

# Land Features, Equestrian Facilities, Cattle Working Pens, Feed Manufacturing, & Commercial Buildings

---

Land masterfully planned to allow for endless commercial, farming, & recreational opportunities:

- +/- 228 acres of rolling terrain
- Concrete interior roads through the heart of the property, main home, & commercial portions
- Fully fenced & cross-fenced into 9 pastures
- 8 wells
- 7 ponds (2 are underground fed)
- 3 recently planted pecan orchards (~270 pecan trees)
- 3 excellent hay or crop fields
- Equipment storage & livestock barns
- Enclosed machine shop with shelving, work table, air compressor, & steel barn doors
- Open 2,900 SF shed with metal roof, steel support, concrete floors with inset middle drain, & large dog kennels
- Sandy lome soil & coastal grass

Working pens planned to allow for an all-inclusive cattle operation:

- Covered
- Working shoot with a hydraulic squeeze, cattle crush, and electric scale
- Sorting gates
- Multiple corrals (with pipe fencing) that are all accessible from the barn, pastures, & loading area
- Separate cattle working pens adjacent to the Foreman's house

High quality tough, durable, effective, & exclusive cross-fencing:

- Fencing around all exterior borders
- 9 cross-fenced pastures
- Metal pipe fencing surrounding the main house
- High game fence installed in 2020
- The exclusive fence on the back 20 acres was installed in 2020 & goes down ~2' to aid in keeping the hogs out. The north fence is an 8' high metal sheeting fence & the other 3 sides are lined with a 5' high 5 strand barbwire/hog wire fence
- Cattle working area has metal pipe fencing on the exterior & all interior corral areas

Equestrian facilities designed to support breeding, performance, & recreational riding:

- 19 stall horse barn
- Breeding mount
- 3 stocks with foal stalls
- Vet's office
- Covered 50' round working pens
- Motorized hot walk
- Tack room
- Commercial-grade washer/dryer
- Additional storage room with washer/dryer
- FFA livestock area (inside of the barn) with 2 holding pens, squeeze, & scale

Feed manufacturing, distribution, & storage facility created to support a sizeable operation:

- 32,000+ SF building with a metal roof & steel support beams lining the ceiling
- Office with a wall of windows overlooking the inside of the manufacturing facility
- Interior has 8 divided areas making it easy to separate your commodities
- Multiple sections of custom adjustable conveyor systems & custom hoppers to allow for maximum output of your commercial-grade grinders
- Ceiling mounted trough that allows for options to route the feed product into a truck, dump into a tractor-trailer, or send to a separate mixer
- Automatic sacker that sews the bag then drops it onto a conveyor that flattens it to load onto a pallet
- Legs that run from the inside of the manufacturing facility to the 3 exterior silos
- 2 additional exterior storage silos

Commercial-grade building constructed to allow for unlimited options:

- 14,000+ SF warehouse (currently houses a commercial mill working & cabinet facility)
- ~300 SF office & bathroom
- 18-wheeler loading dock
- Steel sliding/barn doors