

SIMPSON RANCHES
— & —
LAND, LLC

2334.72 +- ACRES
COCHRAN COUNTY, TX



SIMPSON RANCHES
— & —
LAND, LLC

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SUMMARY



SIMPSON RANCHES & LAND, LLC PROUDLY OFFERS 2,334.72 ACRES OF PRIME INCOME-PRODUCING FARMLAND IN COCHRAN COUNTY, TEXAS. THIS EXCEPTIONAL FARM PRIMARILY PRODUCES PEANUTS AND COTTON, WITH SECONDARY CROPS SUCH AS CORN, WHEAT, AND ALFALFA.

THE PROPERTY FEATURES WELL-MAINTAINED IRRIGATION SYSTEMS POWERED BY THREE-PHASE ELECTRICITY, DRAWING FROM THE EDWARDS/TRINITY AND OGALLALA AQUIFERS.

THERE ARE 5 PIVOTS ALL IN GOOD WORKING ORDER.

THIS EXCLUSIVE LISTING PROVIDES A REMARKABLE OPPORTUNITY TO INVEST IN A HIGHLY PRODUCTIVE INCOME PRODUCING FARMING OPERATION. THE FARM IS IN EXISTENCE OF A WELL EXPERIENCED, GENERATIONAL FARMER THAT WOULD LIKE TO CONTINUE LEASING THE FARM IF NEW BUYER IS INTERESTED.

THE TEAM AT SIMPSON RANCHES & LAND, LLC APPRECIATES YOUR INTEREST IN THIS EXCEPTIONAL OPPORTUNITY TO PURCHASE A FANTASTIC INCOME PRODUCING FARM. FOR ADDITIONAL INFORMATION, PLEASE DO NOT HESITATE TO REACH OUT VIA PHONE, EMAIL, OR TEXT. WE LOOK FORWARD TO DISCUSSING THE POTENTIAL THAT THIS FARMLAND HAS TO OFFER.

CALL ANTHONY SIMPSON FOR MORE INFORMATION.

PIVOT & WATER INFORMATION

COCHRAN COUNTY, TX

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Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Pivot						
			Manufacturer	Model	Install Date	Serial Number	Length	Towers	Longitude & Latitude
1	135.29		Zimmatic			B14964	1353	7	33.407975, -103.019143
Dryland		1.56							
Dryland		988.77							
2	100.12		Reinke	2065	06/2016	0616-67469	1305	7	33.394015, -102.990452
2	14.4								
Dryland		4.17							
Dryland		61.37							
3	403		Pierce	CP600	3/18/24	32480679	2,365	14	33.404243, -102.994714
Dryland		35.54							
Dryland		8.27							
4	124.36		Reinke	2065	10/2018	1018-73806	1259	7	33.408062, -103.009822
Dryland		9.14							
5	230.04		Valley				1985	11	33.393679, -103.002780
Dryland		38.49							

Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Water Wells (* see Notes)		
			Permit No	Longitude & Latitude	
1	135.29		1	230271	33.410187, -103.022289
Dryland		1.56	2	230273	33.408144, -103.019249
Dryland		988.77			
2	100.12		3	230272	33.408126, -103.013055
2	14.4		4	42191	33.408283, -103.009752
Dryland		4.17	5	2825	33.41102, -103.008675
Dryland		61.37	6	42128	33.409123, -103.005321
3	403		7	2835	33.411135, -103.002663
Dryland		35.54	8	2834	33.406278, -103.003765
Dryland		8.27	9	2827	33.410979, -102.999309
			10	2828	33.404853, -102.999998
			11	42031	33.411528, -102.995641
			12	42190	33.407869, -102.995722
			13	2829	33.404469, -102.995556
			14	42189	33.407807, -102.990817
			15	230276	33.401402, -102.991572
4	124.36		16	230275	33.393881, -102.990548
Dryland		9.14			
5	230.04		17	230274	33.394846, -102.996692
Dryland		38.49	18	42129	33.392861, -103.005594

ELECTRIC METER INFORMATION

COCHRAN COUNTY, TX

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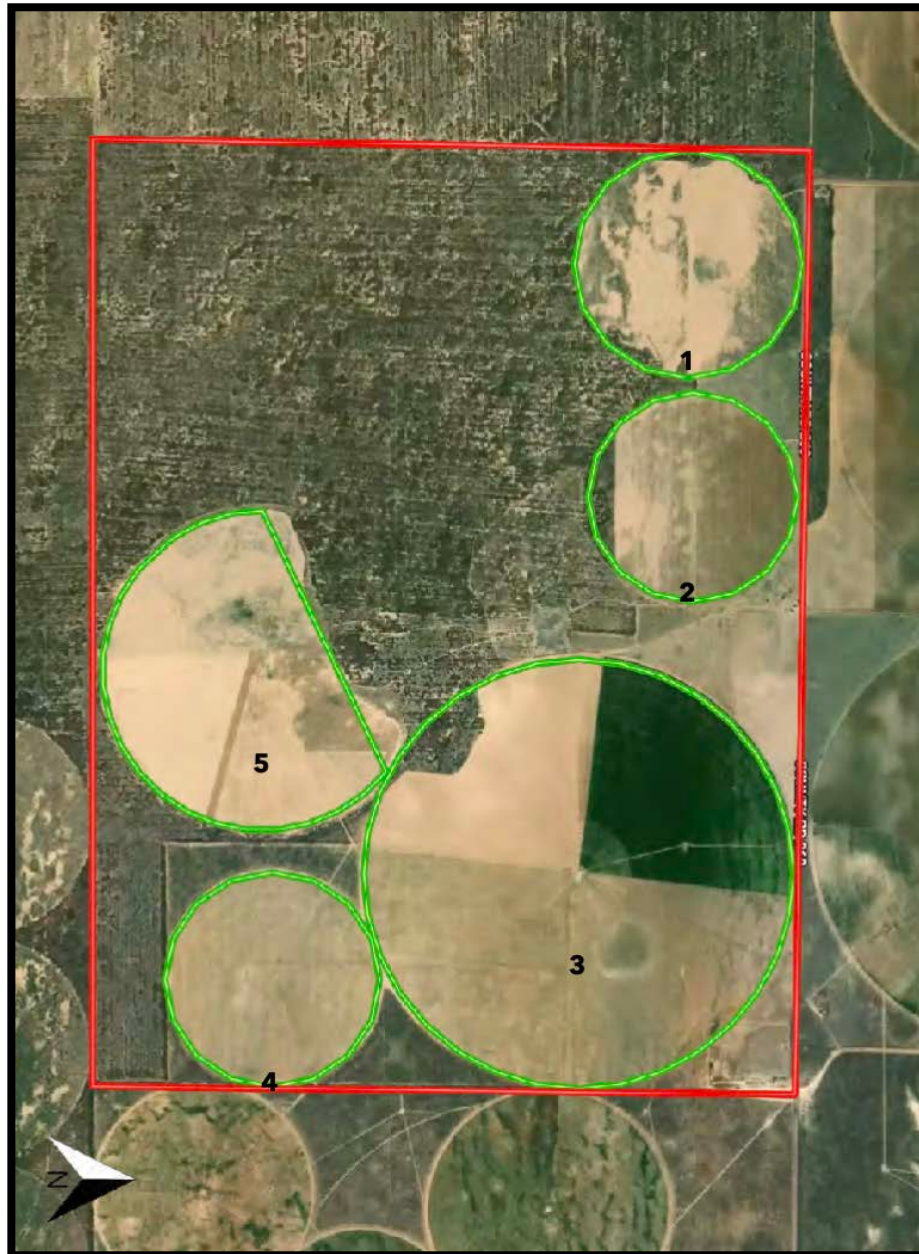
Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Lea County Electric Meter No	Longitude & Latitude	Notes
1	135.29				
Dryland		1.56	63810	33.409200, -102.988031	
Dryland		988.77	62305	33.411613, -102.995559	
2	100.12		60575	33.411383, -103.005458	
2	14.4		72014	33.411552, -103.005919	
Dryland		4.17			
Dryland		61.37	Sangamo Elec 11282	33.411514, -103.012099	poll tag 017229
3	403		62730	33.409202, -102.988085	
Dryland		35.54			
Dryland		8.27			
4	124.36				
Dryland		9.14			
5	230.04				
Dryland		38.49			

COCHRAN COUNTY, TX

2334.72 ACRES



5 PIVOTS
1089.59 CONVENTIONAL ACRES



DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



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.

11-2-2015



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.

Simpson Ranches & Land, LLC	9001555	info@simpsonranches.com	830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony Simpson	508054	anthony@SimpsonRanches.com	210.854.6365
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