

Pecos County Water, Minerals & Farmland



636.98 ± ACRES | FT. STOCKTON, TX | PECOS COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State: Texas
Region: Transpecos
County: Pecos
Property Type: Water, Minerals & Farmland
Acres: 636.98 ± acres
Price: \$10,000.00 per acre
Estimated Taxes: \$270.58 (2024)
Location: 7 miles SW of Ft. Stockton, TX

COMMENTS

Water - This property has tremendous availability of acceptable quality water which is located above the Edwards Trinity Aquifer. There are a number of wells with 16" steel casing drilled to 320 to 360 ft. These wells are registered with Middle Pecos Groundwater Conservation District and their designated names and locations are shown on the attached map. In 2020, two of these wells (#1 & #5) were test pumped for 48 hours each. The attached reports show only 1' and 2' drawdowns at a flow rate of approximately 1100 pm. The well service performing these tests state the wells could each easily produce 2500 gpm. Water samples were sent for quality analyses and are shown in the attached reports. Totals dissolved solids were in the 2150 ppm range with approximately 47% of these being sulfate. There are excellent alfalfa farms and pecan orchards in the immediate vicinity of this property.

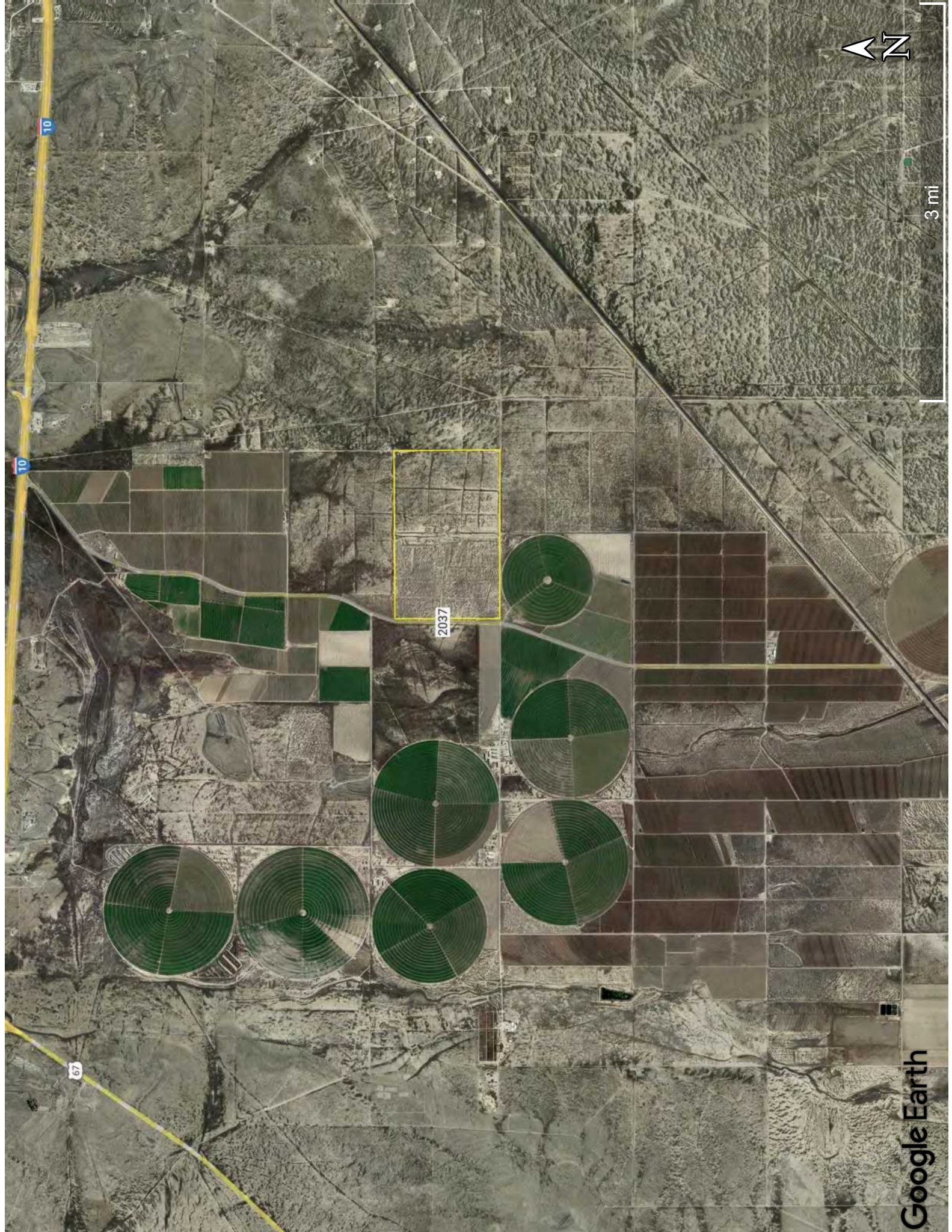
Mineral Interest - The property owner does not own any of the mineral rights; however, it appears that 427.79 acres are State Mineral Classified. The State of Texas reserved minerals on land it sold from 1895 to 1931. These properties are referred to as "mineral classified" and the surface owner acts as the agent for the State of Texas in negotiating and executing oil and gas leases for these properties. The State surrenders to the surface owner one half (1/2) of any bonus, rental and royalty as compensation for acting as its agent and in lieu of surface damages. This interest cannot be retained when a property is sold which explains the 99-year leases which are sometimes found for mineral classified properties.

Farmland - This farmland is nearly level and has a very productive silty clay loam soil as shown on the attached soil map. It has not been farmed nor had chemicals applied for many years and should readily qualify for an organic designation if a buyer so desired. The property would be well suited for a wide variety of agronomic, vegetable or tree crops.

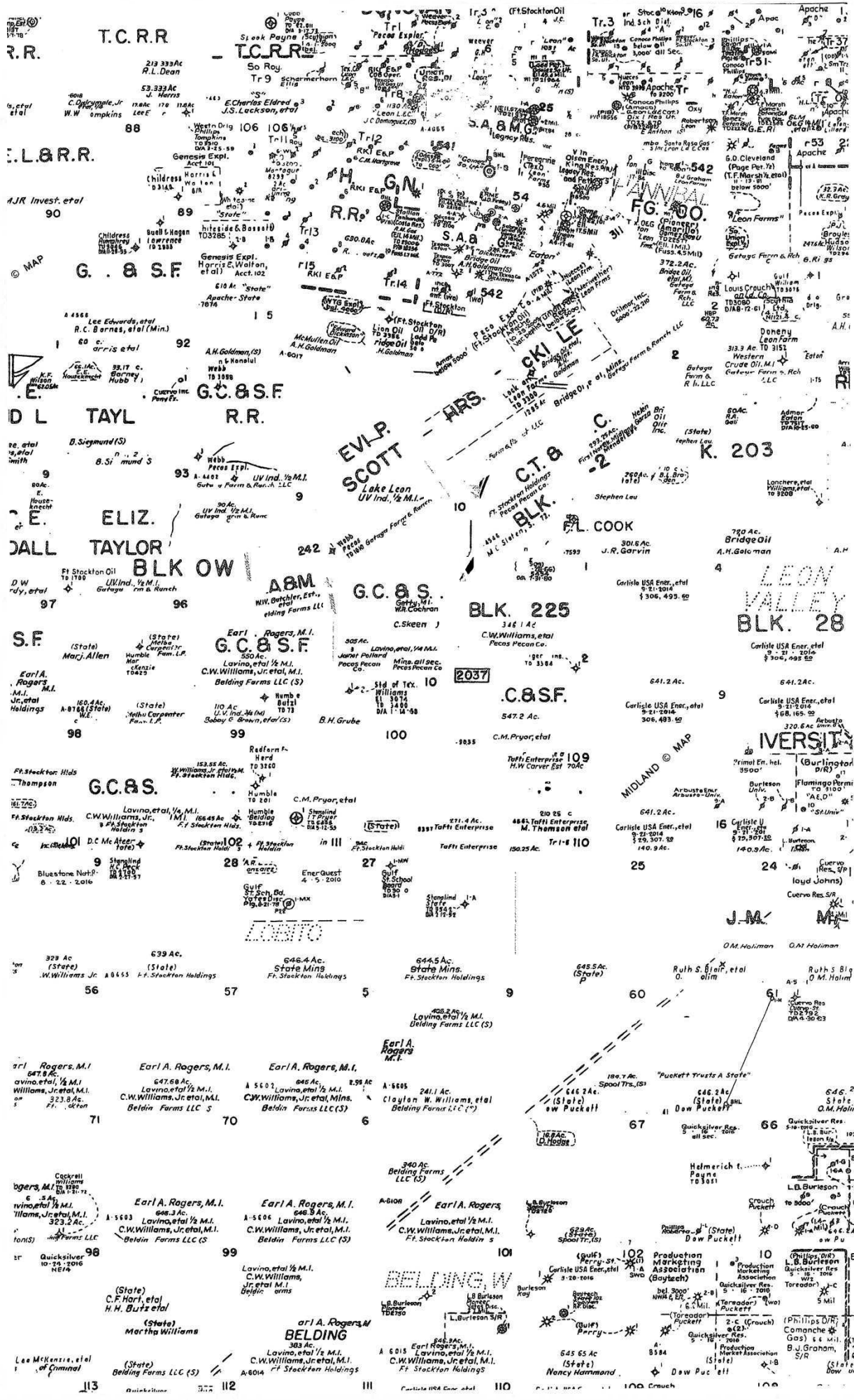
Improvements include a 45'x140' metal building, a set of cattle pens, a bunk house and a domestic well near the center of the property as well as perimeter fencing and some cross fencing. Mesquite and other brush were cleared from the west half of the property in 2012 but have grown back.

Solar and wind energy rights will convey with the property and are not currently leased. Included with the property at no additional cost is an undivided 3/8 interest in 29.17 acres that joins the land on its northwest side and is apparently the remainder of a 99-year lease executed in 1937.

The property fronts FM 2037 and is approximately 3 miles south of Interstate 10 just west/southwest of Fort Stockton, Texas.







PLAT

OF 636.98 ACRES BEING OUT OF SECTION 109, SOUTH PART OF SECTION 104, WEST PART OF SECTION 110, GC & SF RR CO SURVEY, PECOS COUNTY, TEXAS, AND A LEASED 29.17 ACRE TRACT OUT OF SAID SECTION 104.

NORTHERLY PART
SECTION 104
GC & SF RR CO SURVEY

SECTION 2, BLOCK 225
GC & SF RR CO SURVEY

SECTION 109
GC & SF RR CO SURVEY

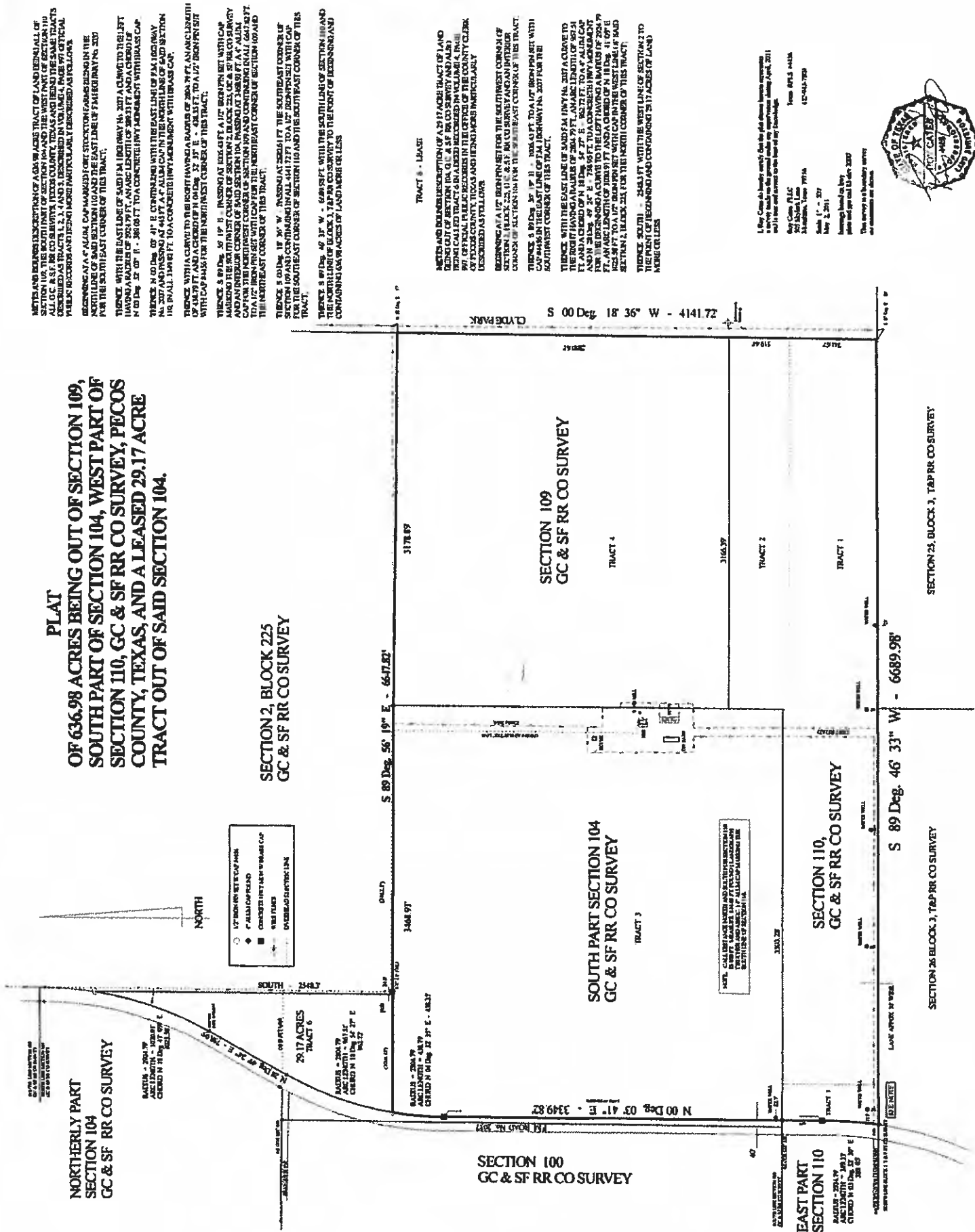
SOUTH PART SECTION 104
GC & SF RR CO SURVEY

SECTION 110,
GC & SF RR CO SURVEY

SECTION 100
GC & SF RR CO SURVEY

SECTION 25, BLOCK 3, T&P RR CO SURVEY

SECTION 25 BLOCK 3, T&P RR CO SURVEY



TRACT 5 - LEASE

BEING AND BEING DESCRIBED AS A 29.17 ACRE TRACT OF LAND BEING OUT OF SECTION 104, GC & SF RR CO SURVEY AND ALIEN TO THE PUBLIC RECORDS IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 1/4 SECTION SET FOR THE SOUTHWEST CORNER OF SECTION 104, BLOCK 225, GC & SF RR CO SURVEY AND AN INTERIOR CORNER OF SECTION 104 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE 4 1/2 DEGS. 35' 10" N. 105.41 FT. TO A 1/4 SECTION SET WITH CAP MARKS IN THE EAST LINE OF T&P HIGHWAY NO. 207 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WITH THE EAST LINE OF SAID T&P HIGHWAY NO. 207 A CURVE TO THE RIGHT HAVING A RADIUS OF 200.79 FT., AN ARC LENGTH OF 50.14 FT., AN ANGLE OF 27° 28' 10" N. TO A 1/4 SECTION SET WITH CAP MARKS IN THE EAST LINE OF T&P HIGHWAY NO. 207 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE 4 1/2 DEGS. 35' 10" N. 105.41 FT. TO A 1/4 SECTION SET WITH CAP MARKS IN THE EAST LINE OF T&P HIGHWAY NO. 207 FOR THE SOUTHWEST CORNER OF THIS TRACT.

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1. The County Clerk hereby certifies that the above survey was made by the County Clerk of Pecos County, Texas, on the 14th day of April, 2011, and is a true and correct copy of the original survey.

By County Clerk

2011 April 14

Page 1 of 1

Survey No. 2011

Survey Date 4/14/2011

The survey is a boundary survey

as indicated on the plat.



Pecos Pecan Well#7
an - Monitor = 7

Pecos Pecan - Well#4

FSH-#18

Williams Farms-#17

S-45 FSH Well Williams Farms-#45

2337

Durham - Well#1

Durham - Caved In and covered

Durham - West Well#2 - Monitor#2335

M 235 - Taffin Belding Area

Durham - Well#6

Durham - Well#5

Durham House Well

Durham-Well#7

- Legend**
- Capit
 - Durh
 - Featr
 - M
 - Peco
 - Peco
 - S-45
 - Willie
 - Z1 Te

20,000 ft

WEST TEXAS
WATER WELL SERVICE
3410 MANKINS ♦ ODESSA, TEXAS 79764
PHONE: (432) 530-2696 ♦ FAX (432) 381-7853

Chaparrol Oilfield Services
393 S FM 2037
Fort Stockton, TX 79735

Contact: Ray Durham
432-290-4284

West Well #1

Pump Test Data: 48 hr pump test
16" surface casing
Well TD 344Ft

3hrs – Pumping well and developing Static water level 114FT
02/24/2020

Start @ 5:00pm Flowrate – 1094 GPM STWL @ 161FT

02/26/2020

End @ 5:00pm Flowrate – 1094 GPM STWL @ 163FT

Standing water left in well 181FT

48HRS pump test the water level dropped 2Ft

Based on the pump test, draw down of the well and the specific capacity of the standing water left in well, while pumping, this will easily produce over 2500 GPM

Sincerely,

Russell Southerland

West Texas Water Well Service

WEST TEXAS
WATER WELL SERVICE
3410 MANKINS ♦ ODESSA, TEXAS 79764
PHONE: (432) 530-2696 ♦ FAX (432) 381-7853

Chaparrol Oilfield Services
393 S FM 2037
Fort Stockton, TX 79735

Contact: Ray Durham
432-290-4284

Southwest Well #5

Pump Test Data: 48 hr pump test
16" surface casing
Well TD 352Ft

14hrs – Surging and developing well
03/02/2020

Start @ 10:00am Flowrate – 1140 GPM STWL @ 115FT

03/04/2020

End @ 11:00am Flowrate – 1100 GPM STWL @ 116FT

48 HRS Pump test water level dropped 1FT

Based on the pump test, draw down of the well and the specific capacity of the standing water left in well, while pumping, this will easily produce over 2500 GPM

Sincerely,

Russell Southerland

West Texas Water Well Service



MARTIN WATER LABS

Water Analysts and Consultants since 1953

Copy

Drinking Water Analysis

To: Russell Jones
Company: West Texas Water Well
Address: 3410 Mankins Odessa, TX 79764
Lab #: 20-02-178 Page 1
Date Reported: 03/13/2020

Lease/Project: Ray Durham
Location: #1 west
Sample Point:
Sample Date: 02/24/2020
Sample Received: 02/28/2020

Sample Analysis

Parameters: mg/L

pH: 7.8
Bicarbonate: 200
Carbonate: 0
Hydroxide: 0
Temperature (°F): 75
Ionic Strength: 0.0573

Cations mg/L

Calcium: 352
Iron: 2.0
Magnesium: 92
Potassium: 19
Sodium: 171

Anions mg/L

Chloride 291
Sulfate 1057

Other mg/L

Total Hardness as CaCO₃ 1260
Total Dissolved Solids: 2183
Nitrate 0.75

Texas Department of Health Limits for Drinking Water

Chloride 300 mg/L
Sulfate 300 mg/L
Iron .30 mg/L
Total Dissolved Solids 1000 mg/L
Nitrate 10 mg/L

EPA Limits for Drinking Water

Chloride 250 mg/L
Sulfate 250 mg/L
Iron .300 mg/L
Total Dissolved Solids 500 mg/L
Nitrate 10 mg/L
Nitrite 1.0 mg/L
Lead .015 mg/L
Arsenic .010 mg/L
Chromium .10 mg/L

REMARKS: Based only on the determinations performed above, this water shows higher levels of TDS, Sulfate and Iron than what is recommended by the Texas Department of Health for a drinking water.

Bryan Ogden

Bryan R. Ogden, B.S.



MARTIN WATER LABS

Drinking Water Analysis

To: Russell Jones
Company: West Texas Water Well
Address: 3410 Mankins Odessa, TX 79764
Lab #: 20-02-178 Page 2
Date Reported: 03/13/2020

Lease/Project: Ray Durham
Location: #2 *WCF*
Sample Point:
Sample Date: 02/25/2020
Sample Received: 02/28/2020

Sample Analysis

Parameters: mg/L

pH: 7.8
Bicarbonate: 220
Carbonate: 0
Hydroxide: 0
Temperature (°F): 75
Ionic Strength: 0.0550

Cations mg/L

Calcium: 344
Iron: <.003
Magnesium: 83
Potassium: 19
Sodium: 175

Anions mg/L

Chloride 291
Sulfate 992

Other mg/L

Total Hardness as CaCO₃ 1200
Total Dissolved Solids: 2124
Nitrate 0.70

Texas Department of Health Limits for Drinking Water

Chloride 300 mg/L
Sulfate 300 mg/L
Iron .30 mg/L
Total Dissolved Solids 1000 mg/L
Nitrate 10 mg/L

EPA Limits for Drinking Water

Chloride 250 mg/L
Sulfate 250 mg/L
Iron .300 mg/L
Total Dissolved Solids 500 mg/L
Nitrate 10 mg/L
Nitrite 1.0 mg/L
Lead .015 mg/L
Arsenic .010 mg/L
Chromium .10 mg/L

REMARKS: Based only on the determinations performed above, this water shows higher levels of TDS and Sulfate than what is recommended by the Texas Department of Health for a drinking water.

Bryan Ogden

Bryan R. Ogden, B.S.



MARTIN WATER LABS

Drinking Water Analysis

To: Russell Jones
Company: West Texas Water Well
Address: 3410 Mankins Odessa, TX 79764
Lab #: 20-02-178 Page 3
Date Reported: 03/13/2020

Lease/Project: Ray Durham
Location: #3 6<57
Sample Point:
Sample Date: 02/27/2020
Sample Received: 02/28/2020

Sample Analysis

Parameters: mg/L

pH: 8.1
Bicarbonate: 200
Carbonate: 0
Hydroxide: 0
Temperature (°F): 75
Ionic Strength: 0.055

Cations mg/L

Calcium: 320
Iron: <.003
Magnesium: 107
Potassium: 18
Sodium: 163

Anions mg/L

Chloride 312
Sulfate 989

Other mg/L

Total Hardness as CaCO₃ 1240
Total Dissolved Solids: 2110
Nitrate 0.85

Texas Department of Health Limits for Drinking Water

Chloride 300 mg/L
Sulfate 300 mg/L
Iron .30 mg/L
Total Dissolved Solids 1000 mg/L
Nitrate 10 mg/L

EPA Limits for Drinking Water

Chloride 250 mg/L
Sulfate 250 mg/L
Iron .300 mg/L
Total Dissolved Solids 500 mg/L
Nitrate 10 mg/L
Nitrite 1.0 mg/L
Lead .015 mg/L
Arsenic .010 mg/L
Chromium .10 mg/L

REMARKS: Based only on the determinations performed above, this water shows higher levels of TDS, Chloride and Sulfate than what is recommended by the Texas Department of Health for a drinking water.

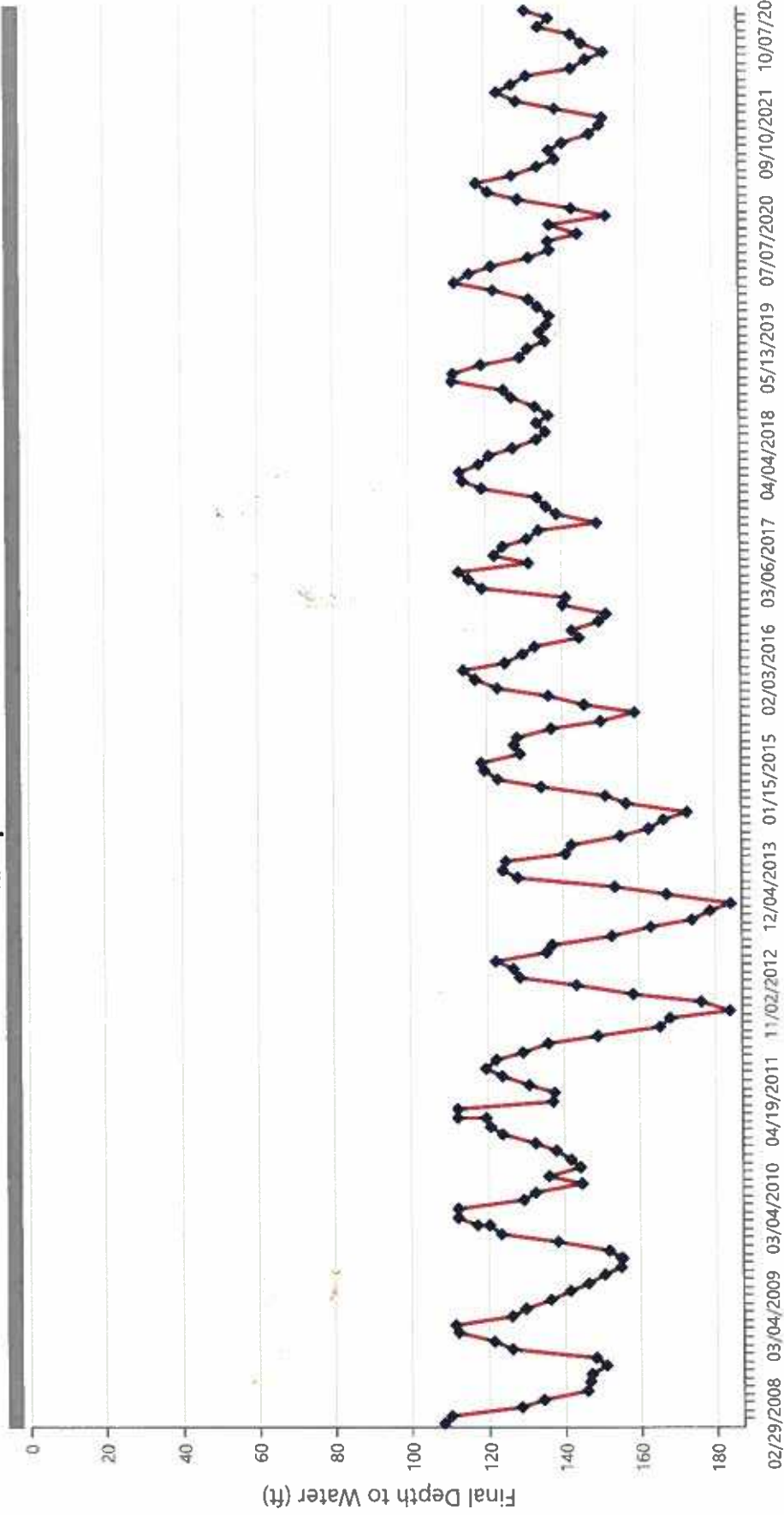
Bryan Ogden

Bryan R. Ogden, B.S.

Water Level Details

Monitor #235 #4-Ray Durham Static Water Level

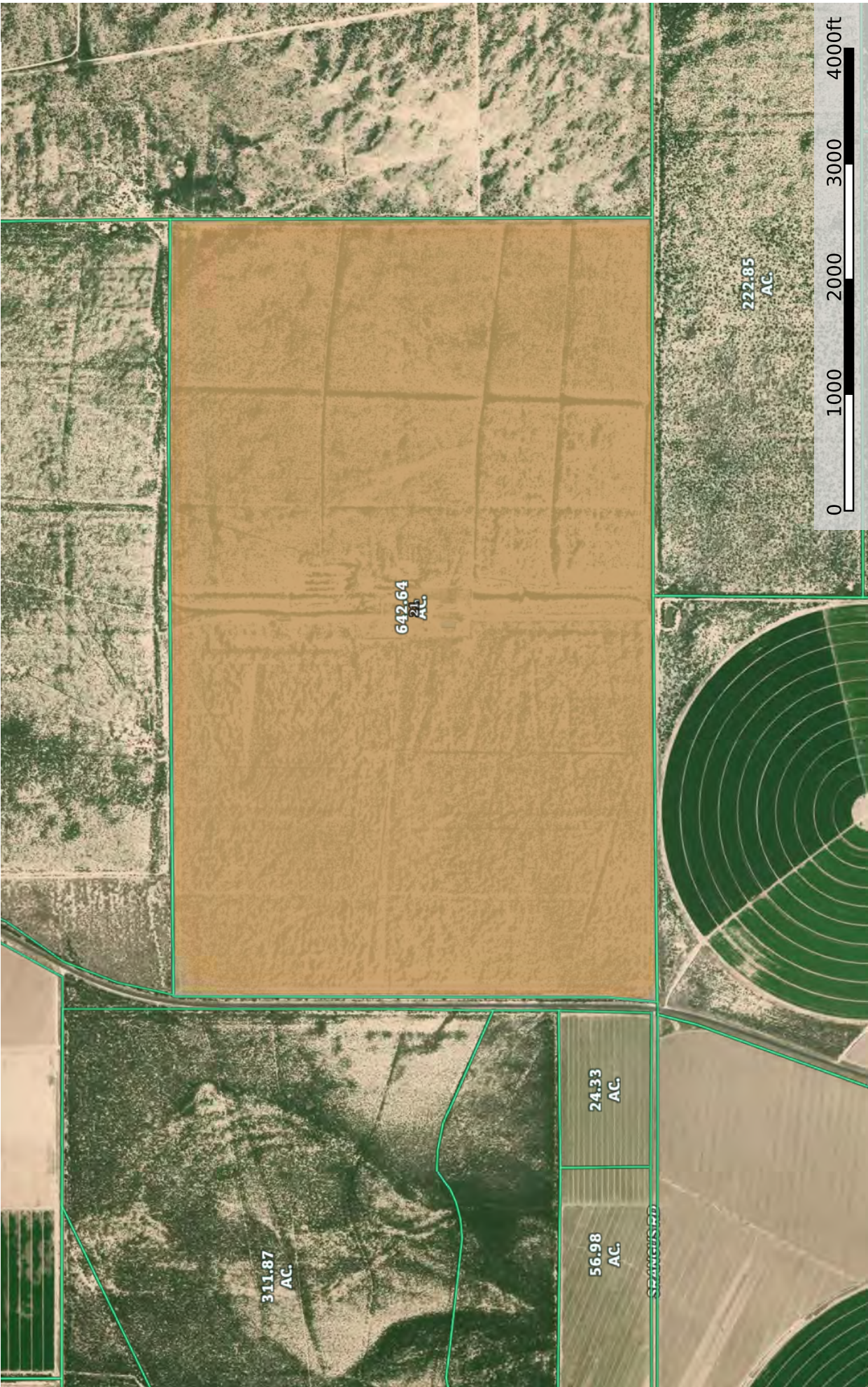
Well Depth 408.00 / State Well 53-09-106



Collection Date

Date	Measurement Method	Measurement Source	Pumping Status	Final Depth To Water
2/29/2008	Transducer and E-Line	MPGCD	Unknown	108.6 
3/5/2008	Transducer and E-Line	MPGCD	Unknown	110.3 
4/4/2008	Transducer and E-Line	MPGCD	Unknown	128.9 

tafti pecos county
Texas, AC +/-



Boundary 643.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Reagan-Hodgins association, nearly level	643.19	100.0	0	21	6c
TOTALS		643.19(*)	100%	-	21.0	6.0

(*) 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.

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

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



Information About Brokerage Services

Texas law requires all real estate license holders 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

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Associate Real Estate Broker - TX, NM & OK

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Mailing Address: 1301 Front Street - Dimmitt, TX 79027

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