

HIGH PLAINS FARM

17,691+/- Acres



SIMPSON RANCHES
— & —
LAND, LLC

ANTHONY SIMPSON

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±17,691.522 ACRES
COCHRAN COUNTY, TX
LEA COUNTY, NM

Price: \$68,996,935.00

Cap Rate: 7%

Taxes: \$22,667.82

±8,864.1 ORGANIC ACRES
±1,745.37 CONVENTIONAL ACRES
±1,584.01 CRP ACRES

- Irrigated acreage is spread over 69 pivots across all properties.
- New Mexico water rights totaling 5934.87 acre-feet per annum across 11 wells/PODs
- Texas water comes from the Edwards/Trinity and Ogallala Aquifer (which is the largest fresh water aquifer in the world) and they are regulated by the High Plains Underground Water Conservation District.

*Farm tenant will continue to lease the entire acreage for 7% of the sale price annually for 10 years with two 5 year options. Copy of lease details to come.

All information provided is deemed reliable, but is not guaranteed and should be independently verified. 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.



SUMMARY

Simpson Ranches & Land, LLC is excited to present this exclusive listing for an exceptional cluster of income producing farms located within Cochran County, Texas and Lea County, New Mexico. These farms, geographically located within a nine-mile radius of each other, produce primary crops of peanuts and cotton. The secondary crops include corn, wheat, grain sorghum, milo, alfalfa, and soybeans.

Irrigation equipment is very well maintained across all of the farms. Pivot equipment installation dates range from 2000-2022 with more than half of them being 5 years old or less. All pivots are powered by three-phase electricity.

The water to all pivots is supplied by groundwater wells, drawing from the Edwards/Trinity and the Ogallala Aquifer,(one of the most substantial fresh water aquifers in the world). Texas wells are permitted through the High Plains Underground Water Conservation District, whereas the New Mexico water supply is regulated by the New Mexico State Engineers Office.

Among the structural assets accompanying this listing are two large metal equipment barns, a small, well-suited air conditioned office building and a nice set of metal working cattle pens with load out chute.

This exclusive listing provides a remarkable opportunity to invest in a highly productive income producing farming operation. The existence of a well experienced, generational farmer, supported by a solid lease agreement provide for a substantial return in the years to come.

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 to Anthony at 210-854-6365 call/text or email anthony@simpsonranches.com We look forward to discussing the potential that this farmland has to offer.

NOTE: Seller may consider selling each farm individually.

AVERAGE YIELDS APPROVED BY CROP INSURANCE COMPANY



New Mexico Acres (Organic)

Corn 94 Bu.

Cotton 537 Lbs.

Grain Sorghum 26 Bu.

Peanuts - Runners 2,643 Lbs.

Peanuts - Southwest Spanish 1,952 Lbs.

Peanuts - Valencia 1,477 Lbs.

Peanuts - Virginia 2,631 Lbs.

Texas Acres (Organic)

Cotton 909 Lbs.

Peanuts - Southwest Spanish 5,821

Grain Sorghum 67 Bu.

Texas Acres (Conventional)

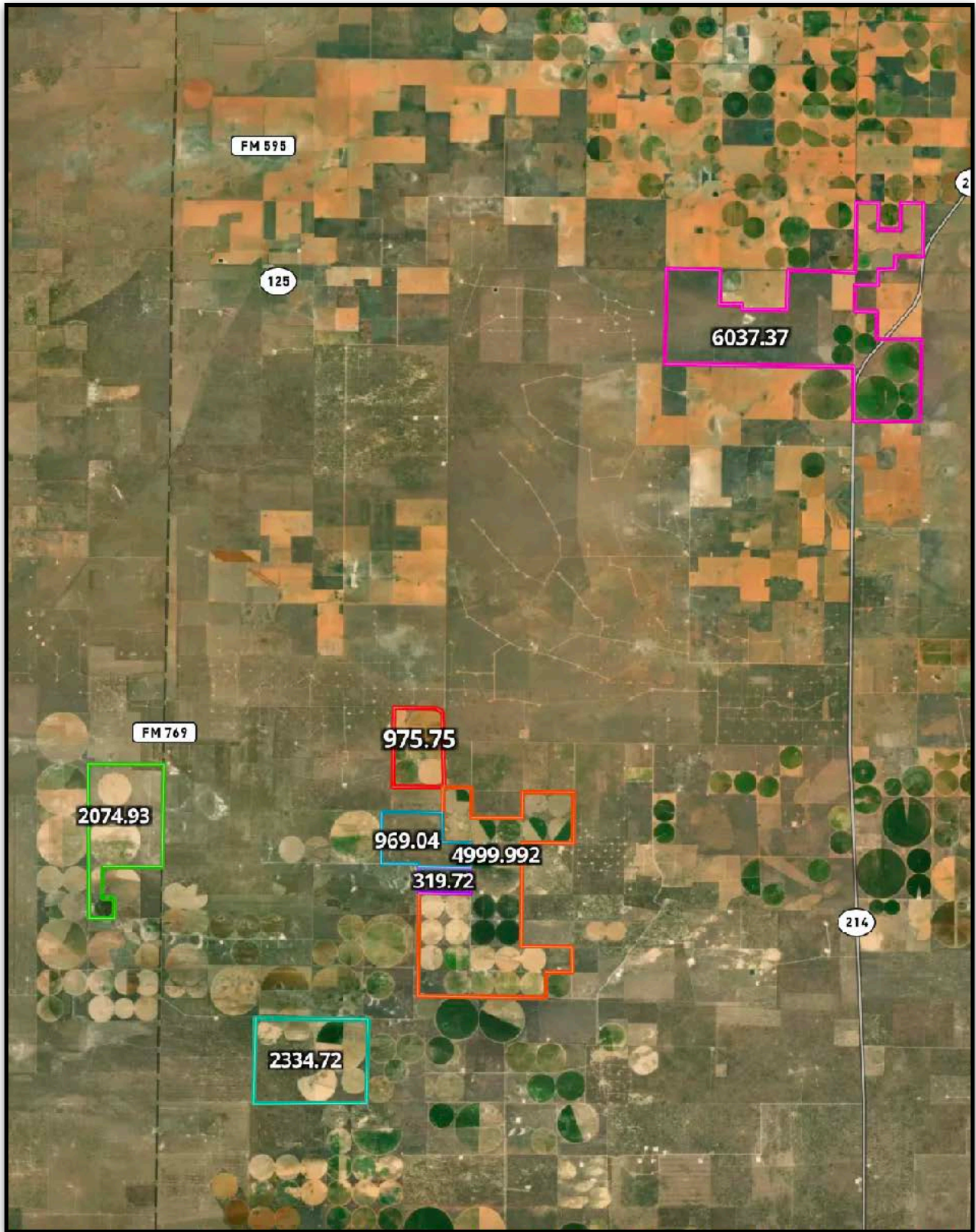
Cotton 1,730 Lbs.

Peanuts - Southwest Spanish 5,252 Lbs.

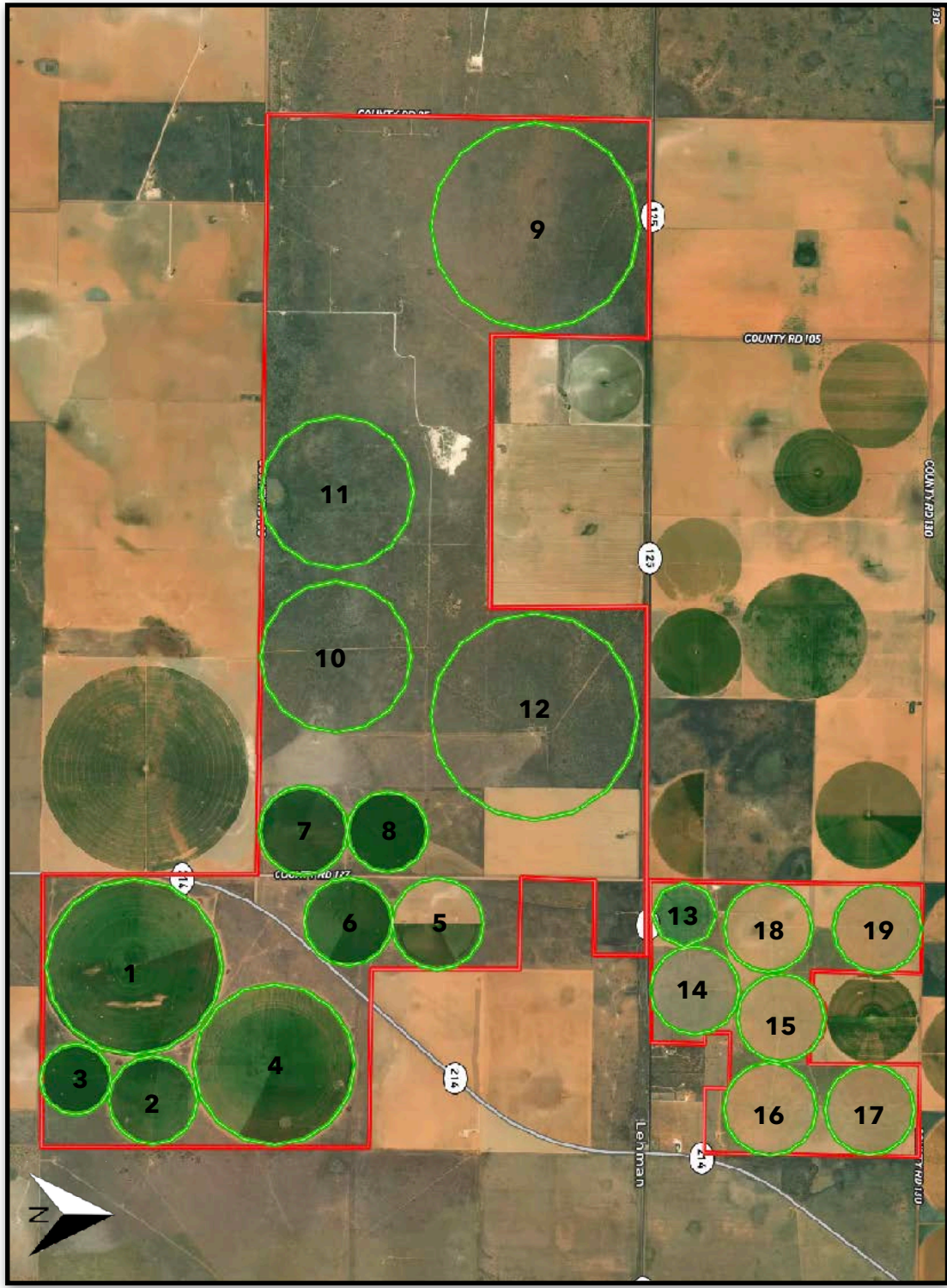
Peanuts - Runners 3,270 Lbs.

Peanuts - Virginia 4,955 Lbs.

*NOTE: This information was provided by Double B Crop Insurance Agency, LLC on June 5, 2023



*This information is subject to change

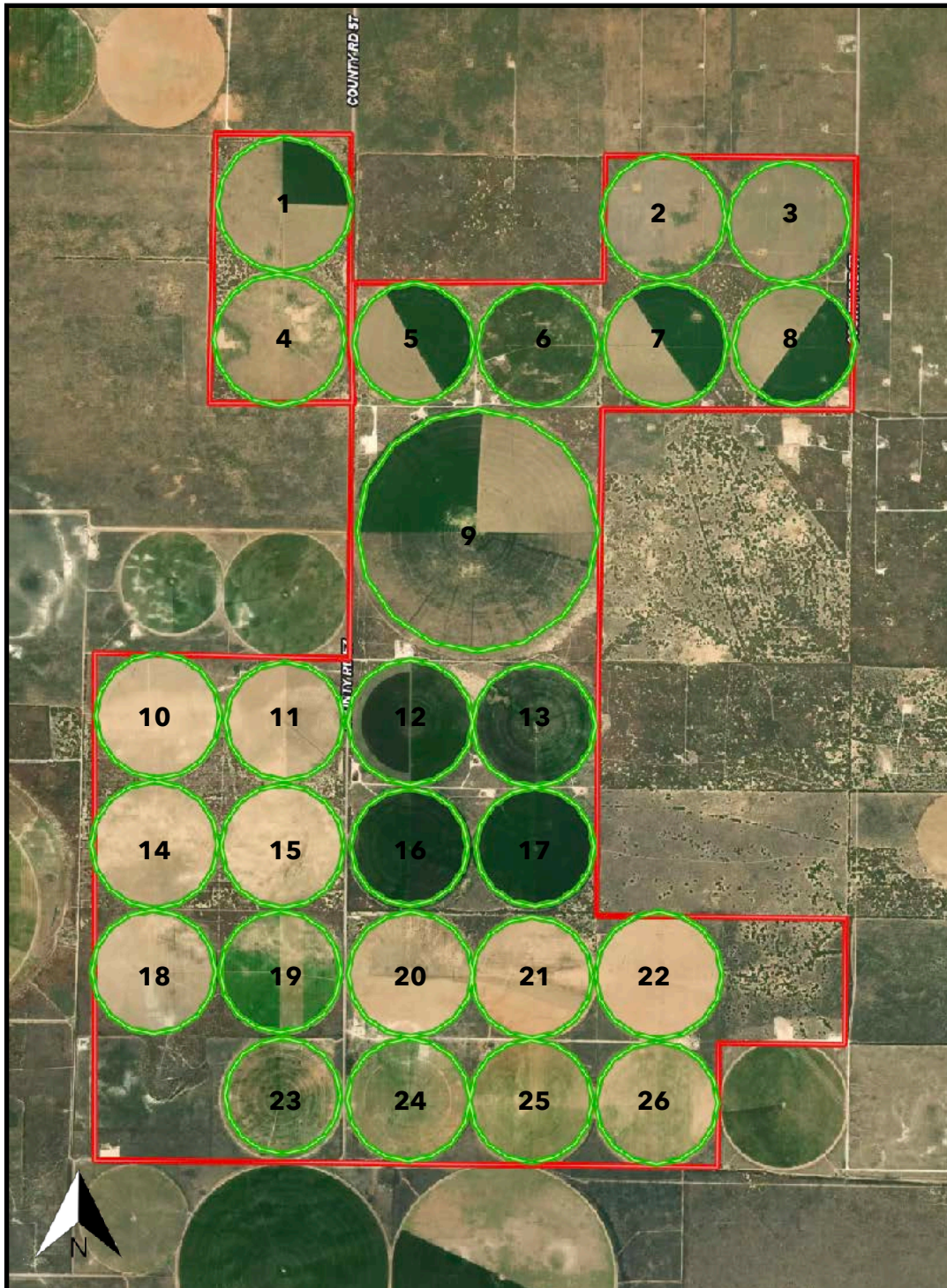


*This information is subject to change

COCHRAN COUNTY, TX
4999.992 ACRES



- 26 pivots install dates ranging from 2000 to 2022
- 3637.01 organic acres

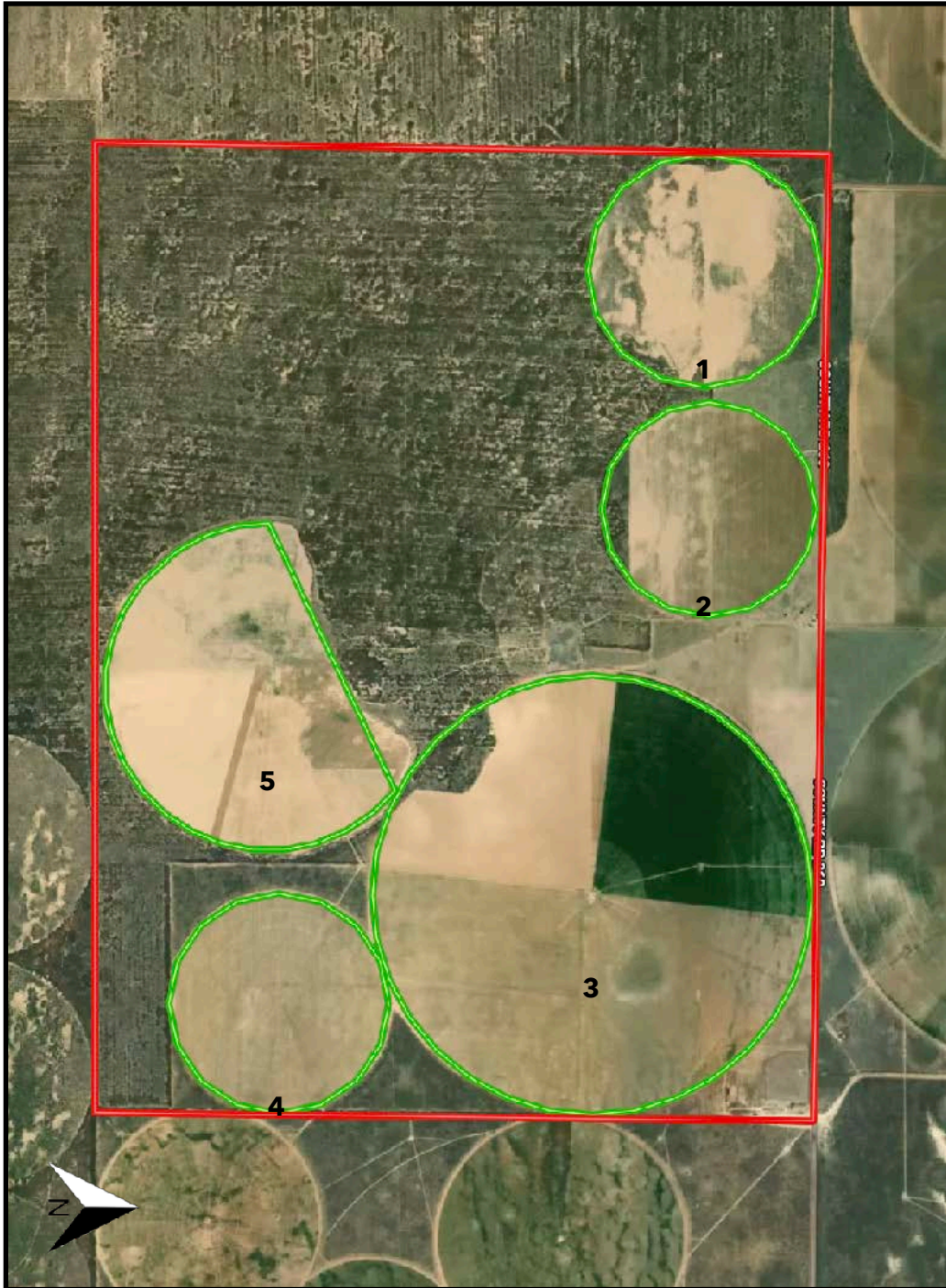


*This information is subject to change

COCHRAN COUNTY, TX
2334.72 ACRES



- 5 pivots
- 1089.59 conventional acres



COCHRAN COUNTY, TX
975.75 ACRES



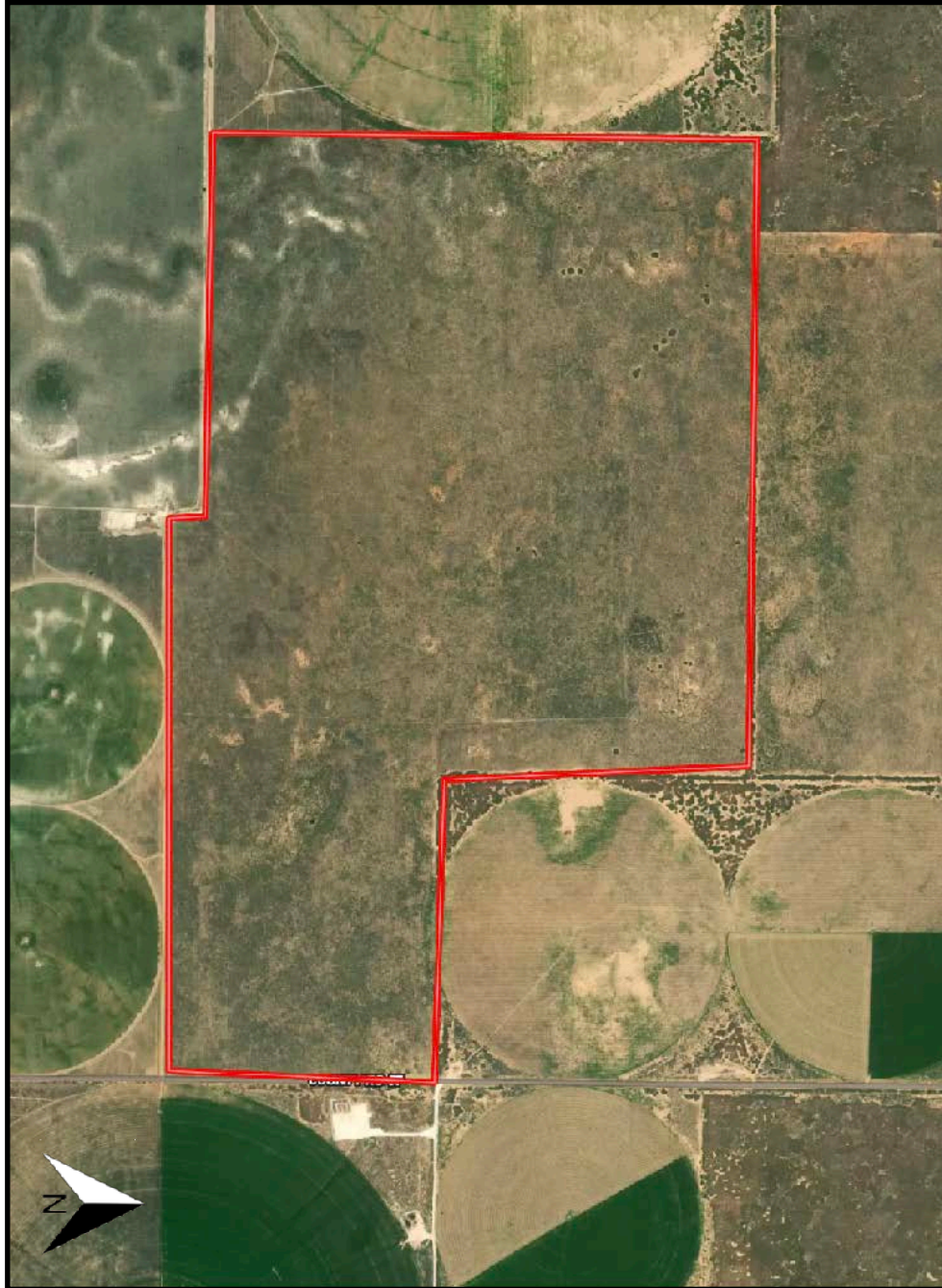
- 9 pivots install dates ranging from 2007 to 2020
- 738.19 organic acres
- 94.44 CRP acres



COCHRAN COUNTY, TX
969.04 ACRES



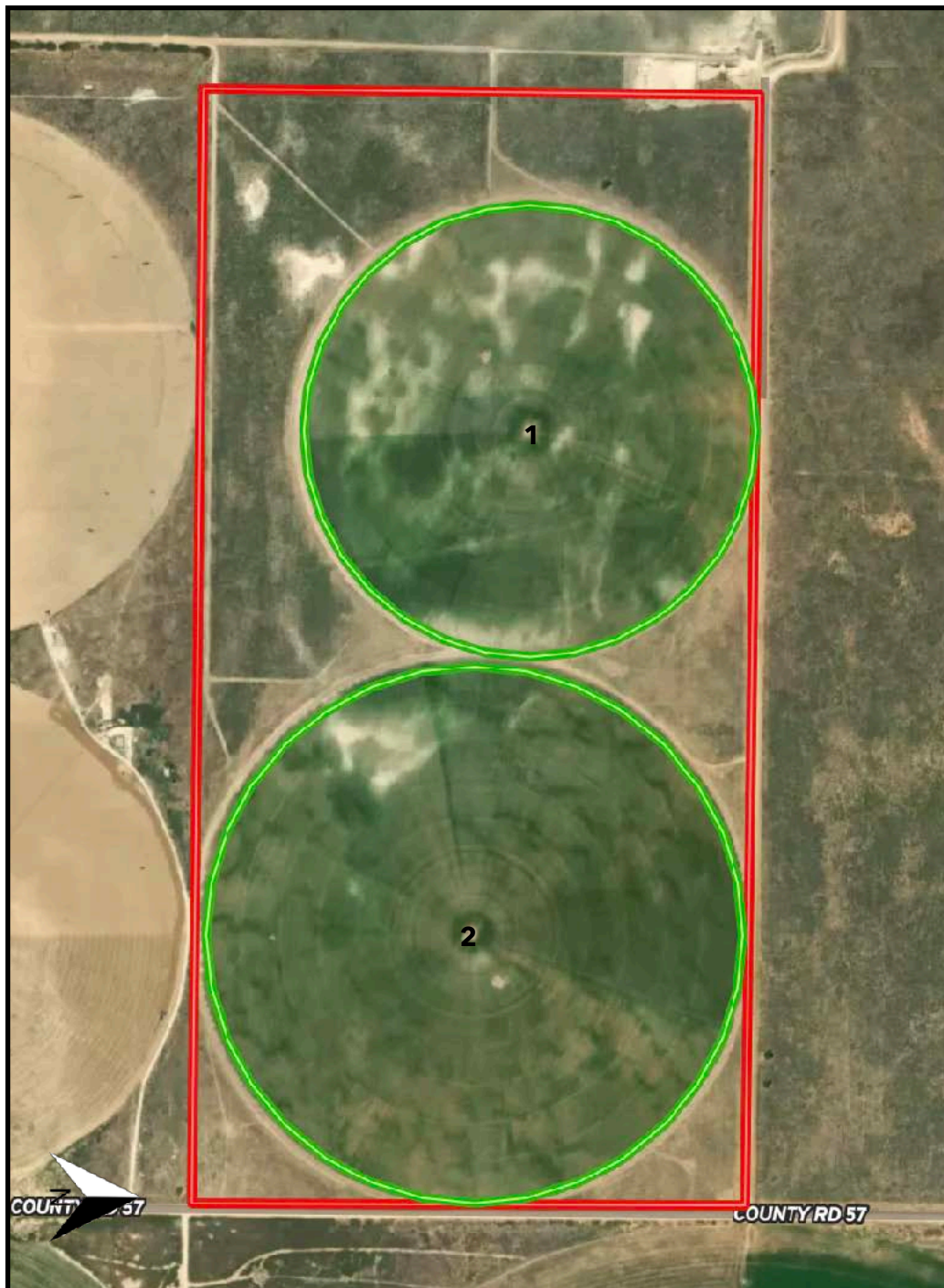
- 731.97 CRP acres



COCHRAN COUNTY, TX
319.72 ACRES



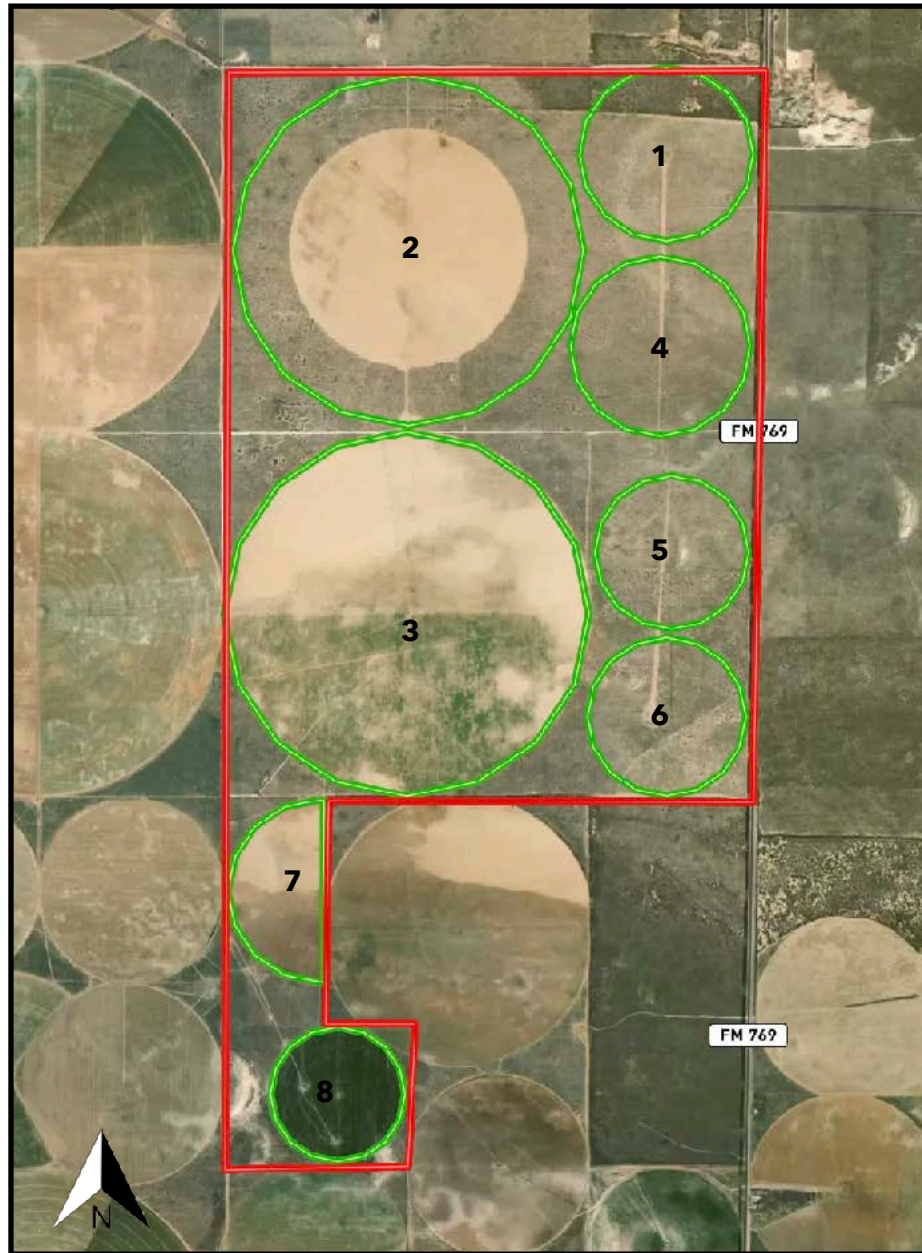
- 2 pivots install dates in 2016
- 201.63 organic acres
- 111.98 CRP acres



LEA COUNTY, NM
2074.93 ACRES



- 8 pivots install dates in 2019
- 1533.19 organic acres





CRP Land



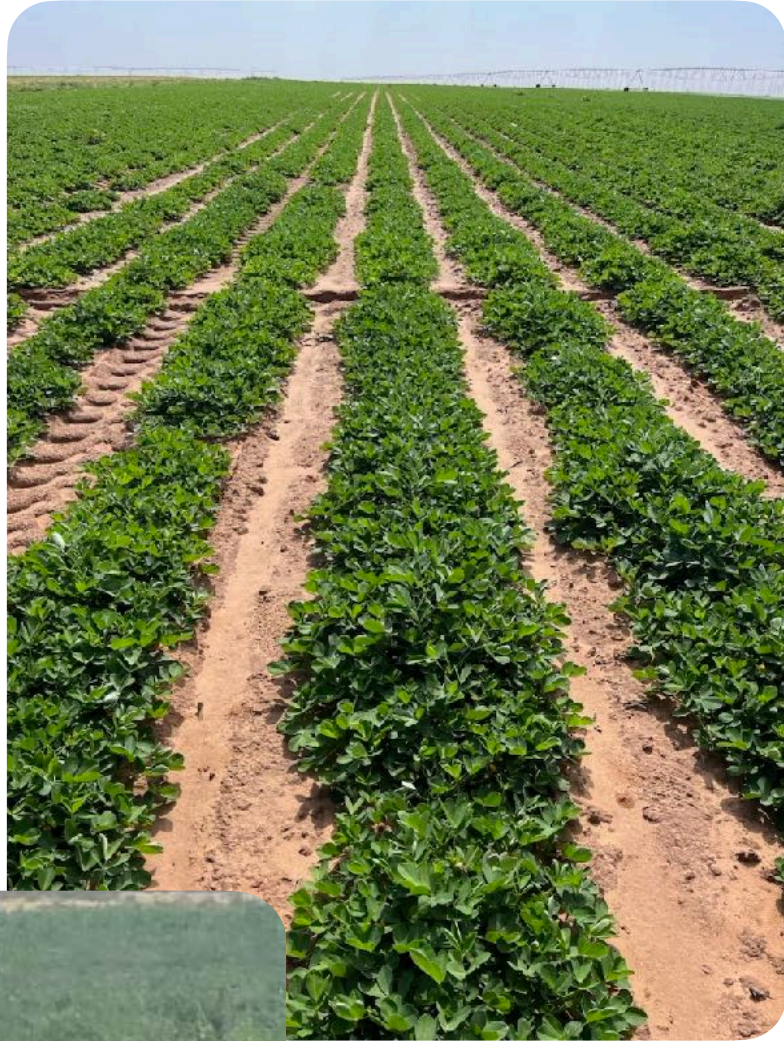
Organic Peanut Seedlings





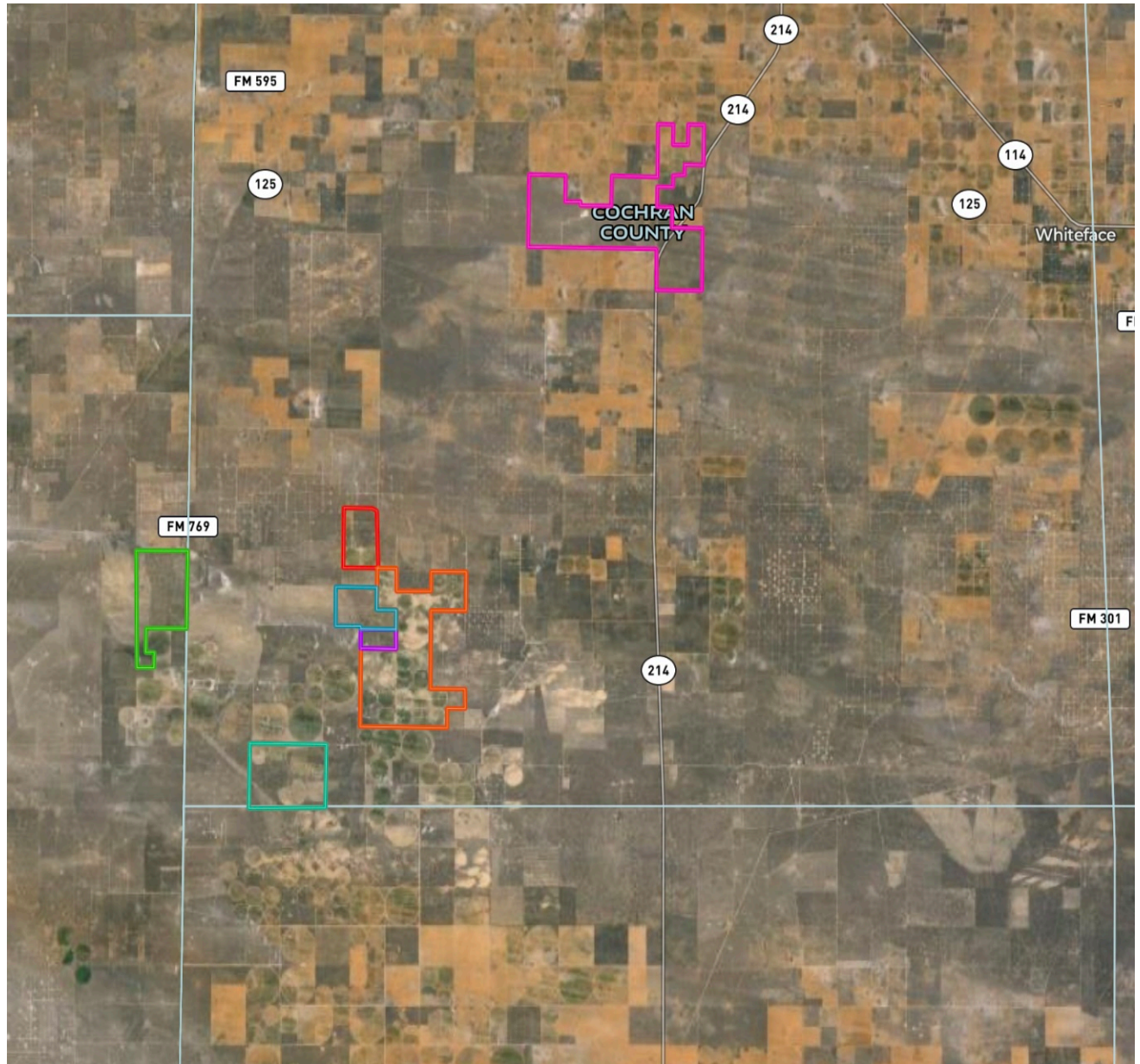
Cattle on winter wheat





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LOCATION



DISCLAIMERS

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NOTES

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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		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