

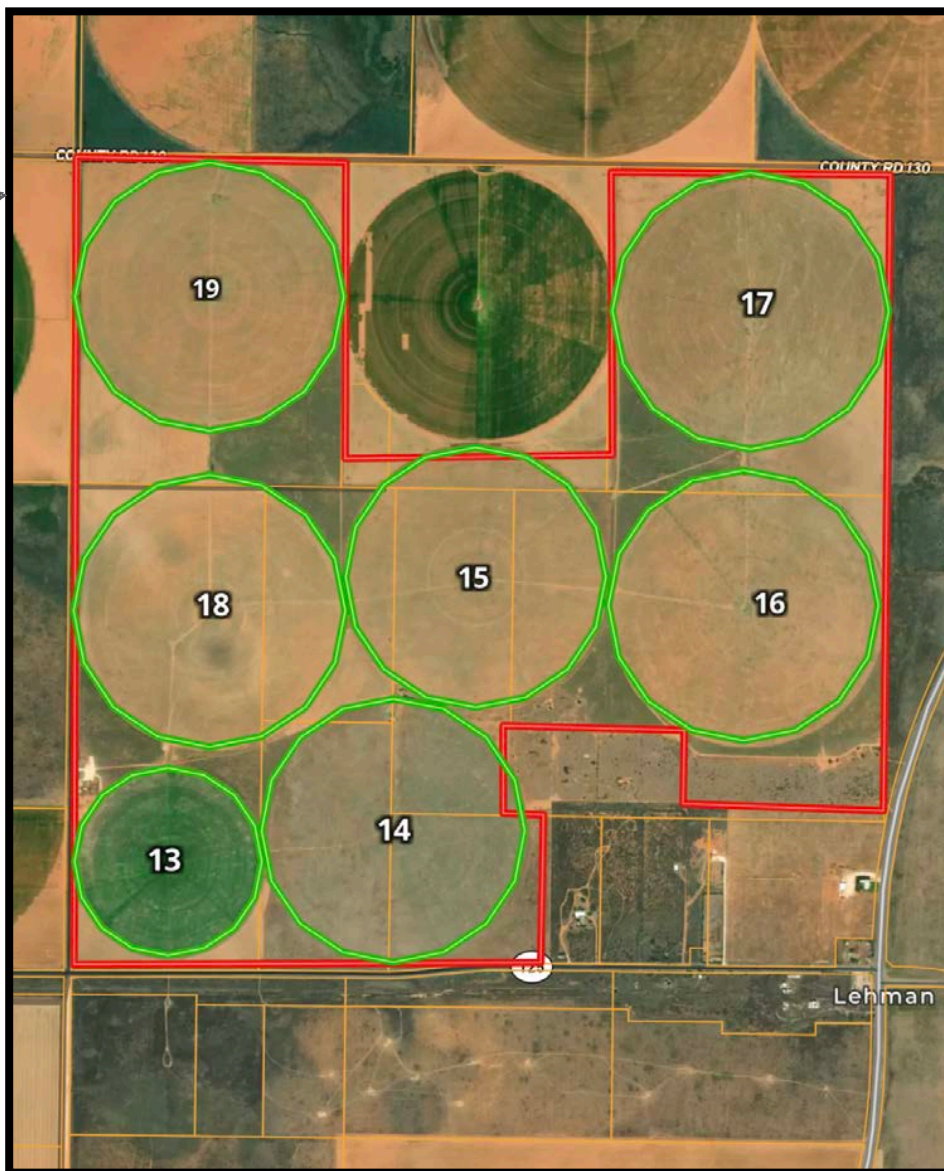
SIMPSON RANCHES
— & —
LAND, LLC

NORTH LEHMAN

859.05 +/- ACRES
COCHRAN COUNTY, TX

463.58 CONVENTIONAL IRRIGATED ACRES
142.54 ORGANIC IRRIGATED ACRES
44.73 CRP ACRES

PRICE:
\$3,122,477.24



SIMPSON RANCHES
— & —
LAND, LLC

Anthony Simpson
Cell: 210.854.6365
Anthony@SimpsonRanches.com

SimpsonRanches.com
Office: 830.955.1725
Info@SimpsonRanches.com

SUMMARY

463.58 CONVENTIONAL IRRIGATED ACRES
142.54 ORGANIC IRRIGATED ACRES
44.73 CRP ACRES



SIMPSON RANCHES & LAND, LLC IS PROUD TO PRESENT 859.05+- ACRES OF PREMIUM, INCOME-PRODUCING FARMLAND LOCATED IN COCHRAN COUNTY, TEXAS. KNOWN FOR ITS FERTILE SOIL AND RELIABLE WATER RESOURCES, THIS PROPERTY IS PRIMARILY DEDICATED TO CULTIVATING PEANUTS AND COTTON, WITH SECONDARY CROPS INCLUDING CORN, WHEAT, AND ALFALFA.

- - MODERN IRRIGATION SYSTEMS: EQUIPPED WITH 7 CENTER-PIVOT IRRIGATION SYSTEMS, WITH INSTALLATION DATES RANGING FROM 2016 TO 2021 (SOME INSTALLATION DATES ARE UNKNOWN), ENSURING EFFICIENT WATER MANAGEMENT.
- - IRRIGATED ACRES: 463.58± IRRIGATED ACRES.
- - NON-IRRIGATED ACRES: 208.2± NON-IRRIGATED ACRES.
- - CERTIFIED ORGANIC ACRES: 142.54± CERTIFIED ORGANIC IRRIGATED ACRES.
- - CRP ENROLLMENT: 44.73± ACRES ENROLLED IN THE CONSERVATION RESERVE PROGRAM (CRP), ADDING DIVERSIFICATION AND VALUE.
- -CRP ANNUAL PAYMENT: GENERATES \$2,304.00 ANNUALLY, BOOSTING THE PROPERTY'S INCOME POTENTIAL.

CURRENTLY OPERATED AND FARMED BY AN EXPERIENCED, MULTI-GENERATIONAL FARMER, THIS PROPERTY OFFERS THE OPTION FOR THE EXISTING FARMER TO CONTINUE LEASING IF THE NEW OWNER IS INTERESTED—PROVIDING A SEAMLESS TRANSITION AND ONGOING INCOME POTENTIAL. ALTERNATIVELY, THE NEW OWNER HAS THE FLEXIBILITY TO TAKE OVER FARMING OPERATIONS THEMSELVES.

THIS EXCEPTIONAL FARM IS A RARE OPPORTUNITY TO OWN HIGHLY PRODUCTIVE, IRRIGATED FARMLAND IN A REGION KNOWN FOR ITS AGRICULTURAL OUTPUT. WHETHER YOU'RE LOOKING TO EXPAND YOUR FARMING OPERATIONS OR INVEST IN A PROVEN INCOME-GENERATING PROPERTY, THIS FARM IS READY TO PRODUCE FOR YEARS TO COME.

FOR MORE DETAILS OR TO SCHEDULE A VISIT, PLEASE CONTACT ANTHONY SIMPSON VIA PHONE, EMAIL, OR TEXT. WE LOOK FORWARD TO SHOWING YOU THE POSSIBILITIES THIS INCREDIBLE PROPERTY HAS TO OFFER.

PIVOT INFORMATION

COCHRAN COUNTY, TX

859.05 ACRES

FSA Farm & Tract No	FSA Field No	Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Pivot			Longitude & Latitude			
					Manufacturer	Model	Install Date				
F-2289 T-1800	6	West of 214 and North of 125 13	49.25	8.62	Reinke		2/1/16	0216-X03294	797.81	5	33.624859, -102.818649
	7										
F-2289 T-1800	8	West of 214 and North of 125 14	93.29		Zimatic			No Information	1120.92	6	33.62559, -102.81233
F-2289 T-1800	24	West of 214 and North of 125 15	80.07		Reinke	MN 2065	2/1/21	0221-79241	1116.6	6	33.63159, -102.81002
F-2289 T-1800	11	West of 214 and North of 125 16	99.33		Cams Frontier Valley	MN 8000			1167.8	7	33.63080, -102.80238
F-2289 T-1800	17	West of 214 and North of 125 17	100.23		Valley				1117.7	6	33.63778, -102.80230
F-2289 T-1800	21	West of 214 and North of 125 18	90.98	167.22	Reinke	MN 2065	2/1/21	0221-79229	1115	6	33.63068, -102.81749
	25										
F-2289 T-1800	2	West of 214 and North of 125 19	92.97	13.14	Reinke	MN 2065	2/1/21	0221-79211	1113	6	33.638283, -102.816900
	1										
F-1977 T-1581		No Pivot		18.75							
F-1977 T-1650	4 - CRP 5 - CRP	No Pivot		45.2 0.47							
859.52											

THIS INFORMATION IS SUBJECT TO CHANGE

WATER WELL INFORMATION

COCHRAN COUNTY, TX

859.05 ACRES



FSA Farm & Tract No	Water Wells (*see Notes)						Bailey Electric		Pivots and Equip Powered by Meter
	District No	Permit No	Depth	GPM *	Longitude & Latitude	Meter No	Longitude & Latitude		
F-2289 T-1800	178 179 180	14388 14250 14249	43 40923 40922	193 N/A N/A	N/A N/A N/A	33.62262, -102.818655 33.627354, -102.821167 33.627241, -102.818495	87387197 87387105	33.622540, -102.815403 33.622290, -102.818689	south wells in grass far south wells in grass
F-2289 T-1800	181	14247	36	212	N/A	33.628152, -102.812662	unknown which meter runs this pivot		
F-2289 T-1800	182 183	14246 14245	40919 40918	N/A N/A	N/A N/A	33.630037, -102.812692 33.633567, -102.812655	87387103	33.627631, -102.815958	15, and wells, wells in grass
F-2289 T-1800							87387195	33.627128, -102.798650	well SE corner
F-2289 T-1800	184 185 186 187	14244 14239 14238 14240	40916 40911 40910 40912	N/A N/A N/A N/A	N/A N/A N/A N/A	33.637483, -102.80266 33.640761, -102.802346 33.640926, -102.798445 33.641009, -102.805917	87387525 87387272	33.640995, -102.798470 33.3641, -102.8024	runs 1 well NE corner 17, and wells
F-2289 T-1800	188	14248	42	203	N/A	33.630064, -102.818666	87387104	33.627398, -102.821174	18, and wells
F-2289 T-1800	189 190	12458 12457	1989 1988	230 217	N/A N/A	33.639934, -102.813801 33.641135, -102.816246	87387526 87387168 87387030	33.641051, -102.802153 33.641059, -102.805924 33.641406, -102.816364	wells on NW pivot north well 19, and wells
F-1977 T-1581									
F-1977 T-1650									

THIS INFORMATION IS SUBJECT TO CHANGE

CRP INFORMATION

COCHRAN COUNTY, TX

859.05 ACRES



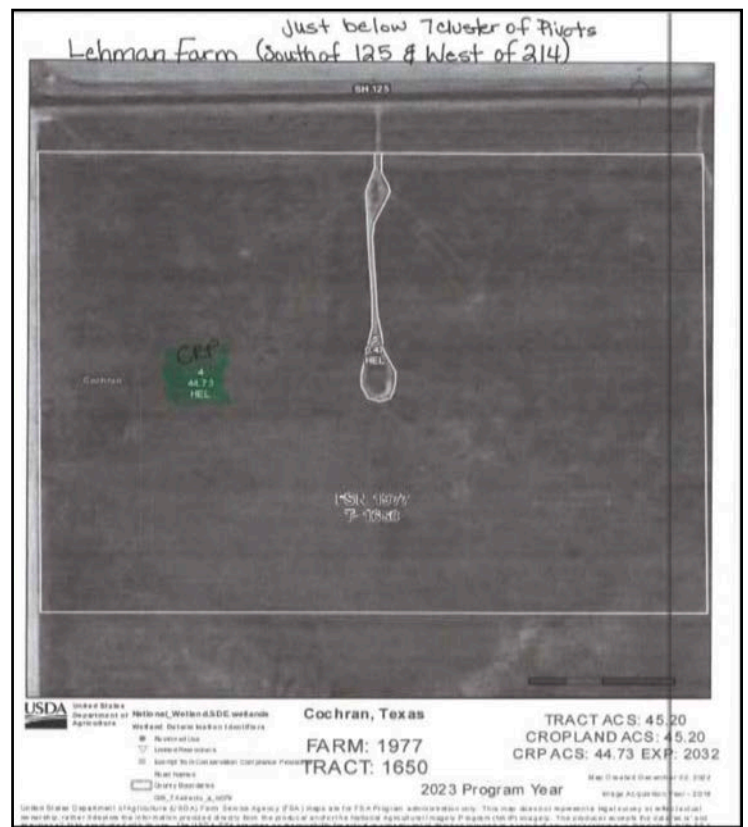
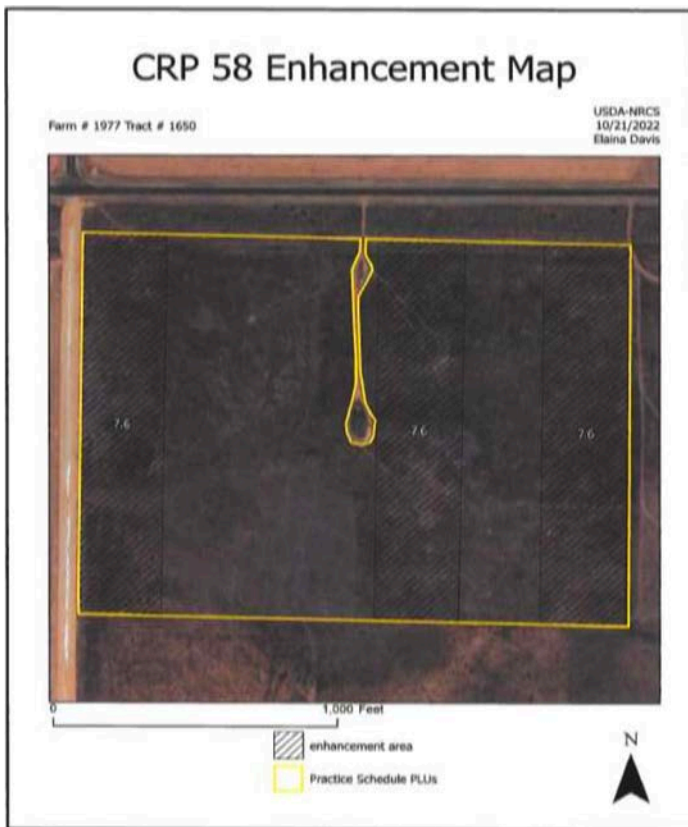
FSN / Tract	Field #s	Acres	Contract #	Conservation Practice Implementation Dates	Practice to be Completed	Practice Includes	Species	Planting Rate per Acre	% of Mix	Amount Required per Acre	Total Amount Required
1977 / 1650	4	44.73	11263B	10/31/23	Conservation Cover (327)	No-till method of seed bed preparation Applies to 51% of contracted acreage with a minimum of 3 strips spread across acreage Burn or shred existing grass in early spring allow 4" - 6" of regrowth and apply glyphosate at a rate of 1.5 lbs Acid Equivalent / acre Shred again in late August or September allow 6" - 8" of new regrowth apply glyphosate at a rate of 1.5lbs of AE/ac apply only when and if plants are growing and not moisture stressed If existing vegetation greens up in the spring apply glyphosate at .75 lbs/ac in March or April Plant native grass into mixture according to planting dates (Field 4 - 22.8ac) see enhancement map					
Just below 7 cluster of pivots on opposite side of highway Lehman Farm Enhancement map included											
				05/31/24	Conservation Cover (327)	22.8 ac to be planted - enhancement map included (Field 4 - 22.8ac) Drill - grass drill w/ dbl disk openers and depth bands followed by cultipacker, press wheels, or drag chains Plant 1/4 - 3/4" deep do not exceed 12" between rows Legumes shall be inoculated with proper Rhizobia bacteria before planting fertilization (requires soil test before application "for establishment"), periodic weed control, or other approved management activities to be used to assist in growth newly seeded grass can take up to 3 years to establish, gear considerations towards success including fertilization, periodic weed control, and mid contract management	Switchgrass (Blackwell, Caddo, Kanlow, native harvest) Indiangrass: yellow ('Cheyenne', 'Lometa') Bluestem: sand Alfalfa Illinois bundleflower ('Sabine') Maximilian sunflower ('Aztec')	3.5 PLS 4.5 PLS 6.0 PLS 4.5 PLS 13.6 PLS	20% 15% 10% 15% 5%	0.70 PLS 0.68 PLS 0.60 PLS 0.68 PLS 0.68 PLS	15.96 PLS 15.39 PLS 13.68 PLS 15.39 PLS 15.50 PLS
				06/30/24	Herbaceous Weed Treatment (315)	Mow weeds when they reach a height of 6" - 8" Mowing should be above the height of seeded plants After grass establishment weeds to be mowed to manage undesirable plants as needed (Field 4 - 22.80ac)	Partidege Pea (Comanche, native) Fourwing saltbrush	13.4 PLS 15.5 PLS	5% 5%	0.67 PLS 0.78 PLS	15.28 PLS 17.67 PLS
				08/31/24	Conservation Cover (327)	Maintain existing permanent conservation coverage (Field 4 - 21.90ac)					
				08/31/24	Herbaceous Weed Treatment	Mow weeds when they reach a height of 6" - 8" Mowing should be above the height of seeded plants After grass establishment weeds to be mowed to manage undesirable plants as needed (Field 4 - 21.90ac)					
				08/31/27	Early Successional Habitat Development-Mgt (647)	Mow grasses 6" - 18" depending on existing cover. Complete on 20% of each field (4) Perform in a series of strips Perform at least one time after 3rd yr and before end of 6 for 10 yr contracts and yr 9 for 15 yr contracts					
								Total	80%	4.93	112.29

THIS INFORMATION IS SUBJECT TO CHANGE

CRP INFORMATION

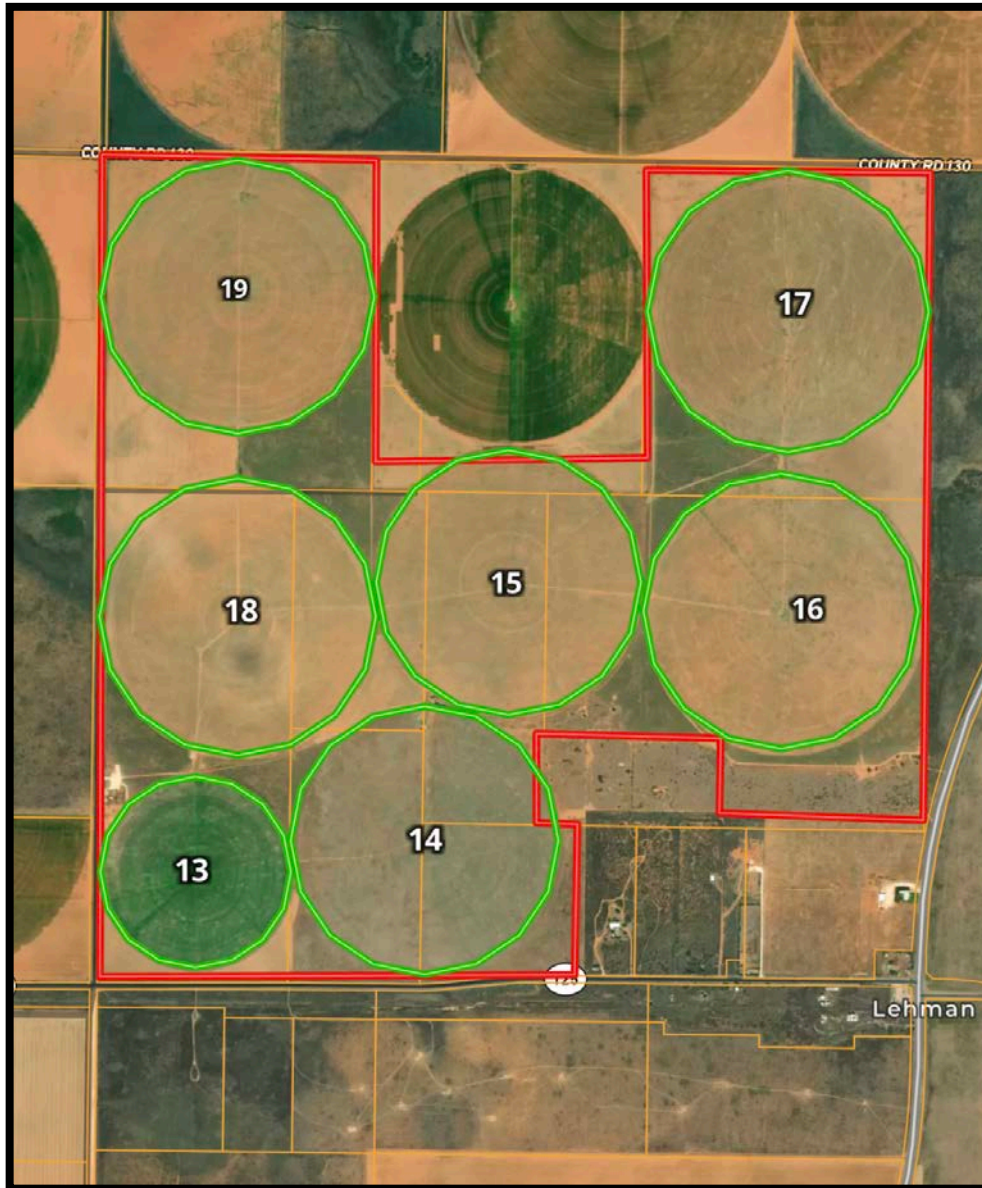
COCHRAN COUNTY, TX

859.05 ACRES



COCHRAN COUNTY, TX

859.05 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.



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