

SEMINOLE GROWERS

\$900,000



Located approximately 22 miles west of Seminole, Texas and 3 miles north on FM 3306. Practical capacity for 33,000 head, 530+/- acres of land including 103 tillable acres with the balance in pasture land, environmentally sound, a dry roll feedmill, abundance of water, deep pens, good access to local roughage, and warm winter climate.



ESLABON PROPERTIES

Specializing in Commercial Agricultural Facilities

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www.eslabonproperties.com

Eslabon Capital, LP dba Eslabon Properties

LOCATION



Located approximately 22 miles west and 3 miles north of Seminole, TX.

LEGAL DESCRIPTION

- Tract 1: The Southwest Quarter (SW/4) of the West Half (W/2) of the Southeast Quarter (SE/4) OF Section 12, Block A-9, Public School Land Survey, Gaines County, Texas.
- Tract 2: The West Half (W/2) of the Northwest Quarter (NW/4) of Section 19, Block A-9, Public School Land Survey, Gaines County, Texas.
- Tract 3: The East Half (E/2) of the Northwest Quarter (NW/4) of Section 19, Block A-9, Public School Land Survey, Gaines County, Texas.
- Tract 4: The Northeast Quarter (NE/4) of Section 19, Block A-9, Public School Land Survey, Gaines County, Texas, SAVE AND EXCEPT the South 25 acres thereof.
- Tract 5: THE SURFACE ESTATE of the East Half (E/2) of the Northwest Quarter (NW/4) of Section 19, Block A-9, Public School Land Survey, Gaines County, Texas; and,
- Tract 6: THE SURFACE ESTATE of the Northeast Quarter (NE/4) of Section 19, Block A-9, Public School



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CATTLE FACILITIES

- Bunk space totals 24,859 feet or enough for 33,145 head at 9 inches per head.
- Pen space totals 4,888,240 square feet or about 147 square foot per head for 33,145 head.
- 68 foot cattle scales.
- 3 cattle hospitals with hydraulic chutes, working tubs, and concrete alleys.
- Modern processing barn with hydraulic chute and concrete work alleys.
- Receiving / loadout facility including angled holding pens, concrete work alleys, and double deck truck chute.
- Johnson concrete waterers.



Cattle Scales & Scale House



Load-Out #1



Load-Out #2



Processing Barn



Silencer Chute in Processing Barn



Hospital Barn



Bowman Chute in Hospital Barn



Hospital Barn



Bunk & Pens



Pen & Bunk Pad



Cattle Drive Alley



Typical Johnson Waterer

FEEDMILL

- The ration mixing process is a simple design including flat commodity storage with mixer trucks/wagons charged by an end loader.
- Denver dry roll
- 7,703,000 pounds of dry grain storage.
- Two 119,000 pound insulated and heated fat tanks.
- 105,000 pound insulated and heated molasses tank.
- Two 170,000 pound supplement tanks.
- 12,000 bushel per hour grain leg.
- 3,000 bushel capacity dump pit.
- 72 foot truck scale



Feedmill Overview



Truck Scale



Additional Truck Scale



Denver Dry Roll



Liquid Supplement Tanks



Grain Storage



Grain Storage



Unload Pit



Commodity Storage



Silage Pit



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WATER

- 3 wells.
- Owner estimates over 20 gallons per head per day of water.
- All wells are linked together.
- 273,000 gallons of water storage.



Well



Water Storage



Water Storage



Water Storage

ENVIRONMENTAL



Retention Pond



Settling Basin

- Permitted for 35,000 head.
- Permitted through July 20, 2024.
- Three retention ponds.
- Retention ponds can be dewatered to irrigated land.



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OTHER FACILITIES

- 40 x 80 foot modern office building. Includes two work areas and five private offices with several desks, file cabinets, and other office equipment.
- Cowboy break room
- Two bay shop with sump, chain lift, and parts room.
- Large eight stall horse barn with tack and feed storage.
- Additional Horse Barn
- Fuel storage tanks with spill containment walls.
- Twenty-four hour security gate.



Office



Inside Office



Fuel Tanks



Shop



Cowboy Break Room

FARMLAND

- 103 tillable acres with one small pivot
- Three irrigation wells



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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:

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DISCLAIMER

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