

BUCKLES FARM PARCEL 24
CRP, Grass, & Hangar
± 631.40 ACRES

LEGAL DESCRIPTION:

AB 403 SEC 439 1T T AND NO

FSA MAPPED ACREAGE BREAKDOWN:

Conservation Reserve Program (CRP): 312.85± Acres

Enrollment Through 9/30/2022

Payment Rate: \$38.90

Annual CRP Contract Payment: \$12,172.00

Grassland: 296.76± Acres

TRACT SPECIFIC DETAILS: The site of an existing crop spraying operation, this parcel features a 3,750 ft² airplane hangar with a 420 ft² office building 2 ±3,000 ft grass runways.

WATER: Includes on former irrigation well that has been converted for domestic use to supply the property.

ACCESS: Bordered on the south by blacktop County Road BB and caliche County Road 7 along the western boundary.

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Property ID: 13127

Owner: BUCKLES ENTERPRISES INC DBA

Property ID: 13127	Account Number: 01500-07946-00000-000000
Property Legal Description: AB 403 SEC 439 1T T AND NO OFFICE BUILDING	Deed Information: Volume: Page: File Number: Deed Date:
Property Location: 1T 439 OFFICE	Block:
Survey / Sub Division Abstract:	Section / Lot:
Owner Information: BUCKLES ENTERPRISES INC DBA STRATFORD FLYING SERVICE PO BOX 1209 STRATFORD, TX 79084	Property Detail: Property Exempt: Category / SPTB Code: A3 Total Acres: 0.000 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 0 Improvement Value: 2,350
Previous Owner:	

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
00	SHERMAN CO APPR DIST	2,350		0	2,350
01	SHERMAN COUNTY	2,350		0	2,350
30	STRAT I.S.D.	2,350		0	2,350
30IS	STRAT I.S.D. I&S	2,350		0	2,350
60	STRAT HOSP DIST	2,350		0	2,350
72	SHERMAN CO RD DIST #3	2,350		0	2,350
74	NORTH PLAINS WTR DIST	2,350		0	2,350

Property ID: 13127

Owner: BUCKLES ENTERPRISES INC DBA

Building Detail									
Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	COM-SS	D	1975	NO	AV	55%	420	3,880	2,350

Total Building Value: \$ 2,350

5/18/2020

Sherman County Appraisal District - Account # 01500-07940-00000-000000

Property ID: 885

Owner: BUCKLES SCOTT L FARMS LTD

Property ID: 885	Account Number: 01500-07940-00000-000000				
Property Legal Description: AB 403 SEC 439 11-17 AND NO UND 1/6 INT IN IMPROVEMENTS SEE 1500-7941 FOR 640 AC	Deed Information: Volume: 227 Page: 31 File Number: Deed Date: 1/1/1999				
Property Location: 1T 439	Block:				
Survey / Sub Division Abstract:	Section / Lot:				
Owner Information: BUCKLES SCOTT L FARMS LTD P O BOX 209 STRATFORD, TX 79084 Previous Owner: BUCKLES FARMS PARTNERSHIP	Property Detail: Property Exempt: Category / SPTB Code: E Total Acres: 0.000 Total Living Sqft: See Detail Owner Interest: 0.166600 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 0 Improvement Value: 3,140				
Tax Code	Tax Name	Total Market	Homestead	Total Exemption	Taxable
00	SHERMAN CO APPR DIST	3,140		0	3,140

www.shermancad.org/Slprj/jagethm/cv45jzudq45/tpint.aspx?ID=885&seq=1

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5/18/2020

Sherman County Appraisal District - Account # 01500-07940-00000-000000

01	SHERMAN COUNTY	3,140	0	3,140
30	STRAT L.S.D.	3,140	0	3,140
30IS	STRAT L.S.D. IAS	3,140	0	3,140
60	STRAT HDSP DIST	3,140	0	3,140
72	SHERMAN CO RD DIST #3	3,140	0	3,140
74	NORTH PLAINS WTR DIST	3,140	0	3,140

www.shermancad.org/Slprj/jagethm/cv45jzudq45/tpint.aspx?ID=885&seq=1

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5/18/2020

Sherman County Appraisal District - Account # 01500-07940-00000-000000

Property ID: 885

Owner: BUCKLES SCOTT L FARMS LTD

Sequence	Type	Class	Year Built	Homestead Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	B-SI-SF	1	1975	NO	AV	55%	3,750	31,130	18,830

Total Building Value: \$ 18,830

www.shermancad.org/Slprj/jagethm/cv45jzudq45/tpint.aspx?ID=885&seq=1

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5/18/2020

Sherman County Appraisal District - Account # 01500-07940-00000-000000

Property ID: 885

Owner: BUCKLES SCOTT L FARMS LTD

Previous Owner Information						
Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
885	BUCKLES FARMS PARTNERSHIP	BUCKLES SCOTT L FARMS LTD	227	31		1/1/1999
885	BUCKLES R.H. TRUSTS	BUCKLES FARMS	186	441		6/4/1990

www.shermancad.org/Slprj/jagethm/cv45jzudq45/tpint.aspx?ID=885&seq=1

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Property ID: 10702

Owner: OTTO KRISTI B FARMS LTD

Property ID: 10702	Account Number: 01500-07945-00000-000000
Property Legal Description: AB 403 SEC 439 1T T AND NO UND 1/6 INT IN 640 AC SEE 1500-7944 FOR BUILDINGS	Deed Information: Volume: Page: File Number: Deed Date:
Property Location: 1T 439	Block:
Survey / Sub Division Abstract:	Section / Lot:
Owner Information: OTTO KRISTI B FARMS LTD %SCOTT BUCKLES P O BOX 209 STRATFORD, TX 79084	Property Detail: Property Exempt: Category / SPTB Code: D1 Total Acres: 106.688 Total Living Sqft: See Detail Owner Interest: 0.166700 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 4130 Land Market Value: 58,960 Improvement Value: 0
Previous Owner:	

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
00	SHERMAN CO APPR DIST	58,960		0	4,130
01	SHERMAN COUNTY	58,960		0	4,130
30	STRAT I.S.D.	58,960		0	4,130
30IS	STRAT I.S.D. I&S	58,960		0	4,130
60	STRAT HOSP DIST	58,960		0	4,130
72	SHERMAN CO RD DIST #3	58,960		0	4,130
74	NORTH PLAINS WTR DIST	58,960		0	4,130

Property ID: 10702

Owner: OTTO KRISTI B FARMS LTD

Land Detail

Land Sequence 1		
Acres: 311.4	Market Class: RCRP1	Market Value: 218,910
Land Method: AC	Ag/Timber Class: ACRP1	Ag/Timber Value: 8,410
Land Homesiteable: NO	Land Type: DLCP	Ag Code: 1D1
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

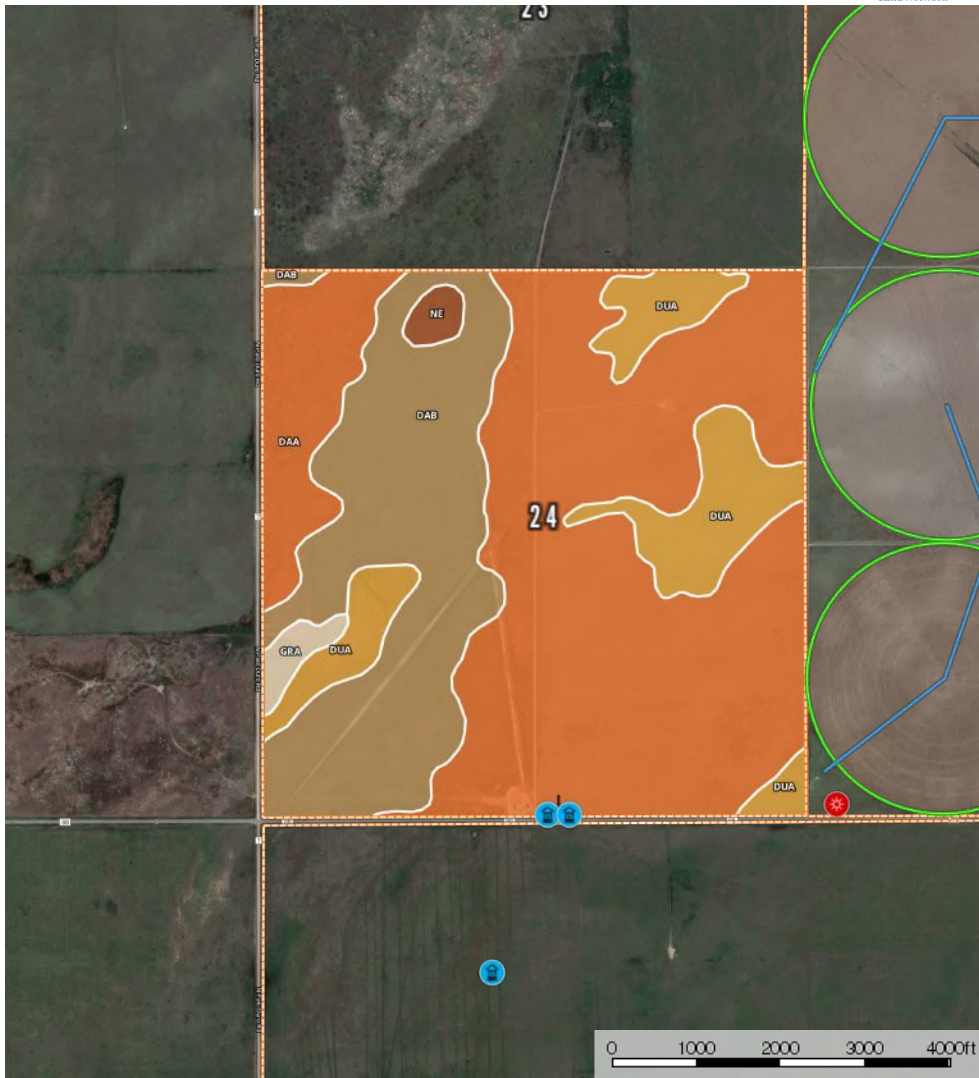
Land Sequence 2		
Acres: 8.6	Market Class: RN1	Market Value: 5,710
Land Method: AC	Ag/Timber Class: AN1	Ag/Timber Value: 650
Land Homesiteable: NO	Land Type: NATP	Ag Code: 1D1
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Land Sequence 3		
Acres: 305	Market Class: RN3	Market Value: 125,050
Land Method: AC	Ag/Timber Class: AN3	Ag/Timber Value: 15,250
Land Homesiteable: NO	Land Type: NATP	Ag Code: 1D1
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Land Sequence 4		
Acres: 15	Market Class: RN4	Market Value: 4,010
Land Method: AC	Ag/Timber Class: AN4	Ag/Timber Value: 440
Land Homesiteable: NO	Land Type: NATP	Ag Code: 1D1
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 353,680

Sherman County, Texas, 15530 AC +/-



jenniw@superiorland.com

P: 806-324-7949 info@superiorland.com 7673 Canyon Drive, Amarillo, TX 79110



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	167.4	26.58	3c
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	370.8	58.88	3e
GrA	Gruver clay loam, 0 to 1 percent slopes	7.5	1.2	2c
DuA	Dumas loam, 0 to 1 percent slopes	78.1	12.4	2c
Ne	Ness clay, 0 to 1 percent slopes, frequently ponded	5.9	0.94	5w
TOTALS		629.7	100%	2.88

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

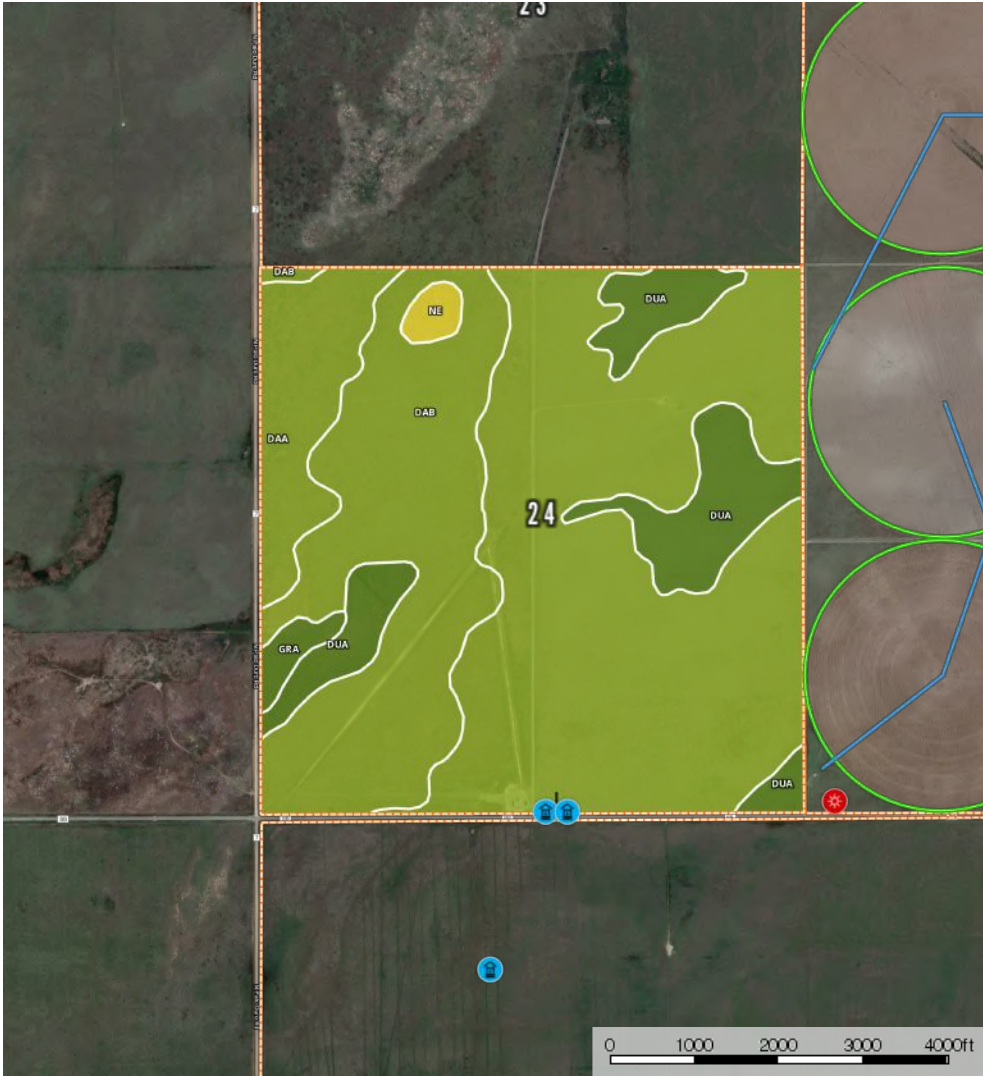


Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Buckles Farm Multi-Parcel Auction
Sherman County, Texas, 15530 AC +/-



- Well
- Well
- Well
- Well
- Well
- Gas Meter
- Underground Electricity ()
- 3-Phase Power Line
- Gas Line
- Water Line
- Pivot
- Parcel Boundary

Parcel Boundary 629.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	167.4	26.58	3c
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	370.8	58.88	3e
GrA	Gruver clay loam, 0 to 1 percent slopes	7.5	1.2	2c
DuA	Dumas loam, 0 to 1 percent slopes	78.1	12.4	2c
Ne	Ness clay, 0 to 1 percent slopes, frequently ponded	5.9	0.94	5w
TOTALS		629.7	100%	2.88

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

86

North Plains Groundwater Conservation District
PO Box 795
Dumas, TX 79029
(806) 935-6401

Well Reclassification

Current size or classification (as per permit or log) D

Requested new classification Unused

I Noel Chesmer do hereby certify that Well No. SH-1230 located in Sherman County, on the NW $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 439, Block 1-T, Survey T+ND will not be operated to exceed the actual pumping capacity of 0 GPM, and meets the spacing requirements of 0 yards from the nearest existing well or authorized well site and other rules of the District for a Unused Classification Well.

[Signature]
Signature (Owner/Agent)

8/31/06
Date

North Plains Groundwater Conservation District
PO Box 795
Dumas, TX 79029

CERTIFICATION OF CRP PROPERTY

I, Noel Chesmer ^{Co-}, owner of Well Number SH-1230, located on Section 439, Block 1-T, T+ND, Survey in Sherman County, Texas, hereby certify that this well is located on property that is subject to a CRP contract. The CRP contract for this property will mature on 9/30/07. I understand that if I reclassify this well as Unused, and, if I elect to produce the well for any purpose during, or after, the term of any CRP contract, I must notify the North Plains Groundwater Conservation District prior to producing this well. If I fail to notify the District prior to producing this well, I may be subject to penalties set forth by the Board for not complying with the District's Rules.

[Signature]
Signature (Owner/Agent)

8/31/06
Date

Well Verification Field Use

Date Verified

VERIFIER

1/4: Section BLOCK SURVEY
Property ID:

Well Verified Y

WELLNUMBER

WELLSTATUS Y

Sound Construction N

Check Valve N

Latitude

Longitude

UNUSED

WELL #: SH-1230

LATITUDE: 36.11112

LONGITUDE: 102.05270

UNUSED: ☒ YES ☐ NO

COMMENTS:

Shows to 7-26-07
BE SH-1230 mile

District File No. 5330

Original—District Office Copy

NORTH PLAINS WATER CONSERVATION DISTRICT No. 2
REGISTRATION AND LOG OF WELL

INSTRUCTIONS: Fill out in quadruplicate. Submit all copies to County Committeeman for registration. (Please type or print.)

FOR USE OF COMMITTEEMAN

Field Well No. 5-1230
Date Received 7-21-69
Size of Well 8 in. Yield GPM

1. Well Owner R. M. Buckles & Paul Chesmer Address Stratford, Texas
2. Well located miles N, 17 miles S, miles E, miles W of the town of Stratford, Texas
3. County Sherman League
4. ~~NORTH PLAINS WATER CONSERVATION DISTRICT No. 2~~ Section 439 Block 1T Survey T&NO
(CIRCLE ONE)
5. ACTUAL LOCATION OF THIS WELL IS { 50 measured yards from ~~XX~~ or S section line.
830 measured yards from E or ~~XX~~ section line.

DRILLER'S LOG OF WELL

Method of Drilling: Rotary

FROM (FEET)	TO (FEET)	DESCRIPTION OF FORMATION MATERIAL	FROM (FEET)	TO (FEET)	DESCRIPTION OF FORMATION MATERIAL
0	200	Surface	393	398	Clay w/fine sand
200	216	Fine sand w/strks. sand	398	414	Fine sand, clean
		rock & sandy clay	414	450	Conglomerated clay, firm.
216	238	Fine sand w/sandy clay	450	465	Fine sand w/clay & sand roc
238	280	Fine sand, clean	465	485	Fine sand w/clay streaks
280	295	Fine sand w/strks. clay	485	506	Clay
295	314	Clay	506	514	Fine sand w/clay streaks
314	340	Fine sand, clean	514	522	Clay
340	383	Fine sand w/strks. clay			
383	393	Fine sand, clean			

I hereby certify that this well was drilled by me (or under my supervision), and that each and all of the statements herein are true to the best of my knowledge and belief.

Driller W. D. Jones Drilling Co. Address Dumas, Texas Date Drilled 7-2-69 1969

DESCRIPTION OF WELL

6. Casing: new, used, or shop made. Diameter 16 in. Total length 525.50
7. Casing perforations: from 210 ft to 510 ft. Size Milled. Number per foot 128
8. Pump Column: Size 8 in. Total length 320 ft. Suction pipe: Size 8 in. Length 3
9. Pump bowls: Size 12 LKM. Number of stages 5. Pump discharge pipe: Size 8
10. Depth to water level 191 ft. Pump discharge 940 GPM. Pumping level: 257
11. Power Unit: Electrical, Natural Gas, Butane, Other . Horsepower 100

Signature John Latham Secretary Box 817 Dumas, Texas
OWNER OR AGENT TITLE ADDRESSFinal Completion of Well — Date July 15, 1969.

cb-H 3487

5-11-20

District File No.
FOR USE OF DISTRICT OFFICE ONLY

Original—District Office Copy

NORTH PLAINS WATER CONSERVATION DISTRICT No. 2
Application for Water Well Permit

INSTRUCTIONS: Fill out in quadruplicate. Submit all copies to County Committee for approval. (PLEASE TYPE OR PRINT.)

FIELD WELL NO. 5-1230
TIME: 11:15
DATE APPLICATION FILLED OUT 7/21/69
SIZE OF WELL 8 MAXIMUM YIELD GPMI, R. M. Buckles & Paul Chesmer LANDOWNER'S ADDRESS Stratford, Texas
NAME OF LANDOWNER

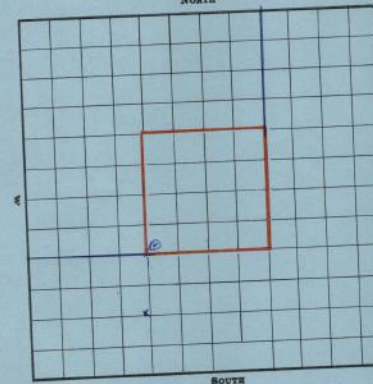
hereby make application to NORTH PLAINS WATER CONSERVATION DISTRICT No. 2 for a permit to drill the hereinafter described water well at the location indicated:

1. County Sherman
2. NW¼, NE¼, SW¼, SE¼ of Section 439 Block 1T
Survey T&NO
3. League
4. Proposed Use Municipal-Industrial-Irrigation
MARK OUT ONE THAT DOES NOT APPLY
5. Drilling to start about 7/31 1969
6. Drillers name H. D. Jones
- This well will be 17 miles N or S and miles E or W of the town of Stratford
MARK OUT ONE THAT DOES NOT APPLY

Permit good for 120 days only

MARK DOT INSIDE CIRCLE @ within Red Square for proposed well location. (Red square indicates 1 quarter section)
MARK X, showing 3 closest wells, and/or applications.

NORTH

COMMENT: No other wells within 1/2 milesPlease Make Sure
Your Measurements are Correct—
They Will Be Checked for Accuracy

Location of Proposed Well as submitted by applicant is

50 measured yards from (N S) section line and830 measured yards from (E W) section line.

MARK OUT ONE THAT DOES NOT APPLY

Number the three adjacent wells within 1/2 mile and/or applications, on the plat as 1, 2 and 3, to correspond with the following:

Well 1 measured yards from proposed wellOwned by Claude SloanAddress 4415 W. 2nd St., AmarilloWell 2 measured yards from proposed wellOwned by Address Well 3 measured yards from proposed wellOwned by Address

FOR FURTHER COMMENT USE BACK OF FORM

I hereby certify that I have read the foregoing statement, and that each and all of the items therein contained are true to the best of my knowledge and belief, and I agree that I must furnish my County Committeeman, as required by law, completed well registration and log immediately upon completion of this well and prior to the production of water.

This notice given by: John Latham SIGNATURE (OWNER OR AGENT) TITLE ADDRESS Stratford, Tex

Approved subject to spacing rules from existing wells or prior permits.

1. H. H. Caraway 2. 3.
SMITH PRINTING CO. - DIAL FOR-519 LUBBOCK



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 5737 County Road BB Sherman County Farm, Stratford, TX 79084

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☐ _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring				Liquid Propane Gas:	X			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			
Carbon Monoxide Det.				-LP Community (Captive)				Rain Gutters			
Ceiling Fans				-LP on Property	X			Range/Stove			
Cooktop				Hot Tub				Roof/Attic Vents			
Dishwasher				Intercom System				Sauna			
Disposal				Microwave				Smoke Detector			
Emergency Escape Ladder(s)				Outdoor Grill				Smoke Detector - Hearing Impaired			
Exhaust Fans				Patio/Decking				Spa			
Fences				Plumbing System				Trash Compactor			
Fire Detection Equip.				Pool				TV Antenna			
French Drain				Pool Equipment				Washer/Dryer Hookup			
Gas Fixtures				Pool Maint. Accessories				Window Screens			
Natural Gas Lines				Pool Heater				Public Sewer System			

Item	Y	N	U	Additional Information
Central A/C				<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers				number of units: _____
Wall/Window AC Units				number of units: <u>1</u>
Attic Fan(s)				if yes, describe: _____
Central Heat				<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat				if yes describe: <u>Wixlow Unit</u>
Oven				number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney				<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport				<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage				<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: _____ number of remotes: _____
Satellite Dish & Controls				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater				<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)				if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: AB OB

Page 1 of 6

Concerning the Property at

5737

Sherman County Farm, Stratford, TX 79084

Underground Lawn Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual	areas covered:
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	
Water supply provided by: <input type="checkbox"/> city <input checked="" type="checkbox"/> well <input type="checkbox"/> MUD <input type="checkbox"/> co-op <input type="checkbox"/> unknown <input type="checkbox"/> other: _____				
Was the Property built before 1978? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown				
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).				
Roof Type: <u>Steel</u> Age: <u>Built 1977</u> (approximate)				
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown				
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, describe (attach additional sheets if necessary): _____				

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement			Floors			Sidewalks		
Ceilings			Foundation / Slab(s)			Walls / Fences		
Doors			Interior Walls			Windows		
Driveways			Lighting Fixtures			Other Structural Components		
Electrical Systems			Plumbing Systems					
Exterior Walls			Roof					

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring			Radon Gas		
Asbestos Components			Settling		
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>			Soil Movement		
Endangered Species/Habitat on Property			Subsurface Structure or Pits		
Fault Lines			Underground Storage Tanks		
Hazardous or Toxic Waste			Unplatted Easements		
Improper Drainage			Unrecorded Easements		
Intermittent or Weather Springs			Urea-formaldehyde Insulation		
Landfill			Water Damage Not Due to a Flood Event		
Lead-Based Paint or Lead-Based Pt. Hazards			Wetlands on Property		
Encroachments onto the Property			Wood Rot		
Improvements encroaching on others' property			Active infestation of termites or other wood destroying insects (WDI)		
Located in Historic District			Previous treatment for termites or WDI		
Historic Property Designation			Previous termite or WDI damage repaired		
Previous Foundation Repairs			Previous Fires		
Previous Roof Repairs			Termite or WDI damage needing repair		
Previous Other Structural Repairs			Single Blockable Main Drain in Pool/Hot Tub/Spa*		
Previous Use of Premises for Manufacture of Methamphetamine					

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

Page 2 of 6

Concerning the Property at

5737 Sherman County Farm, Stratford, TX 79084

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ ☒ Present flood insurance coverage (if yes, attach TXR 1414).
- ☒ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ ☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☒ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☒ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

Page 3 of 6

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☒ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- ☒ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$_____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$_____) ☐ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☒ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☒ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☒ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☒ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☒ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☒ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☒ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at 5-737 cant Rd BB Sherman County Farm, Stratford, TX 79084

North Plains Groundwater Conservation Dist.

Section 9. Seller ☐ has ☐ has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☒ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

5-10-2020

Signature of Seller

Date

Dana Buckles 5-20-2020

Printed Name: Scott Buckles

Printed Name: Dana Buckles

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: AB DB

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Concerning the Property at

5137 BB

Sherman County Farm, Stratford, TX 79084

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>Rita Blanca Electric</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: <u>West Texas Gas</u>	phone #: _____
Phone Company: <u>XIT</u>	phone #: _____
Propane: _____	phone #: _____
Internet: <u>XIT</u>	phone #: _____
- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

Printed Name: _____

Printed Name: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: [Signature] [Signature]

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5137BB



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT Sherman County Farm, Stratford, TX 79084

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown

- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: _____ ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.


5737BB

Information about On-Site Sewer Facility concerning Sherman County Farm, Stratford, TX 79084

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller

5-20-2020
Date


Signature of Seller

5-20-2020
Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Rpt Unit	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity	N/A Reported Quantity	N/A Determined Quantity								
01	CRP	002	N		A	579.90																	
Farm	Tract	CLU/Field	Crop/Comm	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Planting Date	P/P	End Date	Producer Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
1496	251	3	CRP	002			N	C	N	I	A	312.85		Yes		01	2022	16.66	ELIZABETH A CRISMON	Sherman, Texas	1696	6/27/16	
																		16.67	NOEL CHESMER				
																		16.67	KRISTI BUCKLES				
																		16.67	OTTO				
																		16.67	SCOTT BUCKLES				
																		16.66	MARLA D BUCKLES				
																		16.67	MARY LONG				
		4	GRASS	NAG	GZ		N	C	N	I	A	296.76		No		01	CC	16.66	ELIZABETH A CRISMON	Sherman, Texas	1696	6/27/16	
																		16.67	NOEL CHESMER				
																		16.67	KRISTI BUCKLES				
																		16.67	OTTO				
																		16.67	SCOTT BUCKLES				
																		16.66	MARLA D BUCKLES				
																		16.67	MARY LONG				
Photo Number/Legal Description: D14 SEC 439-1T												Farmland: 624.20		Cropland: 312.85		Reported on Cropland: 312.85		Difference: 0.00		Reported on Non-Cropland: 296.76			

Photo Number/Legal Description: D14 SEC 439-1T

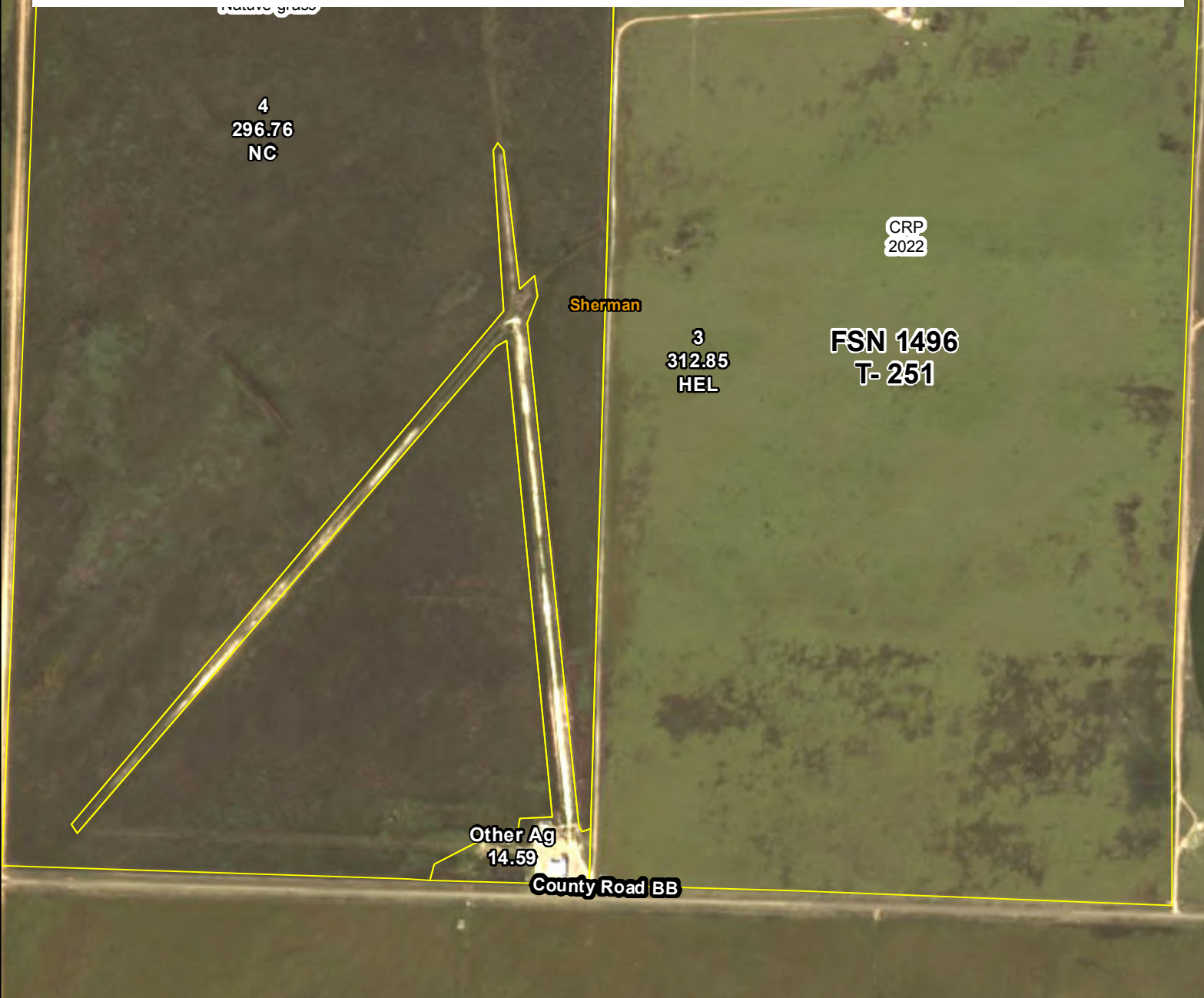
Farmland: 624.20

Cropland: 312.85

Reported on Cropland: 312.85

Difference: 0.00

Reported on Non-Cropland: 296.76



FSN 1496
Section 439-1T

Wetland Determination Identifiers

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

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 wetland boundaries and labels, or contact NRCS.

Crop Year _____

Map Created: October 04, 2016

SHERMAN COUNTY FSA

0 340 680 Feet

