



Johnny Street
Ofc. Ph. (806) 293-9944
Cell Ph. (806) 847-7400
Fax (806) 288-0146

johnny@streetsrealestate.com

Floyd County Land for Sale* JT Floyd* 240 Acres* 2 Wells* Valley Pivot* Nice Farm*

Legal Description: 160 acres, more or less, NW/4, Block D-6, Survey 42, V R Teague, and 80 acres, more or less, W/2 of NE/4, Block D-6, Survey 42, J M Teague, all containing 240 acres, more or less, Floyd County Texas.

Location: 1 mile west/southwest of Aiken, TX

Description: This is a very nice, irrigated farm in western Floyd County, near Aiken Texas. Good access is provided by County Road 27 on the west, and County Road 140 on the north. A Valley 8-tower pivot applies water to 123.54 acres under the pivot. There are 2 irrigation wells that produce approximately 400 gallons of water per minute according to the tenant. The corners are enrolled in the USDA CRP program, and the annual payment is \$1,013.00. A 20-acre playa lake is located near the southwest corner. This area provides good hunting. A tail water pit with pump is also available.

All in all, this is a very nice, irrigated farm in western Floyd County Texas.

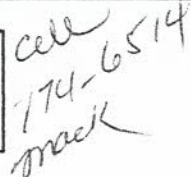
Compost has already been applied to the south half of pivot and ready for a new crop.

View attached maps, CRP details, and other information.

Contact Johnny Street at 806-847-7400 for more information.

johnny@street.land

Price: \$720,000.00



Area Wide
Realty, Co.

Homes, Farms, and Commercial REALTOR Since 1964

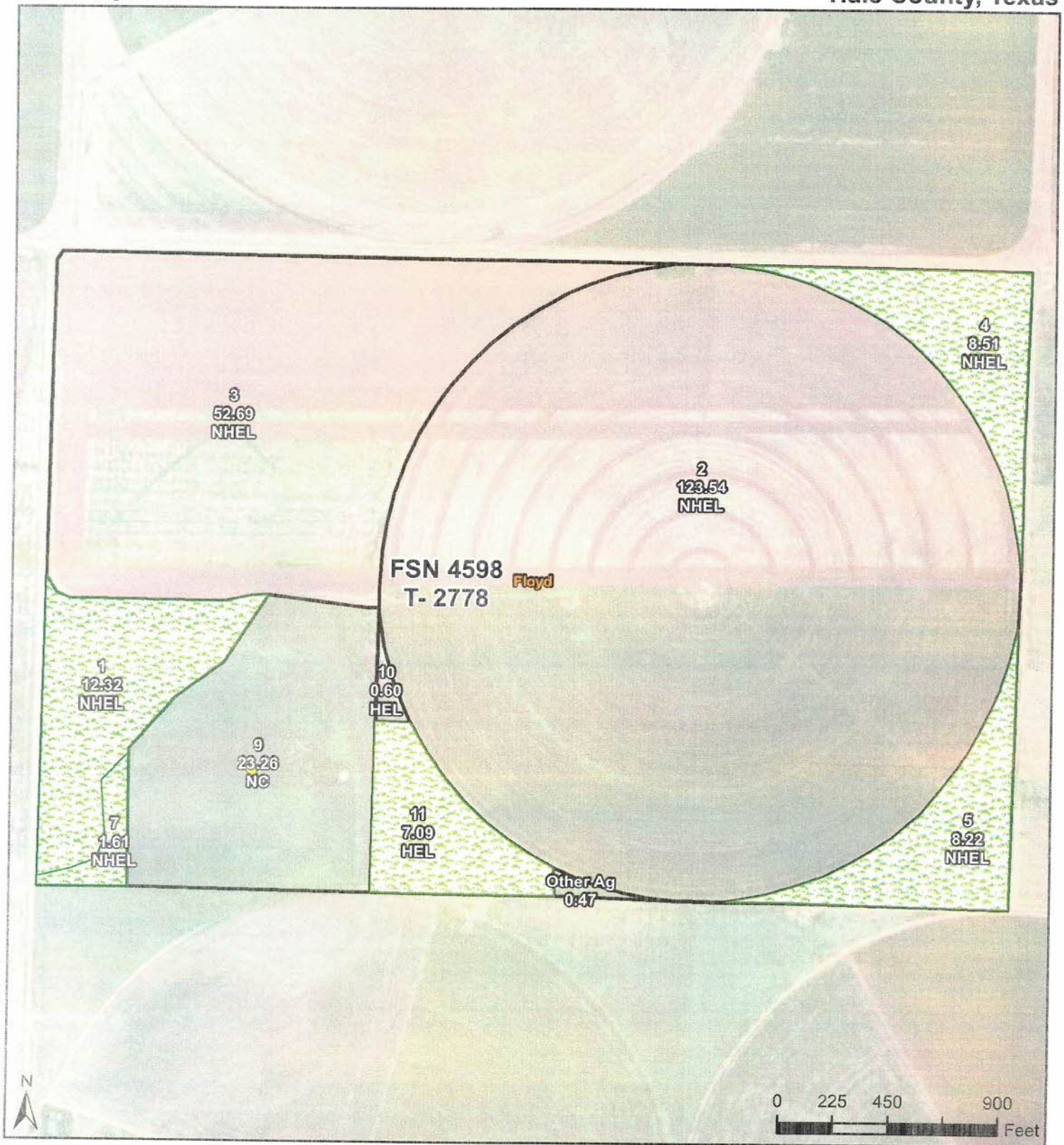
Nell Hood
Lou Bevill
Ricky Flippin
Bobby Martin
J.D. James
Bill Strickland
Rosie Rindon
Billie Reynolds
Kim Cumbie

MINUTE / HITING SERVICE

MLS

continued on plat 1

continued on plat 7



Farm: 4598
Tract: 2778

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.

TEXAS
HALE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4598

Prepared : 9/1/26 8:49 AM CST

Crop Year : 2026

Operator Name : BHB FARMS LLC
CRP Contract Number(s) : 11187A,11408
Recon ID : 48-189-2011-76
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.31	214.58	214.58	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	176.83	0.00			37.75	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	120.04	0.00	140	
Grain Sorghum	19.57	0.00	46	19
Seed Cotton	13.59	0.00	2194	0
TOTAL	153.20	0.00		

NOTES

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Tract Number : 2778
Description : QQ-7(2) Located in Floyd Co.
FSA Physical Location : TEXAS/FLOYD
ANSI Physical Location : TEXAS/FLOYD
BIA Unit Range Number :
CRP Contract Number(s) : 11187A,11408
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HEIFER RANCH AT ARROYO SECO LTD
Other Producers : None
Recon ID : None

TEXAS
HALE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4598
Prepared : 9/1/26 8:49 AM CST
Crop Year : 2026

Tract Land Data

Tract 2778 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
238.31	214.58	214.58	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	176.83	0.00	37.75	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	120.04	0.00	140
Grain Sorghum	19.57	0.00	46
Seed Cotton	13.59	0.00	2194
TOTAL	153.20	0.00	

NOTES

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 [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 Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program_intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (01-23-26)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 48 189	2. SIGN-UP NUMBER 54
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11187A	4. ACRES FOR ENROLLMENT 21.02
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HALE COUNTY FARM SERVICE AGENCY 300 S Garland ST PLAINVIEW, TX79072		6. TRACT NUMBER 2778	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (806) 296-6315		8. SIGNUP TYPE: General	

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	\$ 23.00	10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment	\$ 483.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment	\$	2778	1	CP2	12.32
(Item 9C is applicable only when the first year payment is prorated.)		2778	7	CP2	1.61
		2778	11	CP2	7.09

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BHB FARMS LLC PO BOX 1659 PLAINVIEW, TX79073-1659	(2) SHARE 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) HEIFER RANCH AT ARROYO SECO LTD PO BOX 1659 PLAINVIEW, TX79073-1659	(2) SHARE 0.00 %	(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 %	(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 (MM-DD-YYYY)
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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.

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CRP-1 (01-23-26)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 48 189	2. SIGN-UP NUMBER 60
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11408	4. ACRES FOR ENROLLMENT 16.73
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)		6. TRACT NUMBER 2778	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033
HALE COUNTY FARM SERVICE AGENCY 300 S Garland ST PLAINVIEW, TX79072		8. SIGNUP TYPE: General	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (806) 296-6315			

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

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9A. Rental Rate Per Acre	\$ 31.66	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 530.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	2778	0004	CP2	8.51	\$ 1,106.00
(Item 9C is applicable only when the first year payment is prorated.)		2778	0005	CP2	8.22	\$ 1,069.00

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
BHB FARMS LLC PO BOX 1659 PLAINVIEW, TX79073-1659	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
HEIFER RANCH AT ARROYO SECO LTD PO BOX 1659 PLAINVIEW, TX79073-1659	0.00 %			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(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 (MM-DD-YYYY)

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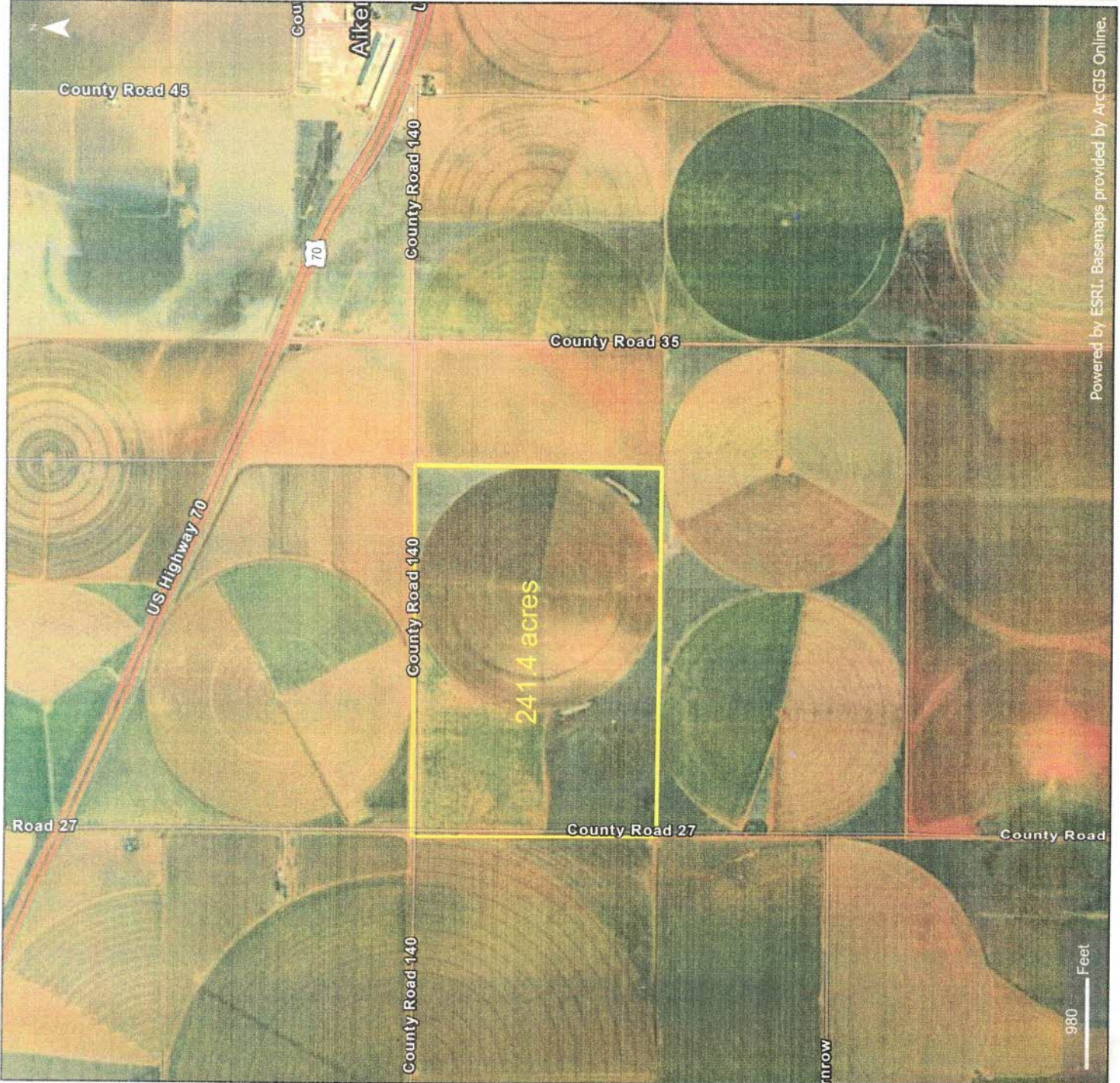
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Floyd Heifer Ranch At Arroyo
Seco LTD "Terrell" 241.4
Acres

Created 8/25/2026 using Map My Property
in TexasForestInfo.com



Powered by ESRI. Basemaps provided by ArcGIS Online.

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

Find address or place



Mouse Coordinates [Lat: 34.13719 Long: -101.52665]

County Road 130

Hybrid

March 2, 2025

Soils Within Boundary

Symbol	Soil Name	Acres	Percent
PuA	Pullman clay loam, 0 to 1 percent slopes	136.9	56.7%
OcB	Olton clay loam, 1 to 3 percent slopes	38.4	15.9%
EcB	Estacado clay loam, 1 to 3 percent slopes	29.8	12.3%
RaA	Randall clay, 0 to 1 percent slopes, frequently ponded	19.4	8.1%
LoA	Lofton clay loam, 0 to 1 percent slopes, occasionally ponded	13.1	5.4%
EcA	Estacado clay loam, 0 to 1 percent slopes	3.8	1.6%
Total		241.4	100.0%

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

County Road 140

County Road 140

241.4 acres

OcB

LoA

RaA

PuA

Delete All

1:18,056

4 000 000

[Property Year 2026](#)
[Tax Summary](#)
[Map/GIS](#)

Property ID: R000008590 Geo ID: 22358.010.0000.0

Information Updated 8/25/2026

[< Previous Property](#)
[3 / 5](#)
[Next Property >](#)

Property Details

Ownership

HEIFER RANCH @ ARROYO SECO LTD
 P O BOX 1659
 PLAINVIEW, TX 79073
 Ownership Interest: 1.0000000
 M-11

Available Actions

[CLICK HERE FOR PDF APPRAISAL NOTICE](#)

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 160.000, TR: NW/4, BLK: D-6, SURV: 42 V R TEAGUE
 Situs: Not Applicable

Property Valuation History

Values by Year	2026	2025	2024	2023	2022	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0
Land	+	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$185,260	\$185,260	\$147,560	\$147,560	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0

Values by Year		2026	2025	2024	2023	2022	n/a
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$185,260	\$185,260	\$147,560	\$147,560	\$147,560	\$0
Agricultural Loss	-	\$150,650	\$159,860	\$128,910	\$126,680	\$124,220	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$34,610	\$25,400	\$18,650	\$20,880	\$23,340	\$0

Improvement / Buildings Improvement Value: \$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	3L	3-8-7-360		0	

Land Details Market Value: \$0 Production Market Value: \$185,260 Production Value: \$34,610

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
F1-1R	81.000	3,528,360	0	0		121,500	25,272
F2-1R	20.000	871,200	0	0		27,000	5,600
F1-F	40.000	1,742,400	0	0		36,000	3,640
P8-S	19.000	827,640	0	0		760	95

Deed History

Conveyance	Volume	Page	Deed Date Instrument
TERRELL JERRY DWIGHT	54	376	5/22/2008 080649
TERRELL JERRY OLIVER CLYDENE &	11	737	10/19/2004
n/a	00238	00378	3/12/1986
n/a	00000	00000	1/1/1986

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
FLO	FLOYD COUNTY	34,610	\$0.7121	0.007121	\$246.46
HPW	HIGH PLAINS WATER	34,610	\$0.00295	0.0000295	\$1.02
LHD	LOCKNEY GEN HOSPITAL	34,610	\$0.82145	0.0082145	\$284.30
SPL	PLAINVIEW ISD	34,610	\$1.2705	0.012705	\$439.72
Total Estimation			\$2.807	0.02807	\$971.50

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

[Home](#) [Return to Search](#)  [Print](#)

Property Year 2026 [Tax Summary](#) [Map/GIS](#)

Property ID: R000008586 Geo ID: 22355.010.0000.0

Information Updated 8/25/2026

[< Previous Property](#) [2 / 5](#) [Next Property >](#)

Property Details

Ownership

HEIFER RANCH @ ARROYO SECO LTD
P O BOX 1659
PLAINVIEW, TX 79073
Ownership Interest: 1.00000000
M-11

Available Actions

[CLICK HERE FOR PDF APPRAISAL NOTICE](#)

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 80.000, TR: W/2 NE/4, BLK: D-6, SURV: 42 J M TEAGUE

Situs: Not Applicable

Property Valuation History

Values by Year	2026	2025	2024	2023	2022	n/a
Improvements	+	\$0	\$0	\$0	\$0	\$0
Land	+	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$71,910	\$71,910	\$55,930	\$55,930	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0

Values by Year		2026	2025	2024	2023	2022	n/a
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$71,910	\$71,910	\$55,930	\$55,930	\$55,930	\$0
Agricultural Loss	-	\$64,640	\$65,280	\$49,300	\$47,220	\$46,660	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$7,270	\$6,630	\$6,630	\$8,710	\$9,270	\$0

Improvement / Buildings Improvement Value: \$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details Market Value: \$0 Production Market Value: \$71,910 Production Value: \$7,270

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
F1-S	79.000	3,441,240	0	0		71,100	7,189
F2-S	1.000	43,560	0	0		810	81

Deed History

Conveyance	Volume	Page	Deed Date Instrument
TERRELL JERRY DWIGHT	54	376	5/22/2008 080649
TERRELL JERRY OLIVER CLYDENE &	11	737	10/19/2004
n/a	00238	00378	3/12/1986
n/a	00000	00000	1/1/1986

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
FLO	FLOYD COUNTY	7,270	\$0.7121	0.007121	\$51.77
HPW	HIGH PLAINS WATER	7,270	\$0.00295	0.0000295	\$0.21
LHD	LOCKNEY GEN HOSPITAL	7,270	\$0.82145	0.0082145	\$59.72
SPL	PLAINVIEW ISD	7,270	\$1.2705	0.012705	\$92.37
Total Estimation			\$2.807	0.02807	\$204.07

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

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