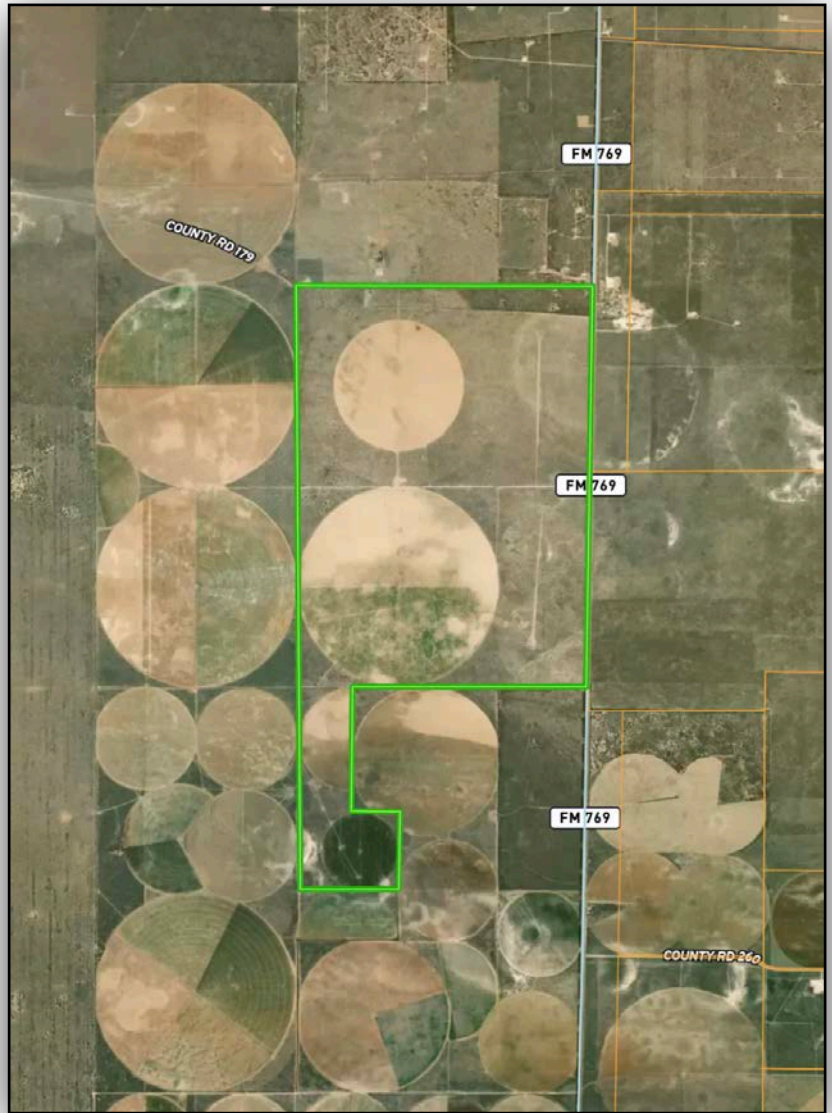


SIMPSON RANCHES
— & —
LAND, LLC

2074.93 +- ACRES
LEA COUNTY, NEW MEXICO
ORGANIC FARM

PRICE: \$ 7,262,255.00

NEW MEXICO WATER RIGHTS
TOTALING 5934.87 ACRE-FEET PER
ANNUM ACROSS 11 WELLS/PODS



SIMPSON RANCHES
— & —
LAND, LLC

Anthony Simpson
Cell: 210.854.6365
Anthony@SimpsonRanches.com

SimpsonRanches.com
Office: 830.955.1725
Info@SimpsonRanches.com

SUMMARY



SIMPSON RANCHES & LAND, LLC IS EXCITED TO PRESENT THIS EXCLUSIVE LISTING FOR AN EXCEPTIONAL INCOME PRODUCING FARM LOCATED IN LEA COUNTY, NEW MEXICO.

THE FARM PRODUCES PRIMARY CROPS OF PEANUTS AND COTTON. THE SECONDARY CROPS INCLUDE CORN, GRAIN SORGHUM, MILO, ALFALFA, AND SOYBEANS.

IRRIGATION EQUIPMENT IS VERY WELL MAINTAINED ACROSS THE FARM. ALL PIVOTS ARE POWERED BY THREE-PHASE ELECTRICITY. THE 6- REINKE PIVOTS WERE INSTALLED IN 2019. THE 2-VALLEY PIVOTS INSTALLATION IS UNKNOWN. ALL ARE IN GOOD WORKING ORDER.

THE WATER TO ALL PIVOTS IS SUPPLIED BY GROUNDWATER WELLS.

ALL WELLS ARE REGULATED BY THE NEW MEXICO STATE ENGINEERS OFFICE. THERE ARE 5,934.87 ACRES FEET PER ANNUM OF WATER RIGHTS THAT ARE PERMITTED FOR THE FARM.

THIS EXCLUSIVE LISTING PROVIDES A REMARKABLE OPPORTUNITY TO INVEST IN A HIGHLY PRODUCTIVE INCOME PRODUCING FARMING OPERATION. THE FARM IS IN EXISTENCE OF A WELL EXPERIENCED, GENERATIONAL FARMER THAT WOULD LIKE TO CONTINUE LEASING THE FARM IF NEW BUYER IS INTERESTED.

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 VIA PHONE, EMAIL, OR TEXT. WE LOOK FORWARD TO DISCUSSING THE POTENTIAL THAT THIS FARMLAND HAS TO OFFER.

THERE ARE 5 OTHER FARMS AVAILABLE WITHIN 10 MILES IN COCHRAN COUNTY, TEXAS. CALL ANTHONY SIMPSON FOR MORE INFORMATION.

LOCATION: THE FARM IS LOCATED ON THE NEW MEXICO/ TEXAS STATE LINE ON FM 769, 23 MILES NW OF PLAINS TEXAS.

SEE PICTURES FOR PRODUCTION, WATER AND PIVOT INFORMATION.

AVERAGE PRODUCTION HISTORY FOR 2024



NEW MEXICO ACRES (ORGANIC)

CORN 94 BU.

COTTON 537 LBS. - 483 LBS

GRAIN SORGHUM 26 BU.

PEANUTS - RUNNERS 4,066-3,660 LBS

PEANUTS- SOUTHWEST SPANISH 3,033-2,844

LBS PEANUTS - VALENCIA 2273 LBS

PEANUTS - VIRGINIA 4047 LBS

PIVOT & WATER INFORMATION

LEA COUNTY, NM

2074.93 ACRES



PIVOT INFORMATION

FSA Farm & Tract No	FSA Field No	Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Manufacturer	Model	Install Date	Pivot Serial Number	Length	Towers	Longitude & Latitude
F-1260 T-956	18	1	124.95		Reinke	2065	12/1/19	1219-76354	1305	7	33.480400, -103.059017
	11			360.59							
F-1260 T-956	31	2	481.05		Reinke	2100/2085/2065	12/1/19	1219-76380	2543.7	16	33.4763, -103.0714
F-1260 T-956	2	3	502.11		Reinke	2100/2085/2065	12/1/19	1219-76387	2605	16	33.4618, -103.0712
	10			77.32							
F-1260 T-956	20	4	118.96		Reinke	2065	12/1/19	1219-76357	1305	7	33.471850, -103.059750
F-1260 T-956	12	5	93.34		Reinke	2065	12/1/19	1219-76355	1144	6	33.4641, -103.0592
F-1260 T-956	13	6	85.57		Reinke	2065	12/1/19	1219-76356	1144	6	33.4577, -103.0599
F-1260 T-2034	1	7	63.25		Valley				1357	7	33.4507, -103.0753
	3			101.99							
F-1260 T-2034	2	8	63.73		Valley	6000		DW6 NO 99255	914	5	33.442771, -103.074647

WATER INFORMATION

PERMIT NUMBERS

L- 12521

L- 14609

L-14610

AMOUNT OF WATER (ACRE-FEET PER ANNUM)

5934.87

TOTAL POINTS OF DIVERSION WELLS:

11

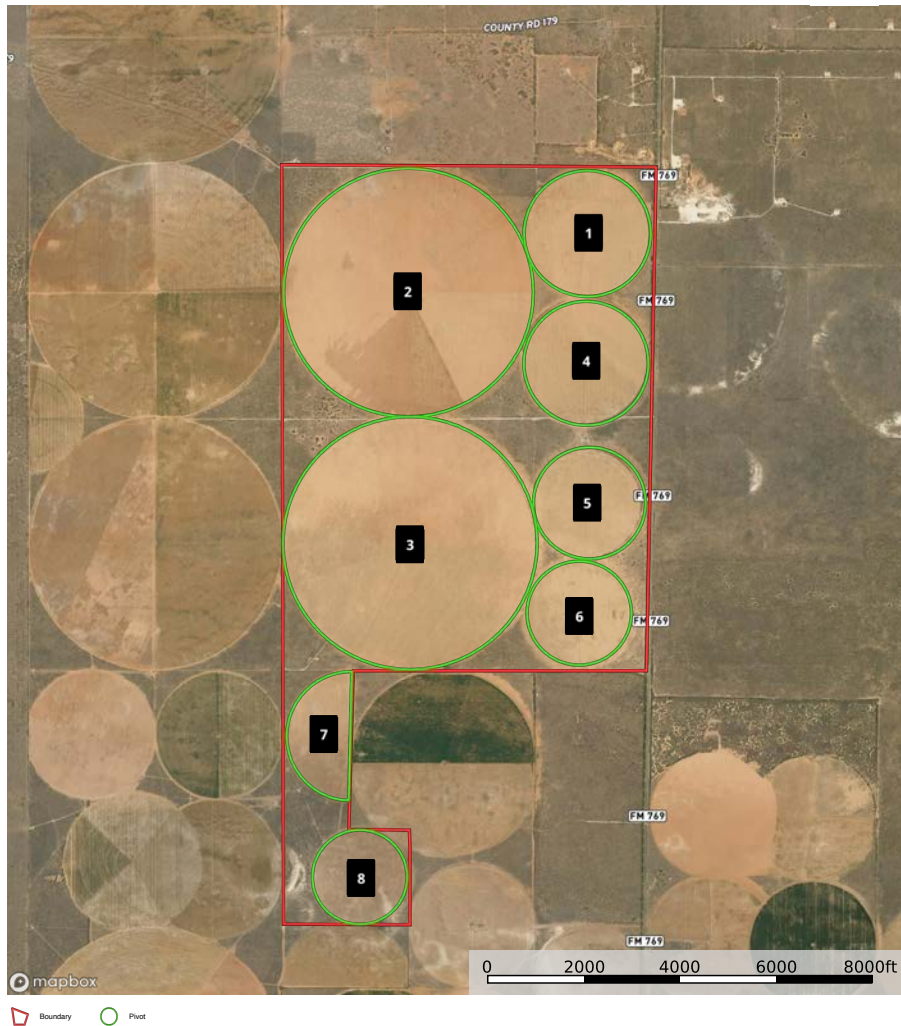
LEA COUNTY NEW MEXICO

2074.93 ACRES



8 PIVOTS INSTALL DATES IN 2019
1533.19 ORGANIC ACRES

LEA 2074.93 NEW MEXICO ORGANIC
New Mexico, AC +/-



Anthony Simpson
P: 210-854-6365 www.SimpsonRanches.com 984 Bear Creek Rd Kerrville, TX 78028

id. The information contained herein was obtained from sources deemed to be reliable. Land USA Services makes no warranties or guarantees as to the completeness or accuracy thereof.

DISCLAIMERS

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.



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	info@simpsonranches.com	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