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Briscoe County Land for Sale*Quarter Section 3 Wells*Tailwater Pit*Barn Tract 1

Legal Description: Abstract 1120, Section 44, Block B-2, JW Carr, SW/4, 159 acres, more or less, Briscoe County Texas.

Description: This quarter section of irrigated farmland is in the southwest quadrant of Briscoe County Texas. Excellent access is provided by Farm to Market Road 145 on the south boundary. County Road 3 is the west boundary. This quarter section is just ½-1 mile west of FM 378 on FM 145. (Claytonville Highway) There are 3 irrigation wells that produce a total of approximately 200 gallons of water per minute. A quarter mile pivot sprinkler system (2001 Zimmatic, 7 tower, Growsmart Field Vision Control) is located on the land but owned by the Tenant. The irrigation well pumps are owned by the landowner. There is a Playa Lake bottom in the northwest corner. Underground tile and electricity are available here. If someone wanted to install a tail water pump and filter, the water could be pumped into the pivot. A Quonset barn is in the southeast corner that conveys with the property. The house and small acres are not part of the farm and owned by another party. This is a very nice quarter section of farmland. View FSA maps and base/yield information on my website at www.street.land
Call Johnny Street at 806-847-7400 for more information.
There are no Seller reservations.

Price: \$262,350.00

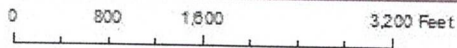
Note: The items owned by Tenant may be purchased separately. More information on separate prices for these items owned by the tenant will be available soon. The tenant would be interested in continuing to farm this property for an investor.

Tract 1



TEXAS A&M
FOREST SERVICE

Lahoud SW/4, Sec 44, Blk B2 Soils
Map My Property Soils Summary

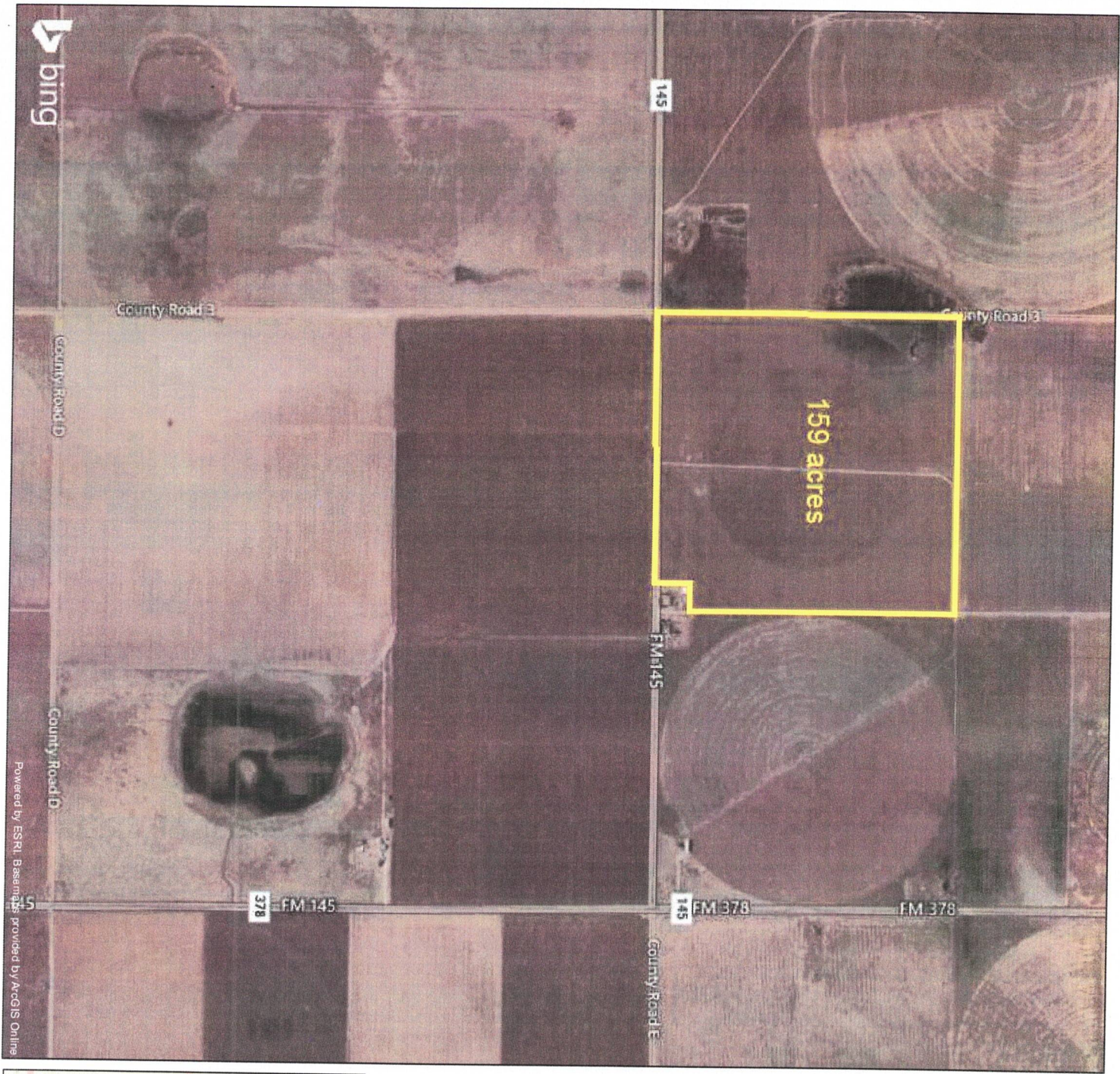


Soils Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>. Accessed 12/16/2014.

Symbol	Name	Acres	Percent
PuA	Pullman clay loam, 0 to 1 percent slopes	117.8	74.1%
PuB	Pullman clay loam, 1 to 3 percent slopes	25	15.8%
RaA	Randall clay, 0 to 1 percent slopes, frequently ponded	12.8	8.0%
LoA	Lofton clay loam, 0 to 1 percent slopes, occasionally ponded	3.4	2.1%

Lahoud SW/4, Sec 44, Blk B2*159 Acres * Briscoe Co TX

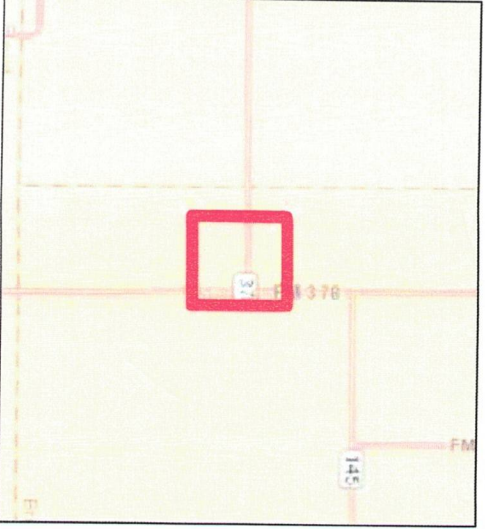
Tract 1



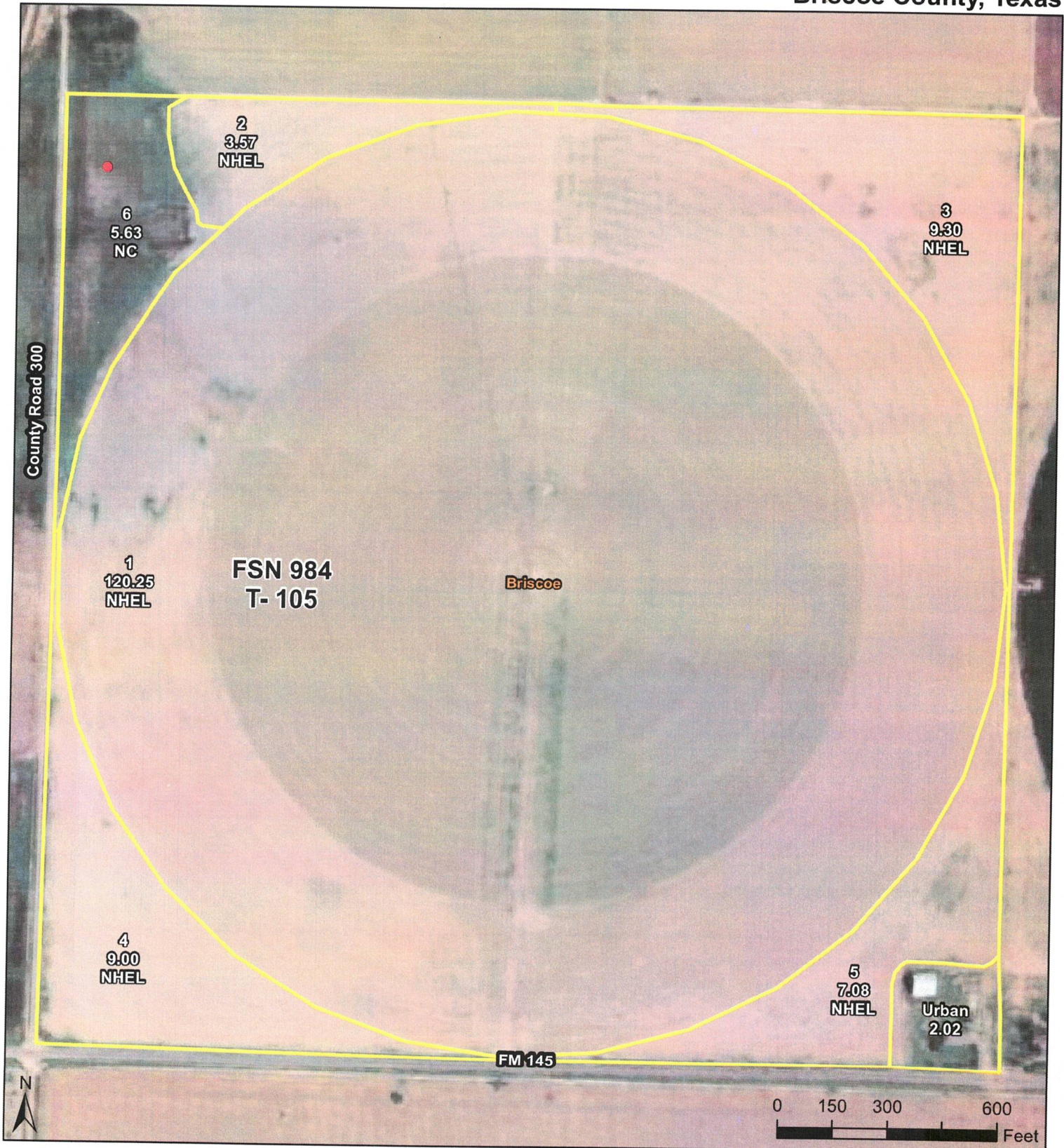
Created: 2/22/2024



Created using Map My Property in TexasForestInfo.lamu.edu



Powered by ESRI. Base maps provided by ArcGIS Online



Farm: 984
Tract: 105

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created November 06, 2024

Image Acquisition Year - 2022

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity employer, lender and provider.

TEXAS
BRISCOE
Form: FSA-156EZ



FARM : 984
Prepared : 12/2/24 2:23 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : J A PATTON
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.85	149.20	149.20	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	149.20	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SORGH, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	18.37	0.00	137	
Grain Sorghum	17.63	0.00	79	50
Seed Cotton	103.40	0.00	1843	64
TOTAL	139.40	0.00		

NOTES

Tract Number : 105

Description : A13 T105 BS&F B2 44 SWF
FSA Physical Location : TEXAS/BRISCOE
ANSI Physical Location : TEXAS/BRISCOE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : NANDA LAHOUD, ROBERT BARRETT JR
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.85	149.20	149.20	0.00	0.00	0.00	0.00	0.0

TEXAS
BRISCOE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 984

Prepared : 12/2/24 2:23 PM CST

Crop Year : 2025

Abbreviated 156 Farm Record

Tract 105 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

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