



Johnny Street  
Ofc. Ph. (806) 293-9944  
Cell Ph. (806) 847-7400  
Fax (806) 288-0146  
[johnny@streetsrealestate.com](mailto:johnny@streetsrealestate.com)

---

## **Hale County CRP\* 319 Acres\* South of Cotton Center TX\* LAND for SALE**

**Legal Description:** Abstract 176, Block A-3, Section 41, W/2, Except 1 acre out of NW/Corner, 319 acres, more or less, Hale County Texas.

**Location:** 1 mile east and 1 mile south of Cotton Center Texas.

**Description:** This half section of land near Cotton Center Texas is currently in grass and enrolled in the USDA CRP program. Good access is provided by County Road 235 on the north, County Road 245 on the south, and County Road H on the west. View the attached soil summary that shows 113.4 acres of Pullman clay loam with 0-1% slopes, along with several other soil types. There are several (3-4) old irrigation wells in unknown condition. There are a few scattered trees, an old windmill, cement underground tile, and a good fence on the southeast side of property.

There are 274.29 acres enrolled in the SAFE – TX PRAIRIE SAFE program through 9/30/2038. The rental rate per acre is \$49.13 which translates into an annual payment of \$13,476.00. View attached CRP and map information.

HOUSE: 3 Bedroom, 2 Bath/Wood Siding house\* Renovations have been started on the house\* Granite tops\* flooring\*tile showers\*The house remodel needs to be finished out including water heaters, HVAC system, fixtures, and more.

**Price:** \$534,325.00

**Note:** Seller reserves all mineral interests currently owned.

**INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

|                                                                       |              |                                                                  |              |                 |          |                               |
|-----------------------------------------------------------------------|--------------|------------------------------------------------------------------|--------------|-----------------|----------|-------------------------------|
| 9A. Rental Rate Per Acre                                              | \$ 49.13     | 10. Identification of CRP Land (See Page 2 for additional space) |              |                 |          |                               |
| 9B. Annual Contract Payment                                           | \$ 13,476.00 | A. Tract No.                                                     | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| 9C. First Year Payment                                                | \$           | 509                                                              | 0001         | CP38E-4D        | 47.25    | \$ 0.00                       |
| (Item 9C is applicable only when the first year payment is prorated.) |              | 509                                                              | 0002         | CP38E-4D        | 165.54   | \$ 0.00                       |
|                                                                       |              | 509                                                              | 0003         | CP38E-4D        | 33.10    | \$ 0.00                       |

**11. PARTICIPANTS** (If more than three individuals are signing, see Page 3.)

|                                                                                                                          |                           |                    |                                                                                 |                       |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------|---------------------------------------------------------------------------------|-----------------------|
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)<br>CHARLES KEITH MOORE<br>1204 132ND ST<br>LUBBOCK, TX 79423-5903 | (2) SHARE<br><br>100.00 % | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)                                                                   | (2) SHARE<br><br>%        | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)                                                                   | (2) SHARE<br><br>%        | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |

|                  |                                    |                         |
|------------------|------------------------------------|-------------------------|
| 12. CCC USE ONLY | A. SIGNATURE OF CCC REPRESENTATIVE | B. DATE<br>(MM-DD-YYYY) |
|------------------|------------------------------------|-------------------------|

**NOTE: Privacy Act Statement:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

**Non-Discrimination Statement:** In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

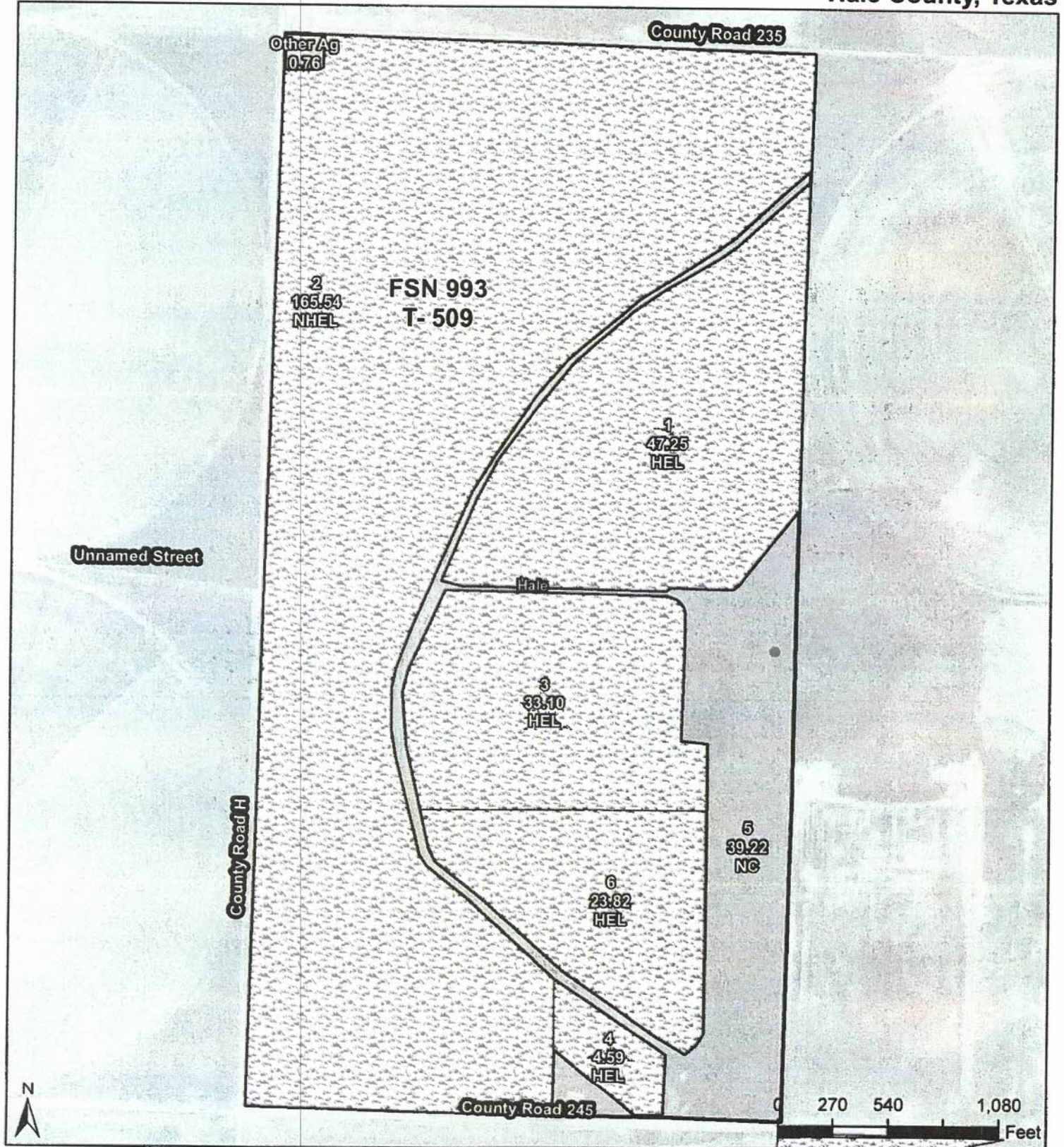
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.









**Farm: 993**  
**Tract: 509**

**Wetland Determination Identifiers**

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2024 Provisional Imagery  
 Early Access Web Service

**2026 Program Year**

Map Created September 10, 2025

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.



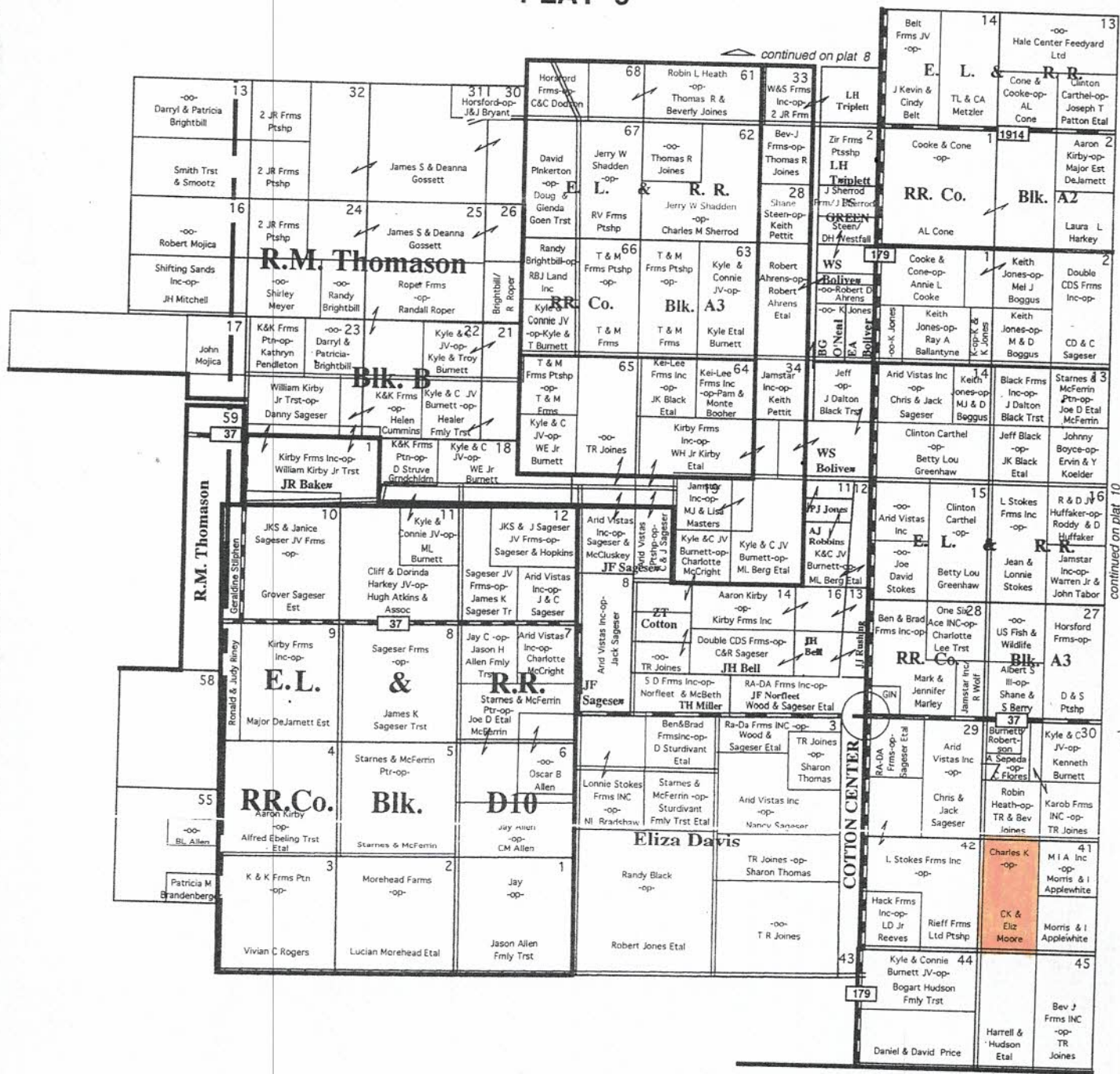
# SCOTT LAND CO.

BEN G. SCOTT, OWNER/BROKER  
KRYSTAL M. NELSON, BROKER  
GERALD M. SMITH, BROKER ASSOCIATE  
SHAWN GILLESPIE, AGENT

1-800-933-9698 OR 1-806-647-4375 5 AM until 10 PM CST  
SELLING RANCHES - FARMS - FEEDYARDS - DAIRIES - HORSE FACILITIES  
GRAIN HANDLING FACILITIES - ACREAGE WITH HOMES  
THROUGHOUT THE SOUTHWEST SINCE 1966  
scottland@amaonline.com Fax: (806) 647-0950

[www.scottlandcompany.com](http://www.scottlandcompany.com)

## PLAT 9





County Road J

County Road I

County Road H

County Road 235

County Road 24

County Road 25

County Road 255

FM 37

FM 179

FM 179

1,000 Feet

Powered by ESRI. Basemaps provided by ArcGIS Online.



TEXAS A&M  
FOREST SERVICE





Draw

Themes and Reports



☒ Soils

☐ Texas Vegetation

☐ Texas Geology

☐ Visible

☐ Identify

Transparency: 0%

0 100

Clear Layer

Show Table

Report Title

Create Summary Report

Create Full Report

Import | Export

Error Submitted.



Mouse Coordinates [ Lat: 33.96914 Long: -101.95117 ]

Find address or place



Hybrid

April 1, 2025

County Road H

County Road 235

County Road I

County Road I

County Road 245

County Road 245

County Road H

PuA

OtA

MkB

EsB

AmB

OtB

ZmB

Ra

AcB

PuA

OtA

MkB

EsB

Delete All

1:18,056



Draw

Themes and Reports



☒ Soils

☐ Texas Vegetation

☐ Texas Geology

☐ Visible

☐ Identify

Transparency: 0%

0 100

Clear Layer

Hide Table

Report Title

Create Summary Report

Create Full Report

Import | Export

Error Submitted.

Mouse Coordinates [ Lat: 33.96309 Long: -101.99108 ]

Find address or place



### Soils Within Boundary

| Symbol | Soil Name                                                | Acres | Percent |
|--------|----------------------------------------------------------|-------|---------|
| PuA    | Pullman clay loam, 0 to 1 percent slopes                 | 113.4 | 35.7%   |
| OtB    | Olton loam, 1 to 3 percent slopes                        | 51.5  | 16.2%   |
| EsB    | Estacado loam, 1 to 3 percent slopes                     | 48.5  | 15.3%   |
| OtA    | Olton loam, 0 to 1 percent slopes                        | 32.0  | 10.1%   |
| MkB    | Mansker loam, 0 to 3 percent slopes                      | 22.9  | 7.2%    |
| ZmB    | Zita loam, 1 to 3 percent slopes                         | 22.9  | 7.2%    |
| AmB    | Amarillo fine sandy loam, 1 to 3 percent slopes          | 17.3  | 5.4%    |
| Ra     | Randall clay, 0 to 1 percent slopes, occasionally ponded | 6.8   | 2.1%    |
| AcB    | Acuff loam, 1 to 3 percent slopes                        | 2.6   | 0.8%    |
| Total  |                                                          | 318.0 | 100.0%  |

Note: Small deviations possibly found in the table values are due to rounding in calculations.

1:18,056

Delete All



# Hale CAD Property Search

## Property Details

|                       |                                                          |                                |
|-----------------------|----------------------------------------------------------|--------------------------------|
| Account               |                                                          |                                |
| Property ID:          | 19601                                                    | Geographic ID: A-A003-041-0176 |
| Type:                 | R                                                        | Zoning:                        |
| Property Use:         |                                                          |                                |
| Location              |                                                          |                                |
| Situs Address:        |                                                          |                                |
| Map ID:               | M-27                                                     | Mapsco:                        |
| Legal Description:    | AB 176 BLK A-3 SEC 41 W/2 EX 1 AC OUT NW/C 319.00 AC     |                                |
| Abstract/Subdivision: | A0176                                                    |                                |
| Neighborhood:         | (LGRULF) > 20 AC FAIRS & LOWS                            |                                |
| Owner                 |                                                          |                                |
| Owner ID:             | 107339                                                   |                                |
| Name:                 | MOORE, CHARLES KEITH & ELIZABETH ELAINE                  |                                |
| Agent:                |                                                          |                                |
| Mailing Address:      | 1204 132ND ST<br>LUBBOCK, TX 79423-5903                  |                                |
| % Ownership:          | 100.0%                                                   |                                |
| Exemptions:           | For privacy reasons not all exemptions are shown online. |                                |

## Property Values

|                                 |               |
|---------------------------------|---------------|
| Improvement Homesite Value:     | \$42,442 (+)  |
| Improvement Non-Homesite Value: | \$473 (+)     |
| Land Homesite Value:            | \$1,000 (+)   |
| Land Non-Homesite Value:        | \$0 (+)       |
| Agricultural Market Valuation:  | \$532,557 (+) |
| Market Value:                   | \$576,472 (=) |
| Agricultural Value Loss: ⓘ      | \$498,334 (-) |



|                    |  |              |
|--------------------|--|--------------|
| Appraised Value: ? |  | \$78,138 (=) |
| HS Cap Loss: ?     |  | \$0 (-)      |
| Circuit Breaker: ? |  | \$0 (-)      |
| Assessed Value:    |  | \$78,138     |
| Ag Use Value:      |  | \$34,223     |

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** MOORE, CHARLES KEITH & ELIZABETH ELAINE %**Ownership:** 100.0%

| Entity | Description                   | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|-------------------------------|----------|--------------|---------------|---------------|----------------|
| G01    | HALE COUNTY                   | 0.699779 | \$576,472    | \$78,138      | \$546.79      |                |
| F01    | FARM TO MARKET                | 0.000221 | \$576,472    | \$78,138      | \$0.17        |                |
| W01    | HIGH PLAINS WATER DISTRICT    | 0.002950 | \$576,472    | \$78,138      | \$2.31        |                |
| X01    | NOXIOUS WEED CONTROL DISTRICT | 0.030000 | \$576,472    | \$319         | \$0.10        |                |
| S04    | COTTON CENTER ISD             | 0.759200 | \$576,472    | \$78,138      | \$593.22      |                |
| CAD    | CAD                           | 0.000000 | \$576,472    | \$78,138      | \$0.00        |                |

**Total Tax Rate:** 1.492150

**Estimated Taxes With Exemptions:** \$1,142.59

**Estimated Taxes Without Exemptions:** \$8,601.83