

SUTHERLAND SPRINGS

HAY FARM

1150 ACRES

WILSON CO .TEXAS



THIS INCOME PRODUCING RANCH CONSISTS OF 1150 ACRES. IT IS LOCATED AT THE END OF CR 333 IN SUTHERLAND SPRINGS . THE CURRENT OWNERS ARE CUTTING COASTAL HAY UNDER THREE PIVOTS , RUNNING 130 MOTHER COWS ON TWO OTHERS AND HAVE ABOUT 60 HEIFERS IN A SEPARATE TRAP . THE PROPERTY HAS FIVE STOCK PONDS ALL OF WHICH CAN BE SUPPLEMENTED BY THE IRRIGATION PIVOTS . A GOOD SET OF WORKING LIVE STOCK PENS, FOUR LARGE BARNs AND GRAIN STORAGE COMPLETE THE WORKING OPERATION. A MOBILE HOME AND A SMALL FARM HOUSE PROVIDE LIVING QUARTERS. THE RANCH IS WELL KEPT AND IS CURRENTLY IN OPERATION. IF YOU WOULD LIKE MORE INFORMATION OR TO SET UP A SHOWING PLEASE CALL ME.

THIS PROPERTY IS OFFERED FOR SALE EXCLUSIVELY BY

R. ANTHONY SIMPSON, BROKER

RANCH AND LAND INVESTMENTS

210-854-6365

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HYDRAULIC WORKING
CHUTE



HEAVY DUTY WORKING
PENS



LOADING CHUTE

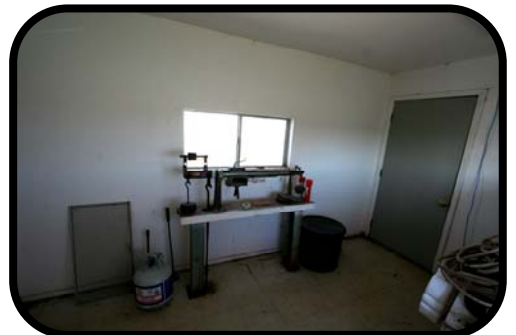


SCALE HOUSE

PRE-CONDITIONING PENS



ALL IN GOOD WORKING
CONDITION



FOUR IRRIGATION WELLS (1- ELEC. AND 3 CAT DEISEL)APPROX 1000 GPM EACH

TWO OTHER SMALL WELLS ARE PRESENT ON THE RANCH



CARRIZO IS APPROX. 350 FT AND STATIC IS APPROX 106 ON WELL # 4

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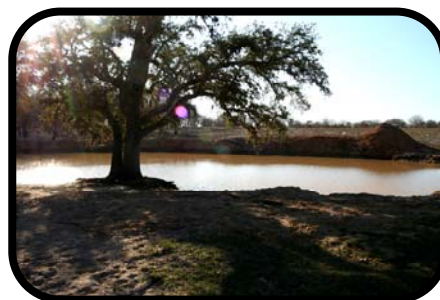
1150 ACRES



BARNs WORKSHOP GRAIN STORAGE



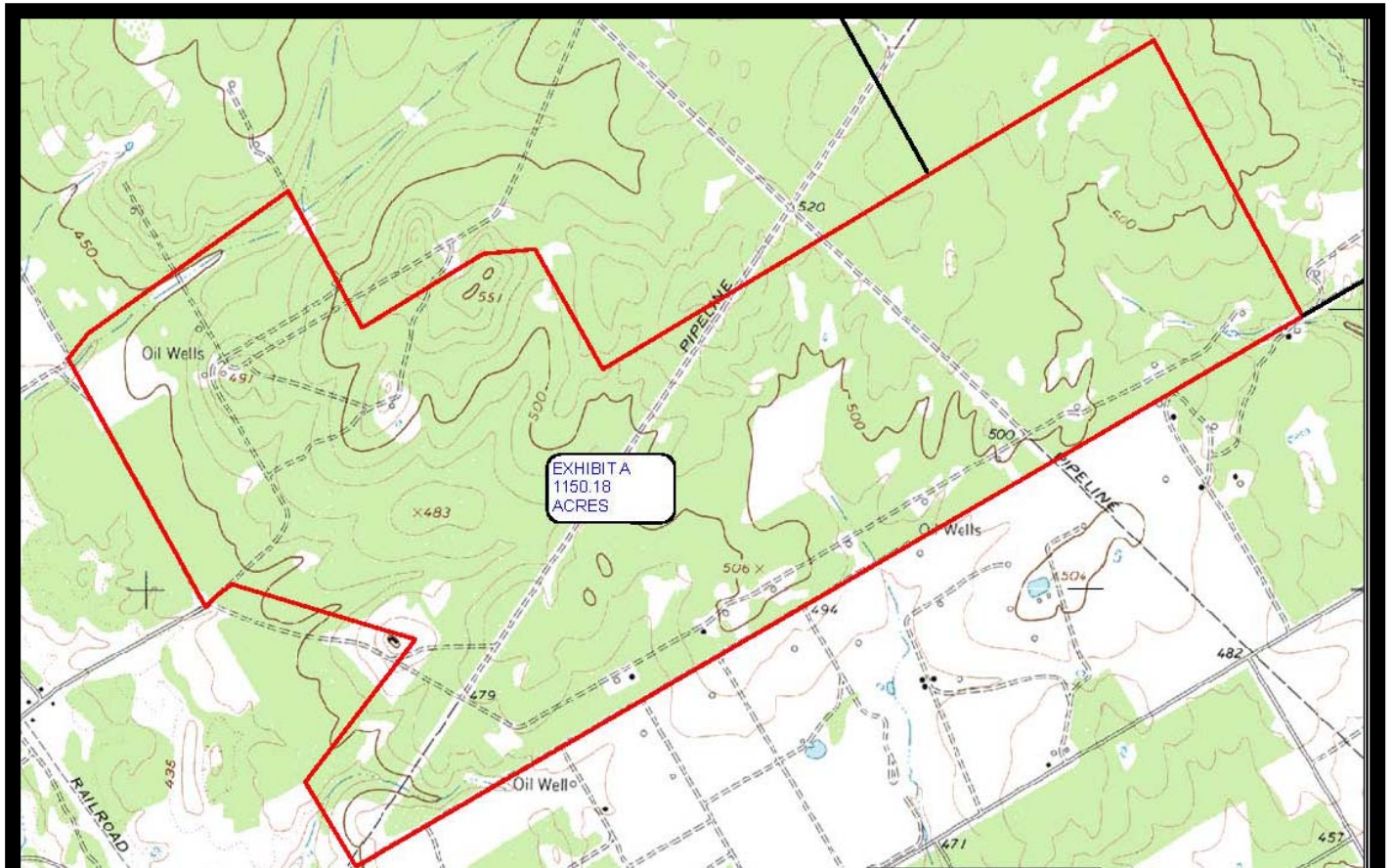
AROUND THE RANCH



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SUMMARY

- 4 -VALLEY 8000 PIVOT
- 1- ZIMMATC POLY LINED PIVOT
- 1- ELEC.IRRIGATION WELL DRILLED LATE 2011
- 1- CAT DIESEL POWERED IRRIGATION WELL DRILLED SAME AS ABOVE
- 2 -CAT DIESEL POWERED IRRIGATION WELLS

ALL ARE APPROX 1000 G.P.M. AND AT 350 TO 400 FT IN THE CARRIZO

- SMALL MOBILE HOME AND A RANCH HOUSE
- 4 BIG BARNS AND AN ENCLOSED WORKSHOP
- HEAVY DUTY WORKING PENS
- HYDRAULIC WORKING CHUTE
- SCALES AND SCALE HOUSE
- PRE-CONDITIONING PENS
- GRAIN STORAGE
- 5 STOCK PONDS (CAN BE SUPPLEMENTED BY IRRIGATION)
- SURFACE ONLY , NO MINERALS AVAILABLE
- PRICE : \$ 4,500,000.00

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THE INFORMATION PRESENTED WAS OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, THE BROKER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY THEREOF. THE PROPERTY OFFERED FOR SALE IS SUBJECT TO CHANGES, PRIOR SALE, WITHDRAWAL AND FACTS ASCERTAINED BY THE OWNER(S).