2009 LAND SALES - PRIMARILY CULTIVATED

	ACCOUNT NUMBER / LOCATION (ISD)	GRANTOR / PID'S	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC / CLASS	CULT AC / CLASS	EST IMPV VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1	01-0208-8000-0485-4004	Drum 24689	Summers	Arms Length (see note)	160.00	0	Cultiv=100% Class 4=52.6% Class 5=36.7% Class 8=10.7%	0	$938	3/08	$150,000	110,915	74%	Probaby higher sale Purchased by adjoining land owner
2	01-0208-8000-0206-2004 3 miles West of Snyder (SNYDER ISD)	Davis 23662	Preston	CASH	149.00	0	Cultiv=98.8% Class 4=21.9% Class 6=57.5% Class 8=19.9%	0	$809	5/08	$119,200	93,125	78%	Surface only
3	01-0208-1000-0124-1002 1/2 mile East (SNYDER ISD)	Treat 19619	Collier	CASH	98.00	0	Cultiv=100% Class 6=82.5% Class 8=17.5%	0	$715	10/08	$70,000	59,900	86%	Surface only No fence
4	01-0208-6000-0159-2004 1.5 mile SE of Hermleigh (HERMLEIGH ISD)	Wimmer 22482	Pieper	CASH	212.00	0	Cultiv=98.5% Class 4=62.7% Class 5&6=10.5% Class 8=19.7%	0	$700	7/08	$148,400	135,000	91%	No fence
5	01-0208-1000-0040-1010 3 miles East (SNYDER ISD)	Bonner 18836	Taylor	Arms Length	189.200	0	Cultiv=99.9% Class 4=89% Class 6=8.4% Class 8=2.5%	0	$734	7/08	$138,848	136,200	98%	Has 3 wind generators on land and grantor retained income & wind rights
6	01-0208-1000-0076-3002 01-0208-1000-0097-4002 2 miles E. of Snyder (SNYDER ISD)	Floyd 19194 19423	Collier	Arms Length	149.50	0	149.5 AC=100% Class 5=53.6% Class 6=46.4%	0	$700	4/07	$104,650	98,159	94%	

	ACCOUNT NUMBER / LOCATION (ISD)	GRANTOR	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC / CLASS	CULT AC / CLASS	EST IMPV VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
7	01-0208-8000-0254-1008 5 miles West (SNYDER ISD)	McCormick 24077	Lay	Arms Length	550.10	Industrial & drain 2.10%	Cultiv=92.5% Class 5=67% Class 6=20.5%	0	$550	4/07	$302,606	323,981	107%	Cotton & No fence Mod OFA
8	01-0208-4700-0032-0006 7 miles South of Hermleigh (HERMLEIGH ISD)	Haygood 21505	Pieper	CASH Arms Length	159.50	0	156 AC=98% Class 4=74% Class 6=9.6% Class 8=14.2%	0	$592	9/06	$94,480	107,800	114%	Good level land No fence
9	01-0208-8000-0117-1016 1.5 miles SE of Ira (IRA ISD)	Huddleston 139782	Smith	CASH	89.00	0	Cultiv=95.3% Class 6=95.2%	0	$551	2/08	$49,100	53,800	110%	Mod OFA No fence
10	01-0208-8000-0244-3008	Myers 23900	Romero	Arms Length	151.97	Past =10% Class C=10%	Cultiv=87.9% Class 6=71.1% Class 8=16.8%	0	$461	5/08	$70,000	94,120	134%	Some OFA No fence
11	01-0208-4100-0038-5102 01-0208-4000-0013-5202 on Gary Brewer (SNYDER ISD)	Lollar 21199 20818	Hoyle	Arms Length	79.04	11 AC=13.9% Class C&D=13.9%	68.1 AC=86.2% Class 6=67.4% Class 8=18.7%	$8,000 Sheds,etc	$1,797	9/08	$150,000	48,575	59%	Probably purchased for development A site
12	01-0208-8000-0246-3010 6 miles West (SNYDER ISD)	Cozart 23909	Newton	Arms Length	73.64	18.80% Class C=18.8%	80.20% Class 6=68.9% Class 8=11.3%	0	$767	10/07	$56,500	50,503	89%	Hay Grnd & fence avg Smaller AC

2009 LAND SALES IN ADJOINING COUNTIES - PRIMARILY CULTIVATED

FISHER COUNTY

	ACREAGE	% CULTIVATION	% PASTURE	SALE DATE	SALE PRICE / ACRE	COMMENTS
	309	77%	23%	1/08	$500	Pasture=Improve past
	160	100%	—	8/08	$700	CRP Land
	157	100%	—	8/08	$713	CRP Land
	418	100%	—	2/08	$725	CRP Land
	142	86%	14%	3/08	$750	
	95	100%	—	2/08	$800	Crop Land
	160	90%	10%	8/08	$875	CRP=cultiv & rest=N.P.
	322	80%	20%	6/08	$881	

Recap

Sales Dates:	1/08 thru 8/08
# Sales:	8
Range-SP/AC:	$500 to $881
Median-SP/AC:	$738/AC
Average SP/AC:	$743
Tract size:	95 AC to 418 AC
Median=	160 AC

2009 LAND SALES IN ADJOINING COUNTIES - PRIMARILY CULTIVATED

MITCHELL COUNTY

	ACCOUNT NUMBER / LOCATION (ISD)	GRANTOR / PID'S	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC / CLASS	CULT AC / CLASS	EST IMPV VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1	Mitchell County Sec 65&66, Blk 26 T&P 4 miles South of Colorado City	Lee	Rose	CASH	523.95	96.75 AC 18.50%	427.2 AC 81.50% Level to slope Cobb-miles	0	$800	11/08	$419,200			H20 Wells Cultiv in CRP Mineral & wind rights conveyed
2	Mitchell County Sec 81 Blk 26 T&P 6 miles South of Colorado City	Lynn	McClennan		316.56	0	CRP Grass 315.2 AC 99.60%	0	$729	1/08	$230,746			25% minerals conveyed CRP cropland
3	Mitchell County Sec 13 Blk 26 T&P 4 miles NE of Colorado City	Denton	Powell	CASH	143.79	0	100% Level to slope Cobb-miles	0	$700	6/08	$100,650			No H20 wells CRP cropland 1/2 min & wind rights conveyed
4	Mitchell County Sec 15 Blk 28 T&P 3 miles SW of Westbrook	Powell	Sharp Energy	CASH	157.20	0	100% Level to slope Sandy loam Cobb-miles	0	$687	3/07	$108,000			No H20 wells, typical cropland for area 1/2 mineral conveyed & all wind rights

Summary Note: 4 cultivated sales in Mitchell, 3 in CRP
Sale Date: 3/07 to 11/08
Tract size: 144 AC to 524 AC
SP/AC Range: $687 to $800, Median=$715/AC

2009 LAND SALES - PRIMARILY PASTURE

	ACCOUNT NUMBER LOCATION *(ISD)*	GRANTOR / PID'S	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC CLASS	CULT AC CLASS	EST IMP VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1	01-0208-6000-0089-1004 3 miles Northeast of Hermleigh *(HERMLEIGH ISD)*	Roland 22140	Martin	Arms Length *Not typical	285.00	99.50% Class C=67% Class E=14.7% Class F=18.0%	0	0	$1,317	8/07	$375,000	237,975	63%	Sale seems high apparently scenic & stream on land
2	01-0208-8000-0629-3004 @ 15 miles NE *(SNYDER ISD)*	Bliss 140779	Watson	Arms Length (see note)	169.10	Pasture=100% Class C=27.5% Class E=72.5%	0	0	$940	6/08	$158,961		89%	Purchased by adjoining land owner to square up his property & improve access. Prob little higher than typ. sale. Fence=fair
3	01-0208-5000-0157-1002 01-0208-5000-0158-1002 01-0208-5000-0213-1002 01-0208-5000-0214-1002 01-0208-5000-0215-1002 01-0208-5000-0216-1002 01-0208-5000-0244-3002 01-0208-5000-0245-3002 01-0208-5000-0245-4002 12 miles NE of Snyder *(SNYDER ISD)*	J&S 21731 21734 21740 21743 21744 21746 21806 21809 21810	Rippey	Arms Length	4325.00	4325 AC=100% Class A&B=15.22% Class C&D=27.39% Class E=56.85%	0	0	$875	10/08	$3,784,375	3,582,484	95%	No min. interest 40% of wind rights retained. Sold 12/04 for 293/AC +51.8% / yr
4	01-0208-4400-0000-1106 01-0208-4400-0000-1208 01-0208-4400-0000-1210 01-0208-8000-0626-1004 01-0208-8000-0628-1004 01-0208-8000-0629-2004 01-0208-8000-0630-1004 01-0208-8000-0630-2004 12 miles NE of Snyder *(SNYDER ISD)*	Bell 21352 21360 21362 24934 24937 24939 24940 24946	Watson	Arms Length	1241.31	1241 AC=100% Class C=28.2% Class E=71.8%	0	0	$775	4/07	$962,000	1,036,235	108%	Ennis Creek & Salt Creek runs thru No impvts, H20 well
5	01-0208-8000-0547-1004 01-0208-8000-0568-1004 9 miles East of Fluvanna *(SNYDER ISD)*	High Roller 24832 24864	Bowman	Arms Length	975.00	859 AC=88.1% Class C=54.1% Class D=23.0% Class F=11.0%	116 AC=11.9% Class 6=11.87%	0	$662	11/08	$645,606	791,735	122%	Sold 8/06 $545/AC +9.5% / yr

	ACCOUNT NUMBER LOCATION (ISD)	GRANTOR	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC CLASS	CULT AC CLASS	EST IMP VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
6	01-0208-5000-0263-2002 01-0208-5000-0264-1002 01-0208-5000-0267-1002 01-0208-5000-0270-3002 10 miles Northeast *(SNYDER ISD)*	McCullah 21845 21848 21855 21866	J Bar K	Arms Length	783.00	634.6 AC=81% Class C=44.5% Class E=8.3% Class F=21.4%	148.3 AC=18.9% Class 6=18.9%	0	$615	11/07	$481,545	578,285	124%	Limited Access
7	01-0208-1000-0126-4020 1 mile South *(SNYDER ISD)*	Withers 19739	Perkins	Arms Length	61.30	Past=18.2% Class C=18.2% 2 AC=Home site	Cultiv=78.5% Class 6=38.9% Class 8=39.6%	0	$850	3/07	$52,105	49,226	94%	Small AC

2009 LAND SALES IN ADJOINING COUNTIES- PRIMARILY PASTURE

MITCHELL & GARZA COUNTY

ACCOUNT NUMBER LOCATION	GRANTOR	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC CLASS	CULT AC CLASS	EST IMP VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1 Mitchell County 4 miles Northwest of Colorado City	McFadden	Shinnery	CASH	317.94	100.00% Near level deep sand Tivoli-Brownfield	0	0	$800	3/07	$254,400			Water wells Surface only All wind rights conveyed-good recreational hunting
2 Mitchell County 12 miles Southwest of Colorado City	Spruell 140779	Purvis	Arms Length	2256.00	All pasture, level to hilly, shallow clay loam Stamford-Vernon	0	10/AC	$990	8/08	$2,255,980			Good recreat. Hunting H20 wells & stock tanks, oil rights conveyed
3 Garza County				1188.00	1188 AC Pasture			$800	3/08	$950,000			Wasn't exposed to open market Good view, stock tanks

2009 LAND SALES IN ADJOINING COUNTIES - PASTURE

FISHER COUNTY

	ACREAGE	% CULTIVATION	% PASTURE	SALE DATE	SALE PRICE / ACRE	COMMENTS
	1249	14%	86%	2/08	$901	Cultiv=CRP
	487	—	100%	2/08	$950	
	968	—	100%	6/08	$956	Improved pasture
	1247	—	100%	3/08	$1,169	Brushy pasture

Recap

Sales Dates:	2/08 thru 6/08
# Sales:	4
Range-SP/AC:	$901 to $1169
Median-SP/AC:	$953
Average SP/AC:	$994
Tract size:	487 AC to 1249 AC

2009 LAND SALES - MIXED (CULTIVATED & PASTURE)

	ACCOUNT NUMBER / LOCATION (ISD)	GRANTOR / PID'S	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC / CLASS	CULT AC / CLASS	EST IMPV VAL	SALE PRICE/ AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1	01-0208-6000-0028-3002 5 miles Northeast of Hermleigh (SNYDER ISD)	Ratliff 138008	Reed	CASH	292.57	216 AC=73.8% Class B=15.2% Class C=43.2% Class F=15.4%	76.6 AC=26.2% Class 6=26.2%	2,000	$987	6/07	$290,830	226,639	78%	Seller keeps 1/2 wind rights Spring fed underground H2O
2	01-0208-4000-0025-1002 5 miles North of Snyder (SNYDER ISD)	Foree 21078	Busby	CASH	320.00	212 AC=66.3% Class C=14.7% Class D=35.0% Class F=16.6%	103.2 AC=32.2% Class 6=22.3% Class 7=10.0%	0	$750	3/07	$240,000	242,900	101%	
3	01-0208-5000-0248-2002 01-0208-5000-0249-1002 13 miles Northeast of Snyder (SNYDER ISD)	High 138001 21819	Bell	Arms Length	628.24	388.4 AC=61.8% Class A=13.0% Class C=46.2% Class E=2.5%	236.5 AC=37.6% Class 5=10.6% Class 6=27.1%	0	$692	5/07	$434,690	475,612	109%	
4	01-0208-8000-0169-4004 3 miles North of Ira (IRA ISD)	Bates 23472 23473	Dunham	Arms Length	160.00	43.6 AC=27.2% Class C=27.2%	112 AC=70.2% Class 6=59.5% Class 7=10.8%	20,000 Res & 4 AC	$545	4/08	$104,800	107,590	103%	Cultiv in CRP
5	01-0208-6000-0052-1004 01-0208-6000-0052-1005 5 miles Northeast of Hermleigh (HERMLEIGH ISD)	Ford 22030 & 22031	Carr	Arms Length	229.00	46.40% Class C=12.1% Class E=7.9% Class F=26.5%	53% Class 6=29% Class 8=24%	85,000 Res RV6	$785	8/07	$245,000	159,521 ($245000)	100%	Fence=fair 09-assume res worth $85,000
6	01-0208-5000-0248-1002 13 miles Northeast of Snyder (SNYDER ISD)	High 21816	Watson	Arms Length	328.30	252.5 AC 76.9% Class A=12.2% Class C=64.8%	73.6 AC=22.4% Class 3=4.0% Class 6=18.5%	0	$560	5/07	$183,824	260,500	142%	

	ACCOUNT NUMBER / LOCATION (ISD)	GRANTOR	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC / CLASS	CULT AC / CLASS	EST IMPV VAL	SALE PRICE/ AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
7	01-0208-8000-0204-2004 4 miles West of Snyder (SNYDER ISD)	Hogue 23616	Valdez	Arms Length	160.00	70.7 AC Class B=9.4% Class C=14.4% Class D=11.9% Class F=8.6%	85 AC=53.1% Class 6=45.4% Class 8=7.8%	1,500	$489	2/07	$80,000 500/AC	112,500	140%	Cultiv in CRP until 2011
8	01-0208-8000-0134-3010 01-0208-8000-0134-4004 01-0208-8000-0135-3004 01-0208-8000-0139-4020 (IRA ISD)	Smallwood 23189 23212 23233 23301	Barbee	Arms Length	383.81	79.33 AC=20.7% Class C=15.5% Class F=5.1%	300.86 AC=78.4% Class 5=10.4% Class 6=52.1% Class 8=15.9%	2,000	$482	12/07	$187,000	250,800	134%	Not all contiguous, Fence not too good some dbl highline, etc

2009 LAND SALES IN ADJOINING COUNTIES - MIXED (CULTIVATED & PASTURE)

MITCHELL COUNTY

	ACCOUNT NUMBER / LOCATION	GRANTOR	GRANTEE	TYPE OF SALE	TOTAL ACRES	PAST AC / CLASS	CULT AC / CLASS	EST IMPV VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1	Mitchell County Sec. 25 & 30 of Blk 27 & 26 T & P 1 mile Northwest of Colorado City	Hardegree	Neff	CASH	666.186	330.92 49.70%	335.27 50.30% Level to slope Cobb-miles	0	$763	4/07	$508,000			All oil rights conveyed plus wind rights Colo. River borders prop. On West

2009 LAND SALES IN ADJOINING COUNTIES - MIXED (PASTURE & CULTIVATION)

FISHER COUNTY

ACREAGE	% CULTIVATION	% PASTURE	SALE DATE	SALE PRICE / ACRE	COMMENTS
240	33%	67%	3/08	$695	
320	47%	53%	9/08	$700	Cultiv=CRP
228	64%	36%	2/08	$715	
294	41%	59%	2/08	$726	
213	50%	50%	8/08	$739	
396	36%	65%	3/08	$846	Brush pasture
231	68%	32%	7/08	$847	
312	77%	23%	8/08	$850	
789	51%	49%	2/08	$1,037	Cultiv=CRP

Recap

Sales Dates:	2/08 thru 9/08
# Sales:	9
Range-SP/AC:	$695 to $1037
Median-SP/AC:	$739
Average SP/AC:	$795
Tract size:	213 AC to 789 AC
Median Size:	294 AC

2009 LARGER RANCH SALES

(Note: For 2006 on Acreage of 2300 Ac & Larger the .85 size factor was removed from market value)

	ACCOUNT NUMBER LOCATION (ISD)	GRANTOR / PID'S	GRANTEE	TYPE OF SALE	TTL ACRES	PAST AC CLASS	CULT AC CLASS	EST IMP VAL	SALE PRICE/AC W/O IMP	SALE DATE	SALE PRICE	2009 APPR VAL	% OF SALE PRICE	COMMENTS
1	01-0208-5000-0157-1002 01-0208-5000-0158-1002 01-0208-5000-0213-1002 01-0208-5000-0214-1002 01-0208-5000-0215-1002 01-0208-5000-0216-1002 01-0208-5000-0244-3002 01-0208-5000-0245-3002 01-0208-5000-0245-4002 12 miles NE of Snyder *(SNYDER ISD)*	T & S 21731 21734 21740 21743 21744 21746 21806 21809 21810	Rippey	Arms Length	4325.00	4325 AC=100% Class A&B=15.22% Class C&D=27.39% Class E=56.85%	0	0	$875	10/08	$3,784,375	3,582,484	95%	No min. int, 40% of wind rights retained, sold 12/04 for $293/AC +51.8%/yr
2														
3														