

Additional Land Features, Equestrian Facilities, Cattle Working Pens, Feed Manufacturing Facility, & Commercial Building

Land masterfully planned to allow for endless commercial, farming, & recreational opportunities:

- 92 +/- acres of rolling terrain
- Concrete & paved interior roads through the heart of the property, main home, & commercial portions
- 3 apartments located just east of the horse barn & feed manufacturing facilities
- Fully fenced & cross-fenced into 6 pastures
- 4 ponds spread throughout the property:
 - 3.5 +/- acre underground fed pond that stretches from both sides of the tree lined to the front of the home.
 - An underground fed pond located at the back of the property.
 - 2 additional ponds in the cross-fenced portions of the land.
- 2 recently planted pecan orchards (~50 pecan trees)
- Equipment storage
- Enclosed mechanic shop with shelving, worktable, & steel & wood barn doors
- Open 2,900 SF shed with metal roof, steel support, concrete floors with inset middle drain, & large dog kennels
- Sandy lome soil & coastal grass

Covered working pens planned to allow for an all-inclusive cattle operation:

- Working shoot with a hydraulic squeeze, cattle crush, & electric scale
- Metal pipe fencing on the exterior & interior corral gates.
- Sorting gates
- Multiple corrals that are easily accessible from either the barn, pastures, & loading area

Versatile commercial-grade building designed & constructed to provide unlimited options:

- 14,000+ SF warehouse
- ~300 SF office has a bathroom and a wall of windows overlooking the space.
- 18-wheeler loading dock
- Steel sliding barn doors

Equestrian facilities designed to support breeding, performance, & recreational riding:

- 19 stall horse barn
- Breeding mount
- 3 stocks with foal stalls
- Vet's office
- Covered 50' round working pens
- Motorized hot walk
- Tack room
- Commercial-grade washer/dryer
- Additional storage room
- FFA livestock area (inside of the barn) with 2 holding pens, squeeze, & scale

Feed manufacturing, distribution, & storage facility created to support a sizeable operation:

- 32,000+ SF building with a metal roof & steel support beams lining the ceiling
- Office with a wall of windows overlooking the inside of the manufacturing facility
- Interior has 8 divided areas making it easy to separate your commodities
- Ceiling mounted trough that allows for options to route the feed product into a truck, dump into a tractor-trailer, or send to a separate mixer
- Automatic sacker that sews the bag then drops it onto a conveyor that flattens it to load onto a pallet
- Legs connecting the inside of the manufacturing facility to the exterior silos
- Additional exterior storage silos

High quality, effective, & exclusive cross-fencing:

- Fencing around all exterior borders
- 6 cross-fenced pastures
- Metal pipe fencing surrounding the main house
- High game fence installed in 2020
- The exclusive fence on the back 20 acres (installed in 2020) includes:
 - Extends ~2 below ground
 - The north fence is an 8' high metal sheeting.
 - the other 3 sides are lined with a 5' high 5 strand barbwire/hog wire fence.