs

USDA programs governing the farm are administered through the FSA office located in Hereford, Texas. The farm, designated as Farm No. 899, is eligible to participate in all current farm programs and currently has bases for wheat, corn, and grain sorghum. See report FSA-156EZ in the Appendix for the farm's specific USDA base & yield records.

Mineral Rights

All mineral rights owned by the seller will transfer to the buyer.

Property Taxes

Property taxes for the year 2014 were $ 6,057.40.

Sale Price

Sales price for the ranch is $ 2,800,000.00.

APPENDIX

MAPS

Area Map ..... A
Location Map ..... B
Aerial Map C
Cultivated Areas/Improvements ..... D
Topography ..... E
Soils Map ..... F

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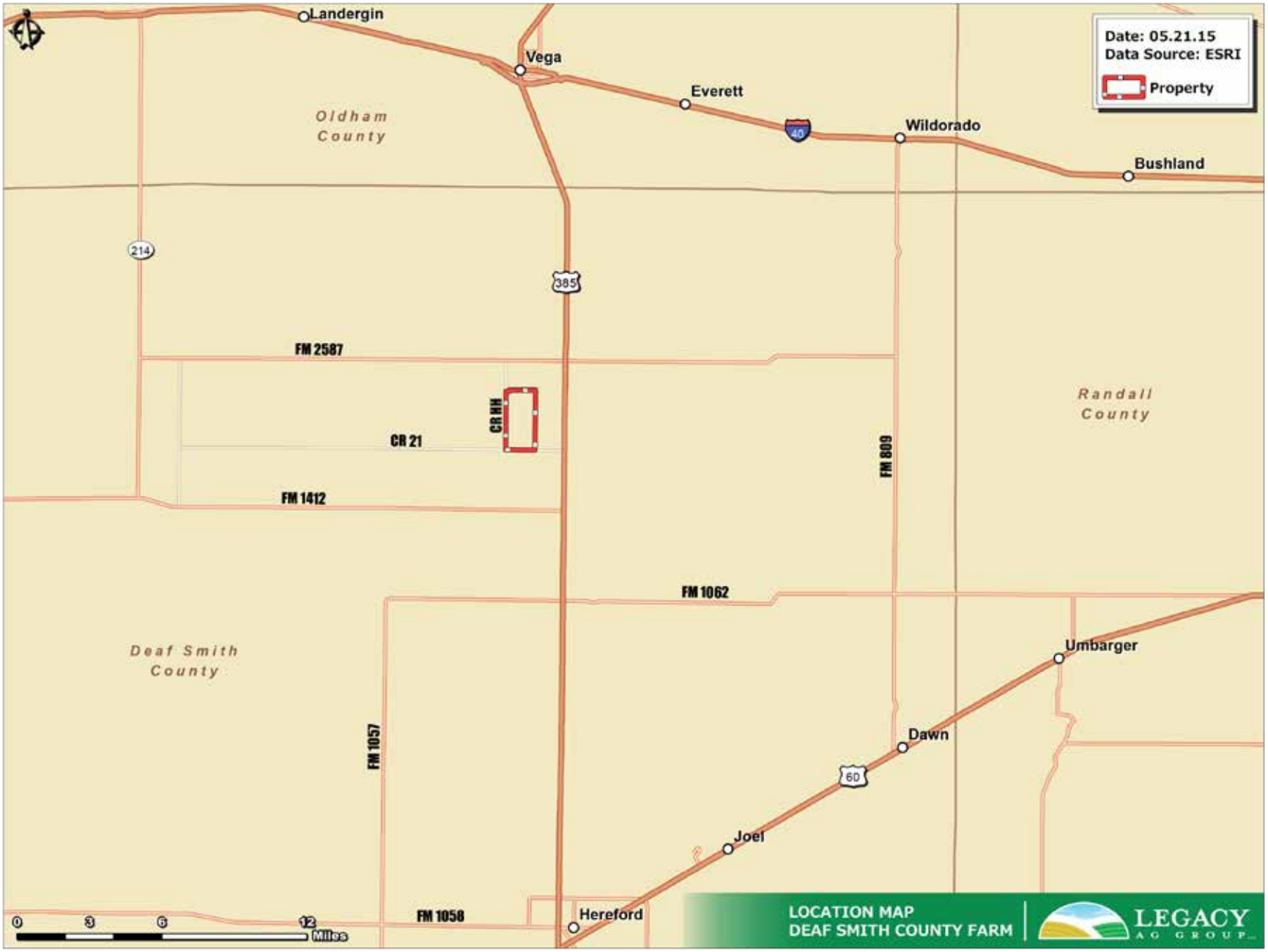
INFORMATION ABOUT BROKERAGE SERVICES ..... J

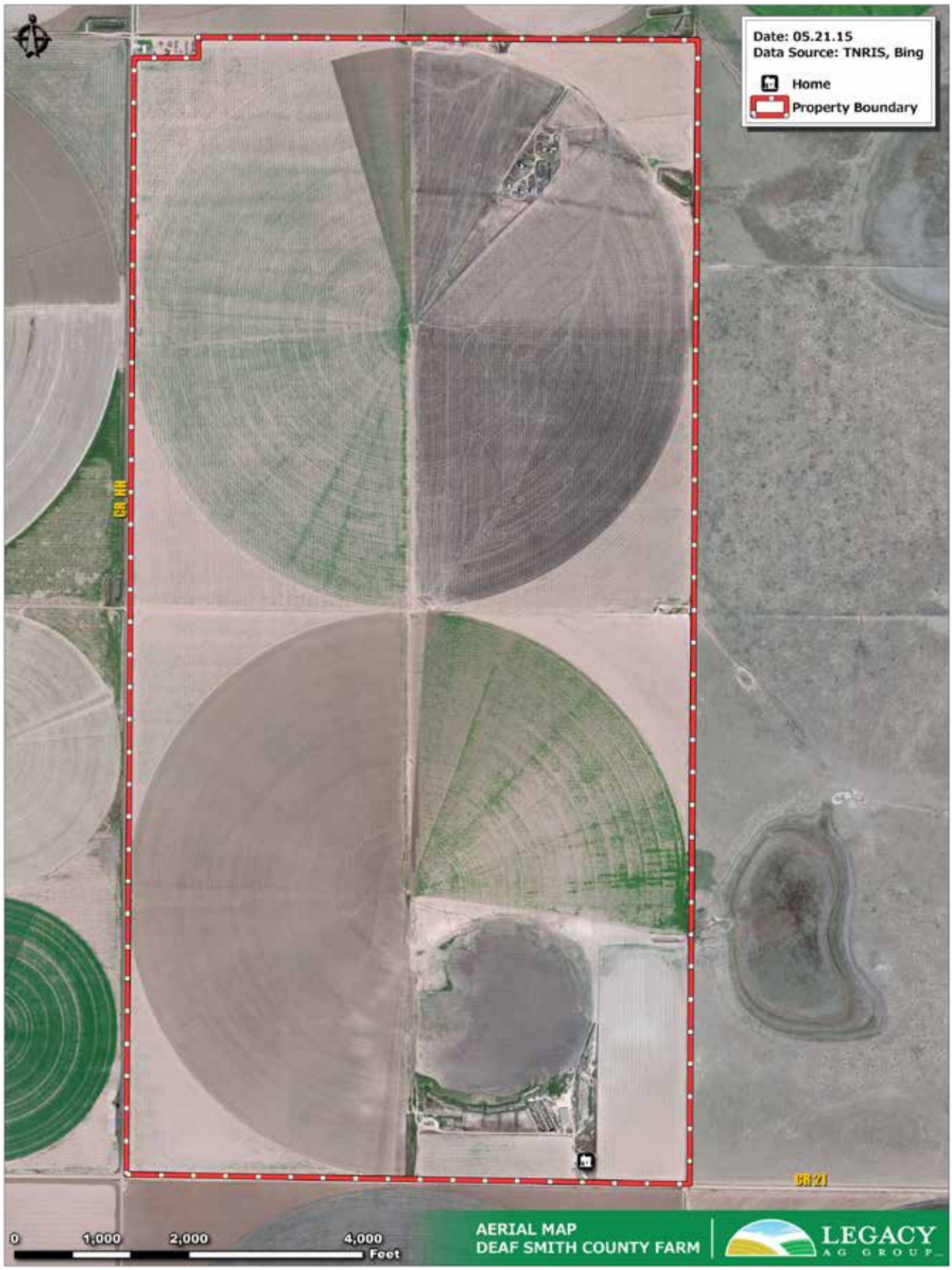
Deaf Smith County Farm

A



Deaf Smith County Farm

B

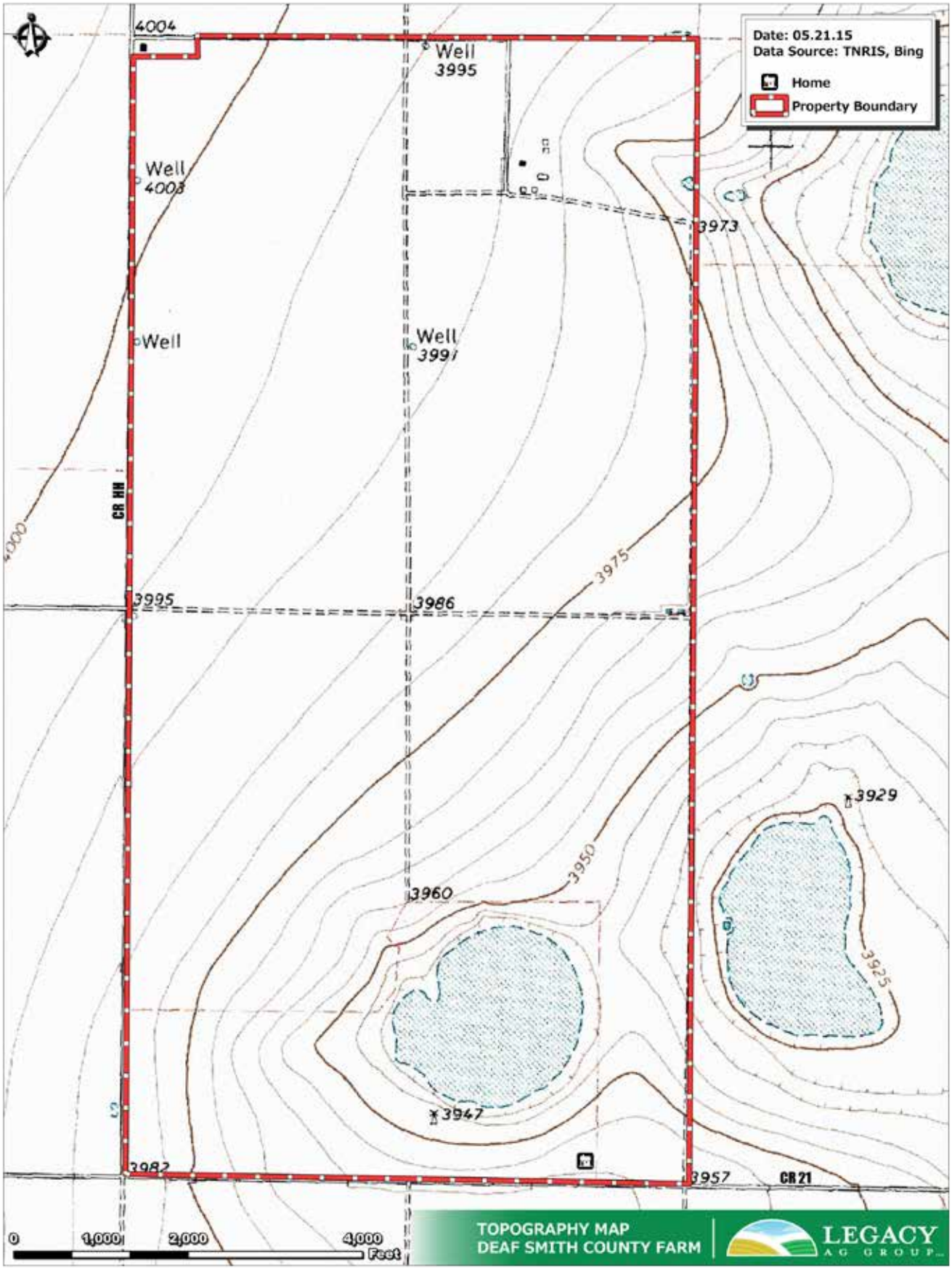


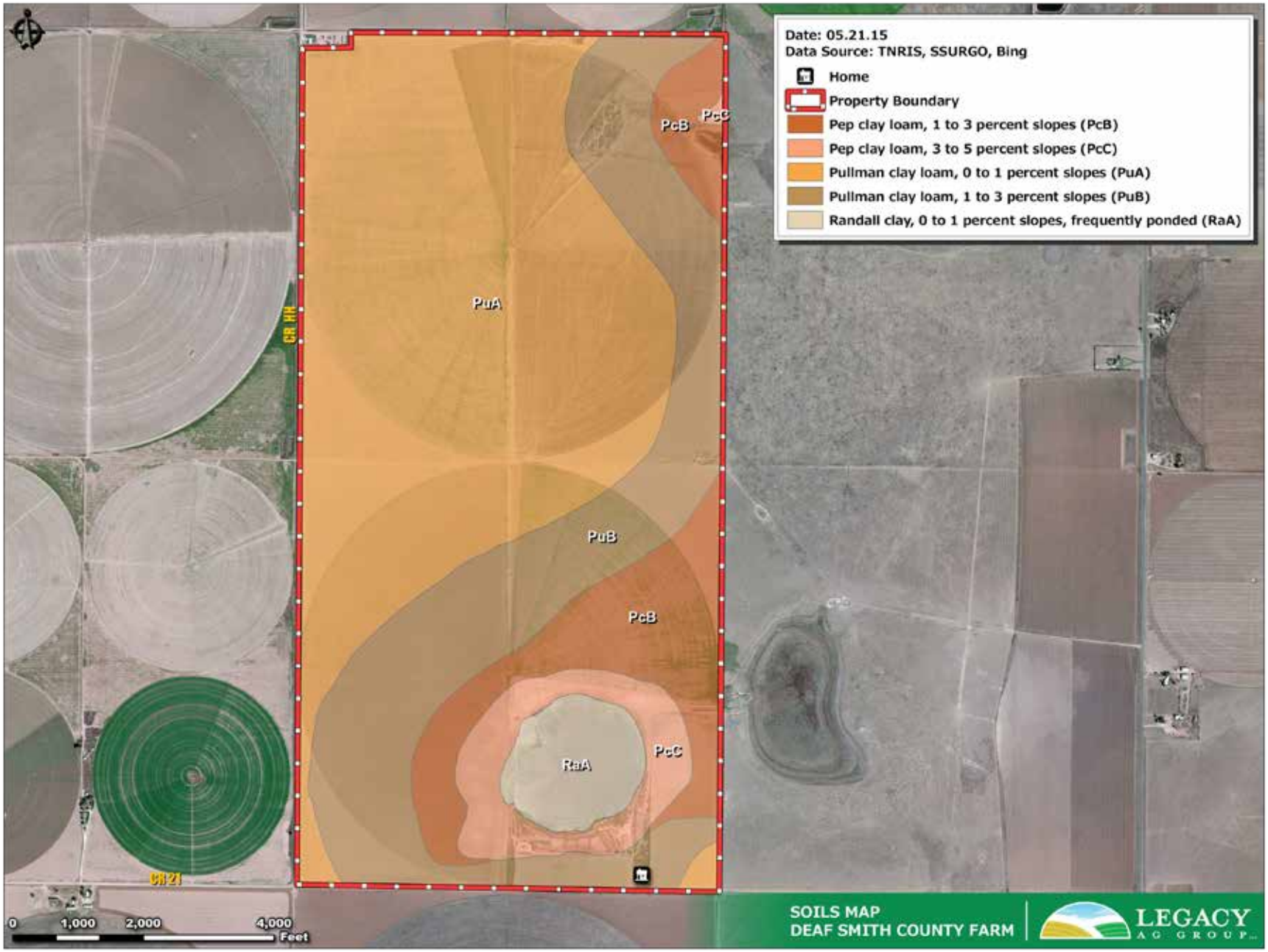
Deaf Smith County Farm

C

D

Deaf Smith County Farm


Date: 05.21.15
Data Source: TNRIS, Bing
Home
Property Boundary
4004
Well
3995
Well
4008
Well
Well
3997
3973
CR HH
3975
3995
3986
3929
3950
3960
3925
3947
3982
3957
CR 21
0
1,000
2,000
4,000
Feet
TOPOGRAPHY MAP
DEAF SMITH COUNTY FARM
LEGACY
AG GROUP



Deaf Smith County Farm

F

Deaf Smith County Farm

FARM: 899

Texas | U.S. Department of Agriculture | Prepared: 1/13/14 11:35 AM

Deaf Smith | Farm Service Agency | Crop Year: 2014

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 1 of 1

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	Farm Identifier	Recon Number
BEST BLACK & MYERS LLC	U-4, 5	

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1290.12	1197.6	1197.6	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History
0.0	0.0	1197.6	0.0	0.0	N

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	446.4	58	58	0.0
CORN	99.6	146	146	0.0
GRAIN SORGHUM	611.7	146	146	0.0
Total Base Acres:	1157.7			

Tract Number: 1236 **Description:** U-4,5 Sec 88 & 89, K-4

FAV/WR History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1290.12	1197.6	1197.6	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	1197.6	0.0	0.0

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	446.4	58	58	0.0
CORN	99.6	146	146	0.0
GRAIN SORGHUM	611.7	146	146	0.0
Total Base Acres:	1157.7			

Owners: BEST BLACK & MYERS LLC

Other Producers: None

Deaf Smith, Texas

FSA - 578 (02-01-91)

Farm Number: 899

Operator Name and Address

BEST BLACK & MYERS LLC
5642 US HIGHWAY 385
VEGA, TX 79092-3010

REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2015

DATE: 1-8-2015
PAGE: 1

Original: _____
Revision: _____
Cropland: 1,202.97
Farmland: 1,290.13

Tract Number	CLU/ Field	Crop/ Commodity	Variety/ Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
1236	1A	WHEAT	HRW	I	GS			C	I	A	166.00		Yes			9-17-2014	01	
		Producer	BEST BLACK & MYERS LLC							Share 100.00		RMA Unit				NAP Unit 2393		
	7A	WHEAT	HRW	I	GS			C	I	A	140.00		Yes			9-16-2014	01	
		Producer	BEST BLACK & MYERS LLC							Share 100.00		RMA Unit				NAP Unit 2393		
	7B	WHEAT	HRW	N	GS			C	I	A	3.00		Yes			9-16-2014	01	
		Producer	BEST BLACK & MYERS LLC							Share 100.00		RMA Unit				NAP Unit 2393		

Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irrig	Irrigated
WHEAT	HRW	I	GS		306.00	WHEAT	HRW	N	GS	3.00							

Photo Number/Legal Description: U-4,5 Sec 88 & 89, K-4

Cropland: 1202.97 Reported on Cropland: 309.00 Difference: -893.97 Reported on Non-Cropland: 0.00

Note: All cropland has not been reported.

Deaf Smith, Texas

FSA - 578 (02-01-91)

Farm Number: 899

Operator Name and Address

BEST BLACK & MYERS LLC
5642 US HIGHWAY 385
VEGA, TX 79092-3010

REPORT OF COMMODITIES
FARM SUMMARY

PROGRAM YEAR: 2015

DATE: 1-8-2015
PAGE: 2

Original: Cab
Revision: _____
Cropland: 1,202.97
Farmland: 1,290.13

NOTE: The authority for collecting the following information is Pub.L 107-76. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished to any agency responsible for enforcing the provisions of the Act.

Producer Name	C/C	Share	C/C	Share	C/C	Share
BEST BLACK & MYERS LLC	WHEAT	100.00				

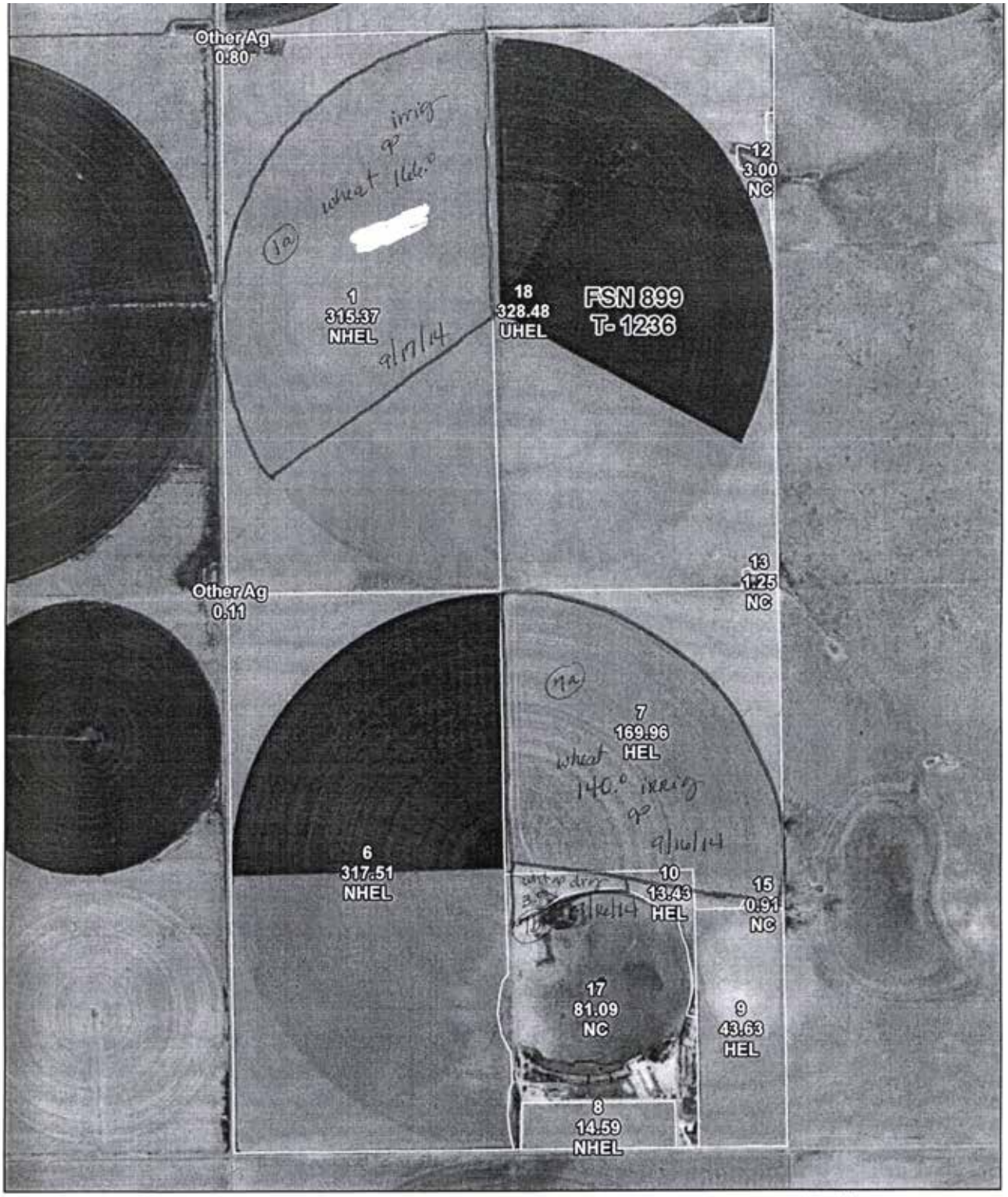
Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
WHEAT	HRW	I	GS	306.00		WHEAT	HRW	N	GS	3.00	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By) [signature] | Date 1-8-2015

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

Deaf Smith County Farm



USDA

Farm: 899
Tract: 1236

DEAF SMITH COUNTY

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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 wetland boundaries and labels, or contact NRCS.

Crop Year _____

Map Created: January 15, 2013

0 600 1,200 Feet

N

Approved by the Texas Real Estate Commission for Voluntary Use 10-10-11

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

Clift Land Brokers,3430 I-40 West Amarillo,TX 79102
Phone: (512) 551-9580 Fax: (512) 532-0770 Joseph W. Rapp

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Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Deaf Smith County Farm