



Agricultural Property Profile

Davidson Farm * Hall County, Texas



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Property Description

This southeastern Texas Panhandle farm is located in a rural area where residents, many of whose families have known each other for generations, enjoy a traditional, safe, small-town community environment. Located about 1-1/2 miles south of State Highway 86, the property is an excellent setting for a week-end retreat or more permanent rural living.

Approximately 278 acres in size, the farm contains approximately 175 acres of cropland (as classified by FSA), of which 160 acres is well-established B-Dahl grass. This provides above average grazing for livestock. Mountain creek crosses the southeastern portion of the farm, and is bounded on both sides by native grassland, trees and small brush. Wildlife, abundant throughout the area, includes quail, turkey, dove, and deer.

The property is fully developed for livestock production with excellent permanent fencing, water facilities supported by the Red River Water Authority of Texas, working corrals & handling facilities, and roadways throughout. Electricity is provided by AEP Texas North Company (formerly West Texas Utilities).

Government Programs

Government programs associated with the property are administered through the FSA office located in Memphis, Texas. The property is designated as Farm No. 2166, Tract 958. Base acreages are established for wheat, upland cotton, and grain sorghum.

Texas		U.S. Department of Agriculture			FARM: 2166	
Hall		Farm Service Agency			Prepared: 11/7/12 2:03 PM	
Report ID: FSA-156EZ		Abbreviated 156 Farm Record			Crop Year: 2013	
					Page: 2 of 2	
Tract Number: 958	Description: M 10.					FAV/WR History
BIA Range Unit Number:						N
HEL Status:	HEL: conservation system is being actively applied					
Wetland Status:	Tract does not contain a wetland					
WL Violations:	None					
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
274.8	175.3	175.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	175.3	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction		
WHEAT	7.5	21	21	0.0		
UPLAND COTTON	85.1	386	386	0.0		
Total Base Acres:	92.6					



Lease-Back Provision

The farm is offered for sale subject to the provision that the current owner have the right to cash lease grazing rights for livestock for a period of three (3) years following the purchase date at an annual rate of \$3,000.00.

Easements

One power line utility easement across a short portion of the northwest corner of the property – AEP Texas North Company, Childress, Texas.

Mineral Rights

Owner will convey all mineral rights owned, believed to be approximately seventy five percent (75%).

Taxes

Property taxes for the year 2012 were approximately \$ 950.00.

Sales Price

Sales price is Lump sum - \$250,000.00

Contacts

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

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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 makes 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.



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Appendix

Maps

Area Roadways

Aerial Map

Contour Map

Soils Map

Photos