

J Ob Farm & Ranch

± 10,474 acres | \$25,000,000 | Stegall, TX | Bailey County



VeritasLandCo.com | 806-853-7355

J Ob Farm & Ranch

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.

This fully operational business is offered as a complete package with all assets, which include:

- 10,474.73± 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. 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.





Land Description

The land comprises of: •513.2 acres of irrigated parcels •7,230 acres of dryland
•1,765.3 acres in native/improved pasture
•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 grazing, wheat, sorgum-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 playa lakes and elm trees.

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





Location and Access

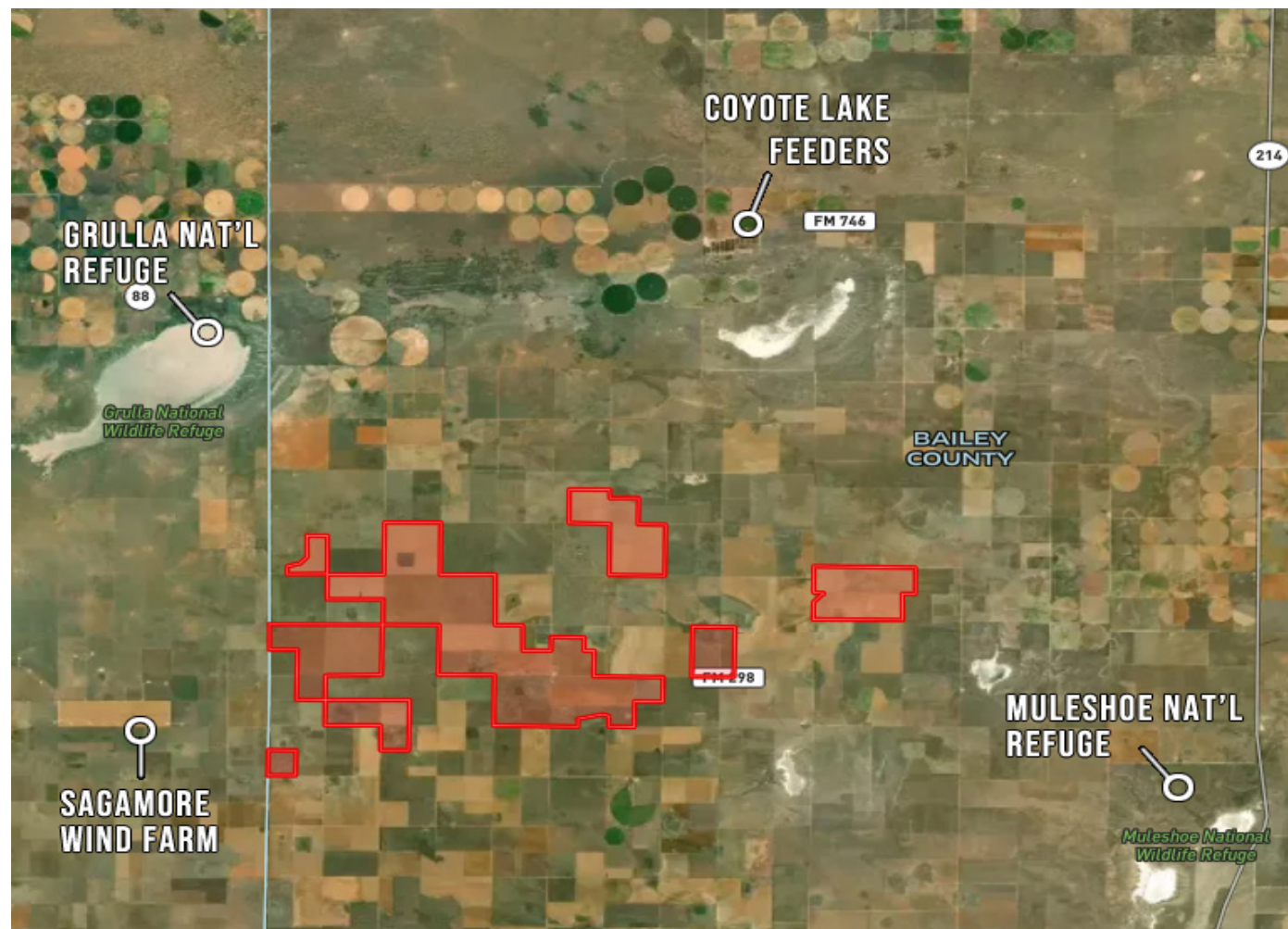
The property is located in the rural western portion of the Texas Panhandle in Bailey County of the South High Plains. At the center of the operation is the former community of Stegall, Texas, which is located 27 miles SW of Muleshoe Texas, 28 miles NW of Morton Texas, and 38 minutes SE of Por-tales,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

Coyote Lake Feeders, a 34,000 head feedyard, is 8 miles north of the property.

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.



Improvements

The property holds three large warehouse barns with a total combined square footage of 41,400, all of which are supported with 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:

- 2 equipment/hay sheds each 100x 70' under the roofline.
- 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

- 513.2 acres total
- 360 acres irrigated under the pivot •(3)
- New 2024 8 tower Valley Pivots •Pivots are all poly-lined, 8 tower pivots
- Pivots are all nozzled at 600 GPM each
- 9 wells total. 8 of them drilled in 2024
- Deepest well at 156ft
- 8 wells are cased with 8" steel casing, one well w/ 5" steel casing
- Nozzle package designed to water each pivot individually.



Specialty Crop & Seed Business

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. About 1-1.2k acres are planted each year of this crop, and generally nets \$400k-500k a year alone.

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.



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.



Hunting and Wildlife

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 Farms 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 '24-25 hunting season, this property was given 9 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.





Broker Remarks ■ Pricing

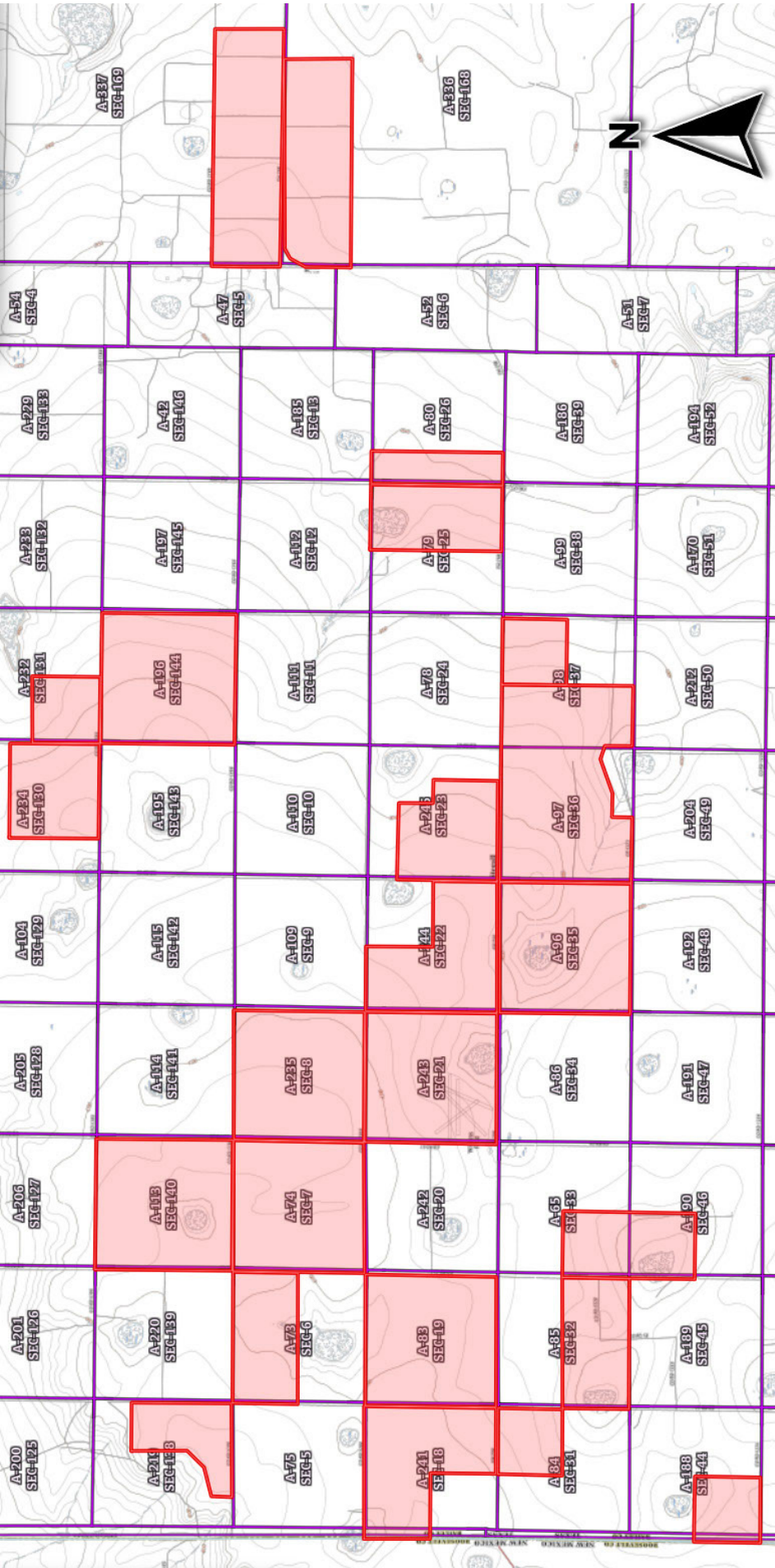
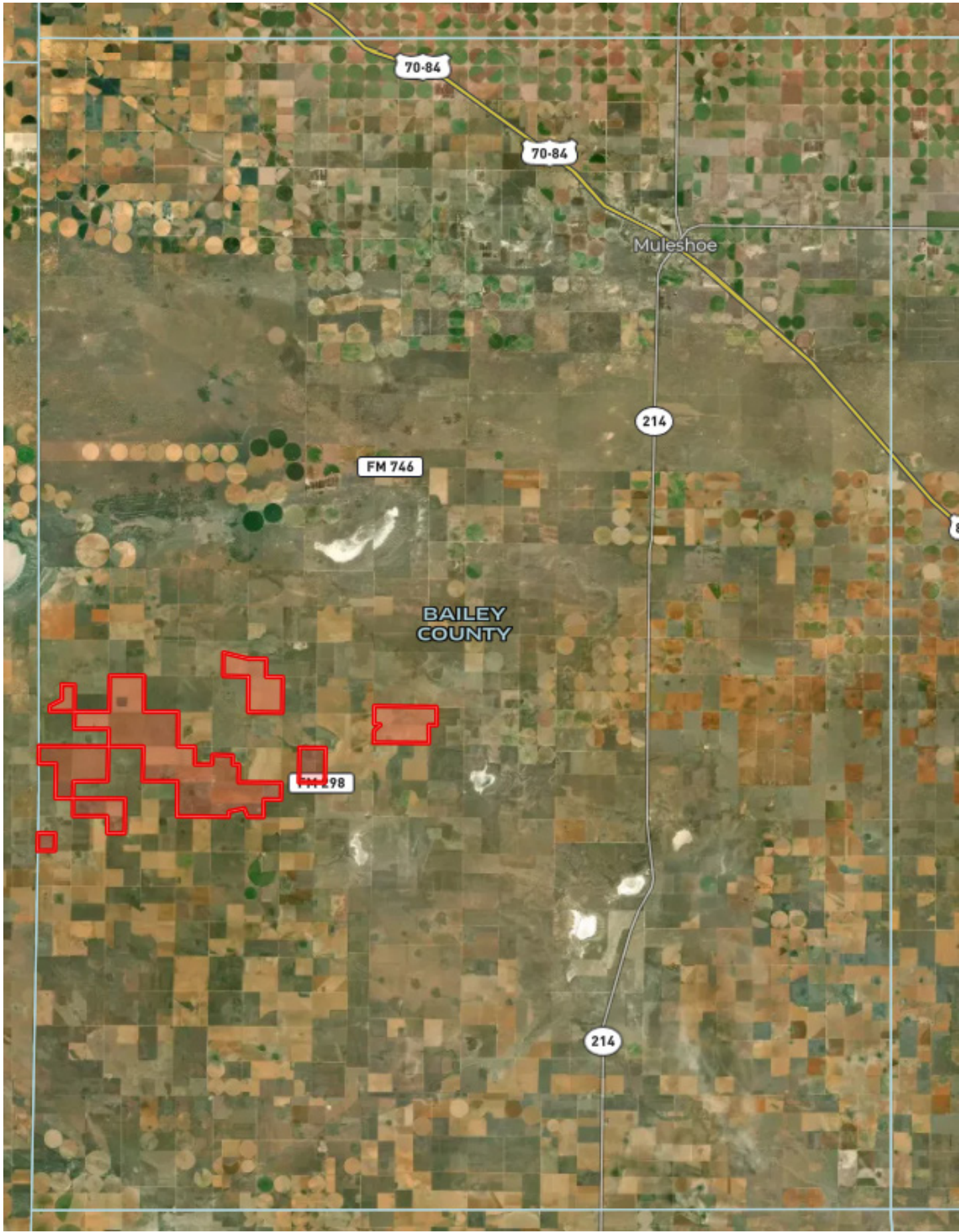
A comprehensive offering of this size does not come often. The J Ob Farming and Ranching Operation is a clean, turn-key operation with pride of ownership evident in every corner of the property. The operation is not only a multi-facet business opportunity but a sizable land holding with a considerable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

The J OB farming operation is offered at \$2,386 per acre, or \$25,000,000, which includes all land and improvements, equipment/implements, tools, supplies/materials, and the sorghum-almum seed busi-ness/seed-stock.

This property is listed exclusively with Veritas Real Estate Company
We thank you for you time and for review of the J Ob Farming operation. If we can answer any questions, you may call or text:

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