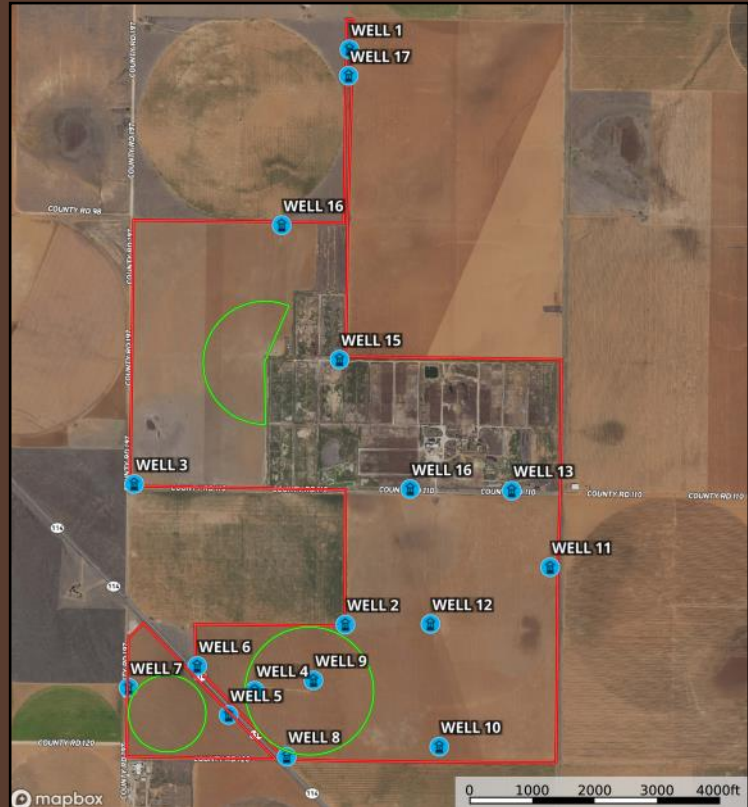


HEINRICH JORDAN FEEDYARD

\$2,100,000



1,036 +/- acres located at Morton, TX including a feedyard facility permitted for 45,000 head. The pens range in condition from operating to need rebuilding. Would be a suitable property to build out a dairy heifer development facility. Includes irrigation equipment, wells, permits, any owned mineral rights and water rights. Has potential to develop additional irrigation.



ESLABON PROPERTIES

Specializing in Commercial Agricultural Facilities

Richard Bretz—806-674-7211—rb@eslabonlp.com

www.eslabonproperties.com

Eslabon Capital, LP dba Eslabon Properties

Listed in cooperation with Clift Land Brokers
Eric Turpen—806-679-6206—eric@cliftlandbrokers.com



FARMLAND

- 150+/- acres irrigated
- 636 +/- acres dryland
- 3 pivots currently operating:
 - 4 tower pivot covering 35 acres
 - 6 tower pivot covering 75 acres
 - 6 tower pivot covering 40 acres



CATTLE FACILITIES

- 2,850 ft. of pen and bunk is currently in use.
- 17,000 ft. of pen and bunk can be used as is or needs some repair.
- 11,500 ft. of pen and bunk needs rebuilding.
- Most of the pens are 175 ft. deep.
- All pens have cattle drive alleys.
- One processing barn with Bowman chute
- Several hospitals



Load-Out



Processing Barn



Bowman Chute in Processing Barn



Cattle Scale



Feed Alley, Bunk, & Pens

WATER

- 7 wells in production. Estimated by owner at a combined total of 550 GPM.
- 5 wells that need pumps or minor work. Estimated to provide an additional 200 GPM or more.
- All wells tie into feedyard.
- Two water storage tanks, each with a capacity of 115,000 gallons



115,000 Gallon Water Tank



115, 000 Gallon Water Tank

FEEDMILL

- Two 18" x 36" rolls
- 150 HP boiler
- Commodity barn
- Two stationary mixers
- Roughage storage
- 100,000 lb. truck scales (adjacent to office)



Feedmill



Commodity Barn



Roto-Mix 620-16 Stationary Mixer



Roto-Mix 620-16 Stationary Mixer



Micro Room & 56,000 Gallon Liquid Supplement Tank

ENVIRONMENTAL

- Permitted for 45,000 head
- Two lagoons. Both can be pumped to farmland.
- One playa lake



Lagoon

OTHER FACILITIES & ASSETS

- 2,400 sq. ft. home/office with separate entrances for home and office
- Horse barns
- Workable 7 tower pivot to be installed



Office & 100,000 Lb. Truck Scales



7 Tower Pivot To Be Installed

COMPUTER SOFTWARE

- Feedmill: Walco
 - Bunk: Walco
- Hospital and Processing: Walco
 - Cattle Accounting: Walco



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All acres, volumes, quantities, capacities, and distances are approximate.

Any pending transaction is confidential.

Do not contact feedyard staff or the owner for further information.

All contacts should be made through:

Eslabon Capital, LP dba Eslabon Properties

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14910 Leeward Dr. Unit 602

Corpus Christi, TX 78418

DISCLAIMER

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