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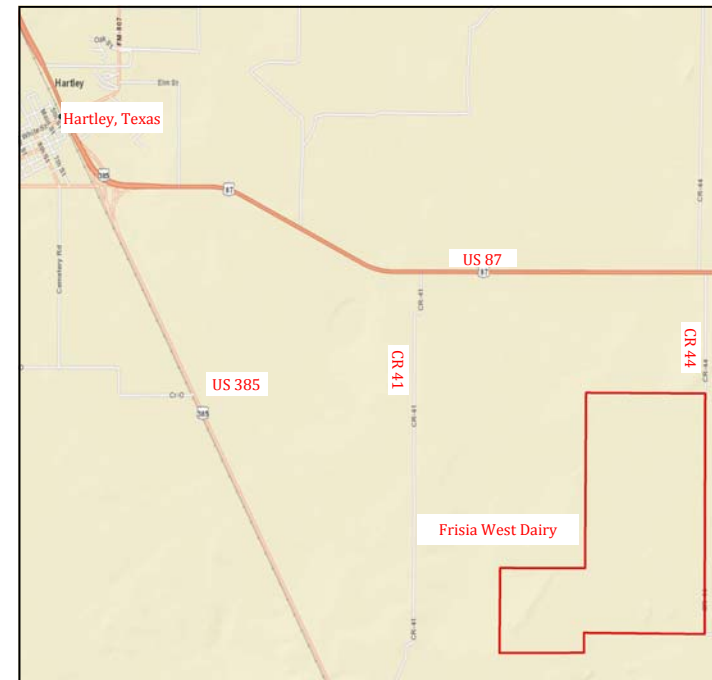
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# Frisia West Dairy

10555 County Road 44 • Hartley, Texas

Property Information Packet - v.10122015-a



## \$14,000,000.00

Frisia West Dairy is a 5,300 head Free Stall Dairy located in Hartley County, southeast of Hartley, TX. Built in 2002, with additions from 2004 to 2008, this Dairy comfortably milks 3,900 head three times a day utilizing its 80 cow rotary parlor outfitted with Westfalia Surge equipment.

In addition to the free stall barns, there are open lot pens that have 5,008 locking stanchions of various widths to accommodate growing stock. However, young stock are being developed off-site at this time.

This property includes approximately 1,600 acres, of which 1,000 ± acres are under irrigation. There are seven sprinkler systems that will convey to the buyer.

This dairy facility is a turnkey business.....everything is there..... four free stall barns, a hospital barn, a maternity barn, a calf barn, an open lot for young stock, a commodity barn, hay barns, and silage pits. Frisia West Dairy is located in a prime irrigated feed growing area, and markets its milk to Hilmar Cheese Plant in Dalhart, TX. This dairy has a great track record of profits. It has consistently ranked as a top producing supplier for the Hilmar Cheese Plant.



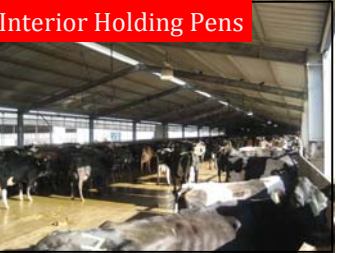
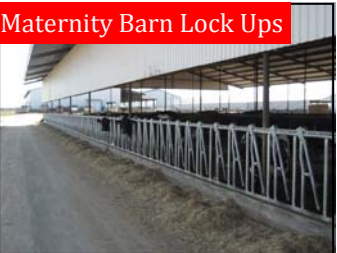
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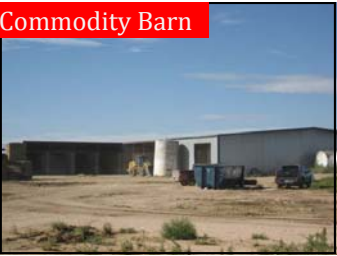
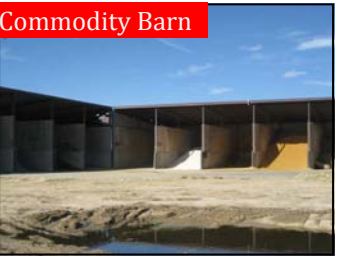
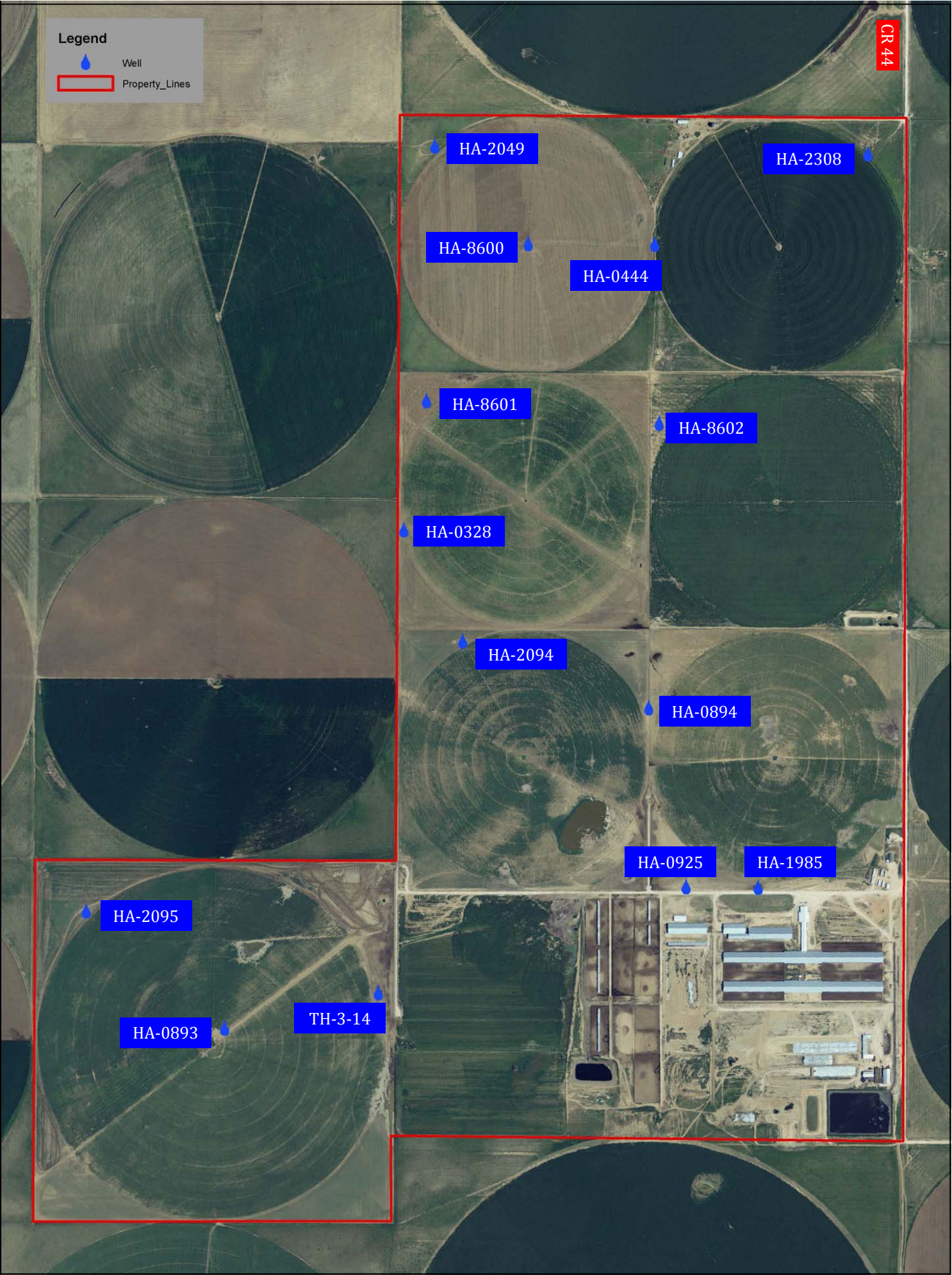




| The Facts                                                                                                                                                     |                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location:                                                                                                                                                     | Latitude: 35.830361    Longitude: -102.310956<br>Northeastern Texas Panhandle in Hartley County                                                                                                                                                              |
| Driving Directions:                                                                                                                                           | From Hartley, TX go east on Hwy 87 five miles. Turn south on CR 44 and go one mile to the northeast corner of the property.                                                                                                                                  |
| Milking Capacity:                                                                                                                                             | 5,300 head, milking two times per day                                                                                                                                                                                                                        |
| Current Production:                                                                                                                                           | The Frisia West Dairy is currently milking 3,900 head, three times per day. Milk is currently marketed through Hilmar Cheese Plant in Dalhart, TX (21 miles)                                                                                                 |
| Milking Parlor:                                                                                                                                               | Rotary 80 Head Milking Parlor with Westfalia Surge equipment, three 8,000 gallon milk tanks, and a 600 head holding pen with auto-crowd gate                                                                                                                 |
| Free Stall Barns:                                                                                                                                             | Four 102' x 810' Free Stall Barns with 3,264 locking stanchions (5/10's), Johnson waterers, automatic flush system for sanitation and sand beds.<br><br>One Free Stall Barn with 550 locking stanchions (5/10's) with hospital area                          |
| Maternity Barns:                                                                                                                                              | Two Free Stall Maternity Barns with 449 locking stanchions (5/10's)                                                                                                                                                                                          |
| Hospital Barns:                                                                                                                                               | The hospital barn has 118 locking stanchions (5/10's), a Double 7 Special Needs Milking Parlor, a hydraulic chute, and a hoof trimming chute.                                                                                                                |
| Calf Barn:                                                                                                                                                    | The calf barn has a 400 foot concrete feed lane.                                                                                                                                                                                                             |
| Open Lot Pens:                                                                                                                                                | There are 13 open lot pens with 8,080 linear feet of feed line with locking stanchions.                                                                                                                                                                      |
| Commodity Storage:                                                                                                                                            | One 14-Bay Commodity Barn<br>One 48' x 105' Hay Barn<br>One 70' x 150' Hay Barn<br>Three dirt walled Silage Pits                                                                                                                                             |
| Scale House:                                                                                                                                                  | The scale house has a 10' x 70' truck scale                                                                                                                                                                                                                  |
| Generator:                                                                                                                                                    | Caterpillar 200 kw Emergency Generator                                                                                                                                                                                                                       |
| Farmland:                                                                                                                                                     | There are approximately 1,600 acres, of which 1,000 ± acres are under irrigation. Thirteen irrigation wells provide water for this farm and there are seven late model Sprinkler systems that will convey with the sale. There are also 280 ± dryland acres. |
| Taxes:                                                                                                                                                        | \$52,410.00                                                                                                                                                                                                                                                  |
| Minerals:                                                                                                                                                     | No minerals will convey                                                                                                                                                                                                                                      |
| <p><i>This facility will be shown by appointment only.</i><br/> <i>Please contact Sheldon Snyder, ALC at 806.333.2346 to schedule your personal tour.</i></p> |                                                                                                                                                                                                                                                              |







**FRISIA WEST HARTLEY DAIRY  
WELL INFORMATION**

| Water District<br>Well # | Date Drilled | Total Depth | Pump Repair<br>Date | Use        | Type of Pump | Hp | Power             |
|--------------------------|--------------|-------------|---------------------|------------|--------------|----|-------------------|
| 2049                     | 1/28/2004    | 617         |                     | Irrigation | Submersible  | 50 | Three Phase       |
| 2308                     | 6/19/2007    | 623         | 10/15/2012          | Irrigation | Turbine      |    | Chevy 454         |
| 444                      | 2/1/1965     | 680         | 7/16/2013           | Irrigation | Turbine      |    | Chevy 454         |
| 8600                     | 11/24/2014   | 630         |                     | Irrigation | Submersible  | 50 | 8.1 liter Gen Set |
| 8601                     | 12/4/2014    | 640         | 9/8/2015            | Irrigation | Submersible  | 50 | 8.1 liter Gen Set |
| 328                      | 4/29/1964    | 605         |                     | Irrigation | Turbine      |    | Chevy 350         |
| 2094                     | 6/2/2004     | 587         |                     | Irrigation | Submersible  | 40 | Chevy 350 Gen Set |
| 893                      | 12/11/1974   | 585         | 10/27/2014          | Irrigation | Submersible  | 60 | 8.1 liter Gen Set |
| 2095                     | 6/4/2004     | 560         | 8/27/2014           | Irrigation | Submersible  | 30 | Chevy 350 Gen Set |
| 8602                     | 12/3/2014    | 580         |                     | Dairy      | Submersible  | 30 | Chevy 350 Gen Set |
| 894                      | 12/9/1974    | 585         | 8/28/2015           | Dairy      | Submersible  | 20 | Three Phase       |
| 925                      | 8/16/1975    | 508         | 10/11/2013          | Dairy      | Submersible  | 20 | Three Phase       |
| 1985                     | 7/24/2002    | 530         | 7/14/2014           | Dairy      | Submersible  | 20 | Three Phase       |
|                          |              |             |                     |            |              |    |                   |

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