

## Land, Equestrian, Cattle Working Pens, & 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 Ranch, 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 Hay/Crop Fields
- High Game Fencing
- Equipment & 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

Commercial Grade Building constructed to provide the amenities to support a variety of needs:

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

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

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
- Additional Storage Rooms
- 2 Rooms with Washer/Dryer Areas
- 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