

Property

Total of 537+- acres

- East of HCR 2202
 - 277+- acres
 - 3 stock ponds
 - 2 center pivot irrigation systems with underground 10" piping from Brazos River
 - Cedar storage building
 - Catch pens for working/sorting cattle
- West of HCR 2202
 - 260+- acres
 - 5 stock ponds
 - 1300+- Linear Feet Brazos River access
 - Transferable senior water rights from TCEQ
 - Diesel water pump and 10" piping to irrigation points
 - 1 walk around pivot irrigation system
 - Hay barn with covered tractor and equipment storage
 - Small barn with large lean to
 - Catch pens for working/sorting cattle
- Stock ponds recently dug out and reseeded
- Completely fenced and cross fenced with newer gates installed
- Alley access between both sides of HCR 2202

Operation

- *Cattle*
 - Currently run 80-100 head on west side and 200 head on east side (when not bailing hay)
- *Hay*
 - Consistently fertilized and treated for weeds annually
 - Sprayed anhydrous ammonia on last two years
 - Spread 300lbs+- nitrogen per acre first of spring then 175lbs+- per acre every cutting after
 - Spread 150lbs+- in December adding phosphorus and potassium
 - East of HCR 2202
 - Bottom Pivot-175 rolls per cutting
 - Top Pivot-Not 100% grass yet, planned on seeding the rest this year or plant oats
 - West of HCR 2202
 - Pivot on -Ready to go but not utilized yet

Improvements

East of HCR 2202

- 2006 ranch style stone house 3100+- sf
 - Generates \$36,000+- annually in rental income
 - Property manager in place and would like to stay
 - Currently operating as a weekend rental or special occasion facility, average rental rate \$250/night
 - Co-op water, septic and propane

West of HCR 2202

- 1980's brick home 2566SF+- house
 - Generates \$9,600+- annually in rental income
 - Tenant on MTM lease, good rental record for over a year
- Hunters Cabin
 - Two separate one room cabins with own bath and shower
 - One side offers small kitchenette

- Rental rates vary according to season