



J Ob Farming

- ✓ ±10,648 acres
- ✓ Bailey County, Texas

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Introduction

Very rarely is an operation of this scale and quality offered to the public for purchase. This is truly a once in a lifetime opportunity to obtain a legacy which has taken decades of dedication to obtain.

Veritas Real Estate Co is blessed to be chosen as the exclusive broker to offer the J Ob Farming & Ranching business. This fully operational business is offered as a complete package with all assets, which include:

- ✓ 10,648 deeded acres.
- ✓ Extensive improvements.
- ✓ A large fleet of farming equipment, and implements.
- ✓ The last remaining seed-stock of a specialty crop in the United States.
- ✓ Seed Cleaning Business and Operation.



Located in Bailey County, Texas, the acreage consists of dryland and irrigated farmland, native and improved pasture, and CRP land. Additionally, this land offers world-class hunting opportunities, making this mix of enterprises one of the most attractive offerings to be marketed. The property is in one of the most affordable dollar-per-acre arable farmland regions in the United States.

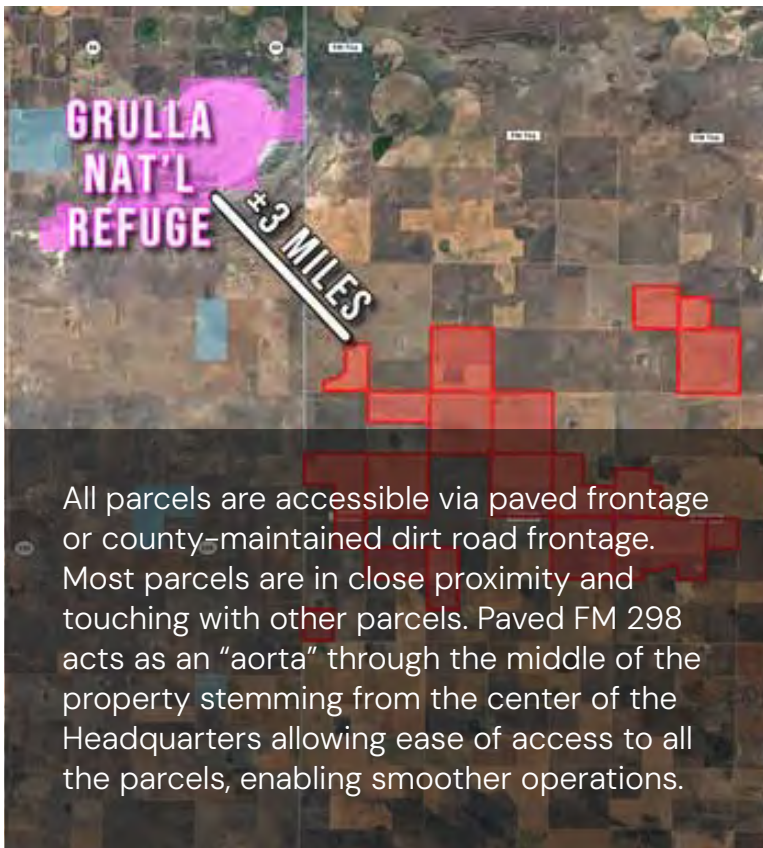




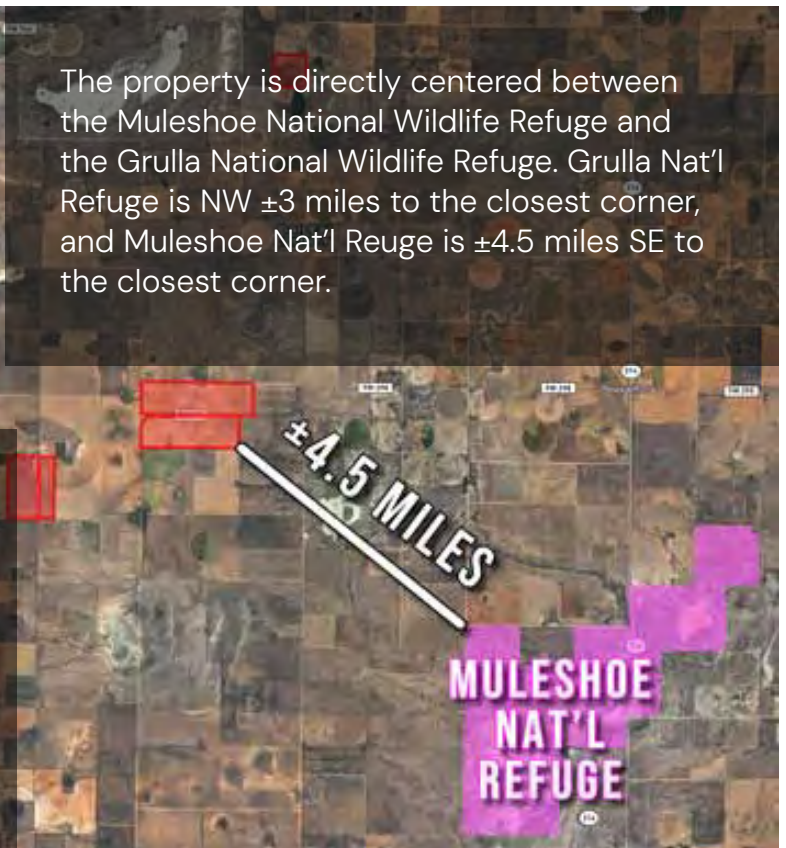
Location and Access

The property is located in the rural western portion of the Texas Panhandle in Bailey County of the South High Plains. At the center of the operation is the former community of Stegall, Texas, which is located 27 miles SW of Muleshoe Texas, 28 miles NW of Morton Texas, and 38 minutes SE of Portales, NM.

Lubbock, TX (pop: 263,930) is located 80 miles SE of the property which houses an international airport.

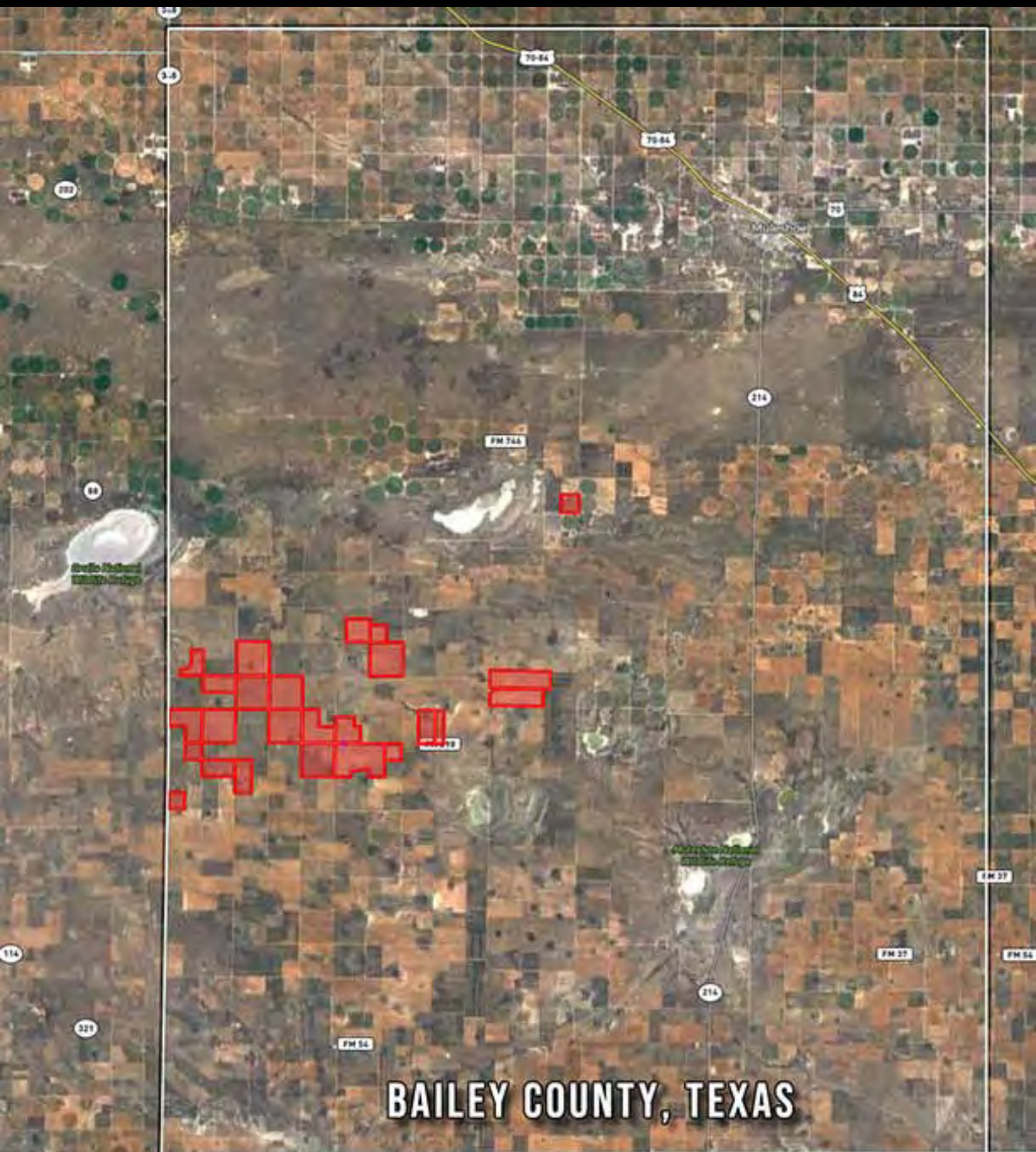


The property is directly centered between the Muleshoe National Wildlife Refuge and the Grulla National Wildlife Refuge. Grulla Nat'l Refuge is NW ± 3 miles to the closest corner, and Muleshoe Nat'l Reuge is ± 4.5 miles SE to the closest corner.



All parcels are accessible via paved frontage or county-maintained dirt road frontage. Most parcels are in close proximity and touching with other parcels. Paved FM 298 acts as an "aorta" through the middle of the property stemming from the center of the Headquarters allowing ease of access to all the parcels, enabling smoother operations.

Bailey County, Texas





Overall Property Description


The land comprises of:

- ✔ 687.1 acres of irrigated parcels.
- ✔ 7,179.45 acres of dryland.
- ✔ 1,815.85 acres in native/improved pasture, and
- ✔ 966.23 acres of CRP parcels.

The land is mostly level with minimal contour. The elevation ranges from the highest point of 4105ft to 3875 ft at the lowest. Most of the soils consist of strong Stegall Loam (0-1% slopes) or a sandy loam variety. The property has generally been used for cattle production, wheat, sorghum-almum, corn, cotton, and hay grazer production.

The native and CRP pastures consist of side-oat gramma, little bluestem and buffalo grass with some mesquites, and yuccas, and sporadically dotted with wildlife playas and elm trees.

Overall, the property is a vast, uninterrupted span of open land.





Improvements

The property holds three large warehouse barns with a total combined square footage of 41,400, all of which are supported with 2 ft+ thick concrete flooring, as follows:

- ✓ Main barn: 130' x 180'.
- ✓ Seed Warehouse barn: 60' x 180'.
- ✓ "Airport Place" Barn: 60'x 120'.

There are 3 homes, and a furnished hunt shack on the property:

- ✓ Headquarters Home: 1,890 sqft.
- ✓ North Hand House: 1,743 sqft.
- ✓ West Hand House: 1,473 sqft.
- ✓ Hunt Shack: 1,000 sqft.



Additionally, there are:

- ✓ (3) newer equipment/hay sheds each 100x 70' under the roofline..
- ✓ 1,800 sqft enclosed metal storage barn.
- ✓ 12,000 gallon off-road diesel storage tank.
- ✓ (2) 1,000 gallon underground fuel tanks.
- ✓ Working cattle pens (pipe) with sweep and squeeze-chute.
- ✓ Covered Holding Pens.
- ✓ Concrete cattle feeding trough.

All of the native pastureland is fenced with good to new 5 strand barbed wire fence, with solid 2- 3/8" pipe corners and H-braces. The native pasture parcels are equipped with double hung 19' gates, and each pasture is equipped with livestock/wildlife wells and troughs. Many of the dryland parcels are also equipped with water troughs for livestock and wildlife purposes fed by electric and solar pumps, and a windmill.



Irrigation

The "Baileyboro Gin":

- ✓ 513.2 acres total.
- ✓ 360 acres irrigated (70%).
- ✓ (3) Brand New 2024 Valley Pivots.
- ✓ Pivots are all poly-lined, 8 tower pivots.
- ✓ Pivots are nozzled at 650–680 GPM.
- ✓ 9 wells total. 8 of them drilled in 2024.
- ✓ Deepest well is only at 156ft.
- ✓ 8 wells are cased with 8" steel casing, one well w/ 5" steel casing.
- ✓ Water piping structured to water each pivot individually for rotation.
- ✓ ± 5.41 gpm per irrigated acre.

The "King Circle":

- ✓ 173.9 acres total.
- ✓ 120 acres irrigated (69%).
- ✓ Later model (~2014) 8 Tower Valley pivot with new control box.
- ✓ Nozzled at 450 GPM.
- ✓ 4 wells feeding the pivot.
- ✓ ± 3.75 gpm per irrigated acre.
- ✓ 1 additional well for livestock/wildlife.





Specialty Crop

J Ob Farming has had profound success in growing a specialty crop which has served as a staple of the operation and has been the life blood behind the acquisitions of this operation.

Sorghum-almum is one of the most valuable livestock forage and fodder crops during summer in semi-arid areas worldwide and has been grown on the property for the purpose of harvesting the seed for market. Included in the sale is the last known remaining seed-stock of sorghum-almum in the United States (estimated around 50,000 lbs), along with the current sorghum-almum crop in the field. Seed dealer contacts, along with all equipment to continue the business will also be included. The current owners have expressed the willingness to train the future owners for the continuation of the business.

Additionally included with the sale is $\pm 169,000$ lbs of cleaned and stored 2024 Beardless Wheat Seed (VNS), which can be used to replant production fields and $\pm 3,000$ lbs of delinted cotton seed.







Equipment

The J Ob Farming operation is ready to operate on Day 1. Included in the sale is a multitude of GPS enabled John Deere tractors, combines, sprayers, strippers, grain drills, square and round balers, windrowers, tractor-trailers, F-250 flatbed trucks, a large inventory of various implements, hand-tools, supplies/materials, and much, much more. A complete list of equipment inventory is available on request.

A Clipper Seed cleaner is also included inside the main barn which has been used to clean various seed for market grown on the property.





Wildlife/Hunting

Due to its rural nature and size, the property is more than abundant with a variety of wildlife. Herds of American Antelope, Mule deer, and even Whitetail deer take refuge on the property. World class Antelope bucks and Mule Deer have been harvested on the property, and the current owners have sold antelope and mule deer guided hunts on the property every year. J Ob Farming also provided the Mule Deer and Antelope portion for the Texas Big Game: "Texas Slam" hunts on this very property. 180" Mule Deer bucks have been harvested on the property.

The current owners have participated in Managed Lands Deer Program year after year to take advantage of extended season lengths and liberalized harvest opportunities. For the '23-24 hunting season, this property was given 8 Mule Buck and 8 Mule Doe tags. The property qualifies for landowner Pronghorn permits as it falls within the Unit 46 Panhandle Pronghorn Herd.

There is a furnished hunt shack on the property to house out of area hunters during the season.



Many Sandhill Cranes are also abundant in the area known to roost on playas during the evenings and night to fly to production fields in the mornings. An estimated 50,000-70,000 Sandhill cranes visit the general area during the winter months.

Blue (Scaled) Quail are also found on the property, along with a generous amount of dove.

The property also serves well for predator hunting, for species such as bobcat and coyotes.





Conservation

Currently there are 966.23 acres of parcels in the CRP program with three separate contracts. Of these parcels, 849.89 acres are enrolled, with a total combined annual income of \$36,973. CRP contracts are available on request.

Energy

The Sagamore Wind Farm in Roosevelt, Co New Mexico is approximately 2 miles west from the closest parcel. The Blue Cloud Wind Project is 7.5 miles east from the closest parcel. There is a 345 KV transmission line 0.3 miles from the closest parcel.



Utilities

A majority of the parcels have overhead electricity available provided by Bailey County Electric Coop on the property or on the county roads. Please see the interactive map to view where electric lines are located.

AT&T High speed internet fiber cables have also been recently installed along FM 298.





Broker Remarks • Pricing

A comprehensive offering of this size does not come often. The J Ob Farming and Ranching Operation is a clean, turn-key operation with pride of ownership evident in every corner of the property. The operation is not only a multi-facet business opportunity but a sizable land holding with a considerable amount of depreciation for the next owner.

The J Ob Farming operation is offered at \$2,817 per acre, which includes all improvements, equipment/implements, tools, supplies/materials, and the sorghum-alum seed business/seed-stock.

We thank you for you time and for review of the J Ob Farming operation. If we can answer any questions, you may :







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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Information available at www.trec.texas.gov
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