

Big Valley Pecan Farm

3,300± acres | \$28,000,000 | San Saba, Texas | San Saba and Mills Counties



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Big Valley Pecan Farm

We are honored to offer for sale this historic family farm. The Big Valley Pecan Farm has been under the same ownership for over 70 years. The property is centrally located between San Saba, Texas and Goldthwaite, Texas on the Colorado River. The farm is made up of 3,300± acres with approximately 15 miles of Colorado River frontage. Mr. O. P. Leonard began pecan farming in the 1930's with locations over the years in numerous areas of Texas. During that century, family farms were planted in Bastrop, Brownwood, Granbury, and San Saba, Texas as well as Miami and Okmulgee, Oklahoma. Currently, the third generation of the family is in charge and overseeing the operation.

Pecan trees in the Big Valley location began being planted in the late 1950's. The Leonard Family was very instrumental in the development of many improved varieties of pecans, working closely with Texas A&M and the Brownwood U.S.D.A experiment station.









Pecan Farm Operation

Today the farm is home to approximately 55,000 pecan trees. The majority of production comes from the following varieties: San Saba, Cheyenne, Wichita, Western Schley, Pawnee, and Tejas. Harvest typically begins in early October through the end of December. Once harvested and collected, the nuts are processed on-site and then sorted and prepared for shipping. All equipment needed for the complete farming operation is included in the sale. A complete equipment list will be provided to a qualified buyer upon request and a Non-disclosure Agreement.

The water for irrigation of the trees is provided by the Colorado River and 5,500 acre feet of adjudicated water rights. Pump stations strategically placed along the river provide water for sprinkler, flood, and the drip irrigation system throughout the orchard. Much of the drip irrigation system is new and has been installed over the last few years. All water rights associated with the Big Valley property will be transferred with an acceptable offer. Water rights may be leased to others along the Colorado River.









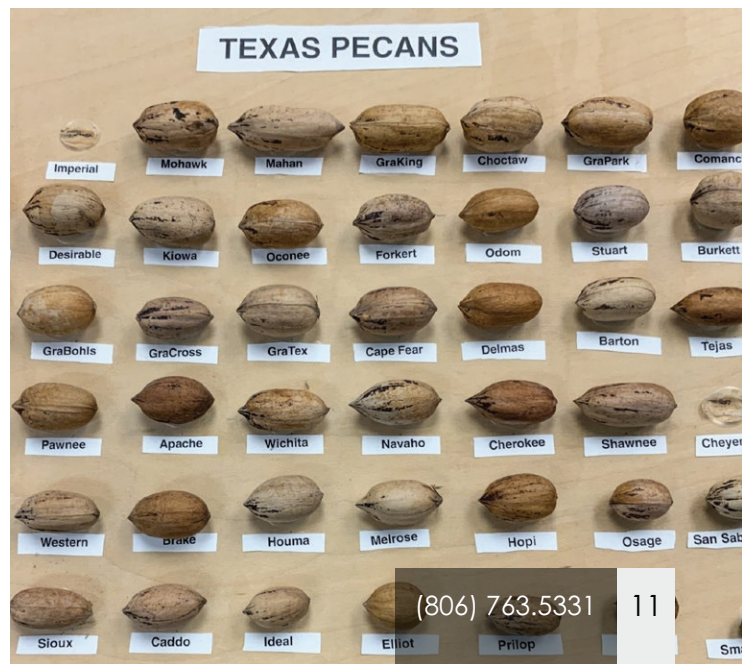
Location

The property is approximately half in San Saba County and the other portion in Mills County. Goldthwaite and San Saba are both 10± miles to the north and south respectively. Highway 16 splits the farm in the middle running north and south. Austin, Texas is 100 miles to the southeast and Ft. Worth is 150 miles to the northeast.



Improvements

Located upon the property are a few modest houses utilized by employees and family. Also on the farm is an office facility, a cleaning plant (2015) with all necessary equipment, and equipment sheds. Approximately 70% of the orchard is in drip irrigation.







Hunting • Recreation • Resources

The farm is home to whitetail deer, turkey, and wild hogs. Year-round hunting is available for hogs. Fishing in the ponds along with miles of the Colorado River provides many fishing options. Dove hunting is also very good in season. There are many places to set up to hunt squirrels throughout the many trees. Also located on the property is a rock deposit with possible mining opportunities.











Remarks • Price

The Big Valley Pecan Farm is a turnkey business opportunity with a very long, historical, and special history. All equipment, improvements, and water resources are available with this magnificent property. Mineral rights are to be reserved.

This orchard is ready to be operated and enjoyed by the next ownership group or family. Another plus to this property is that there is a substantial amount of depreciation possibilities.

This property is turnkey priced at \$28,000,000. If you are in the market for an income-producing farm, this place deserves a look.

Call Layne Walker today at (214) 244.6484
for more information or to schedule a tour.

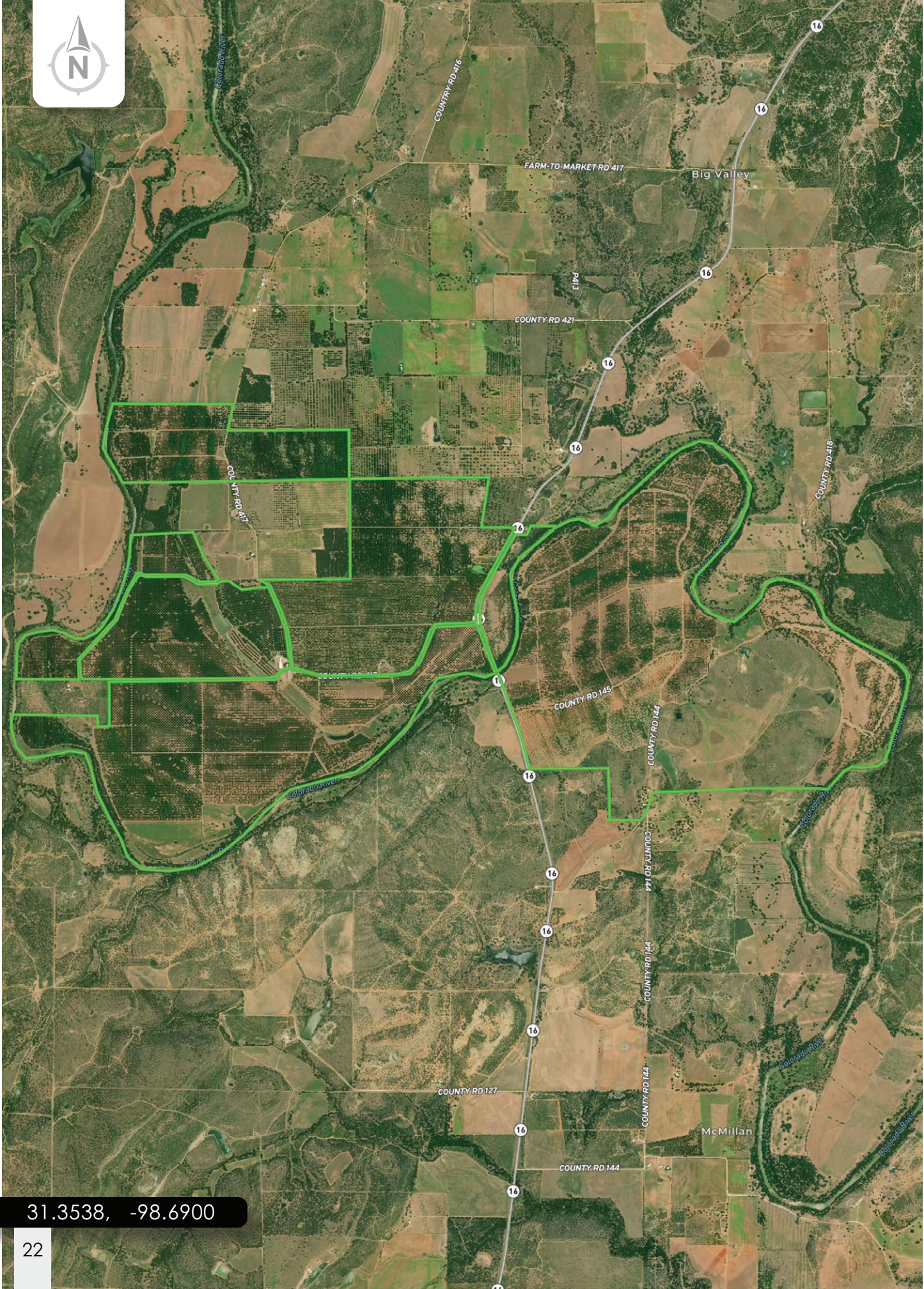




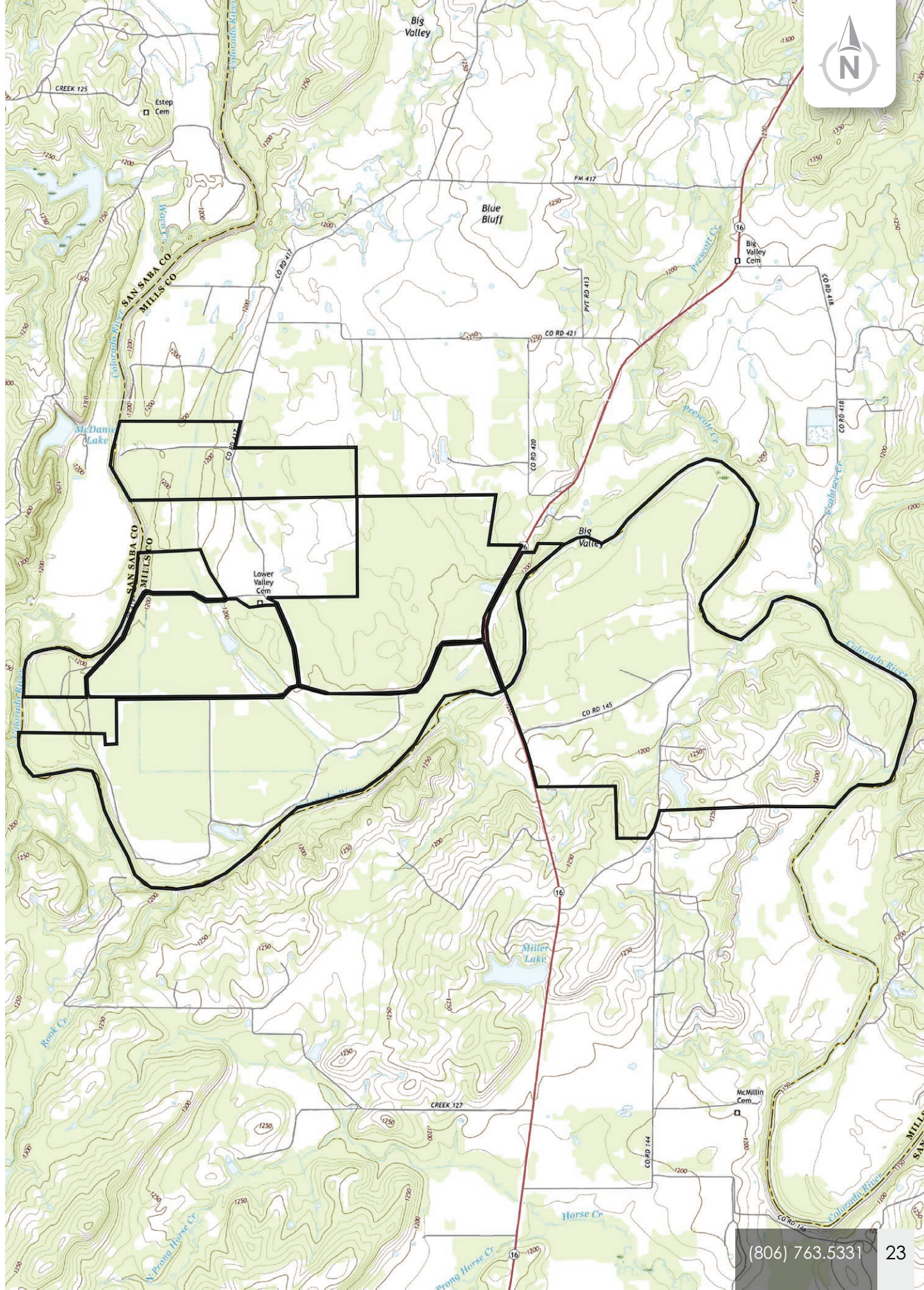


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31.3538, -98.6900



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