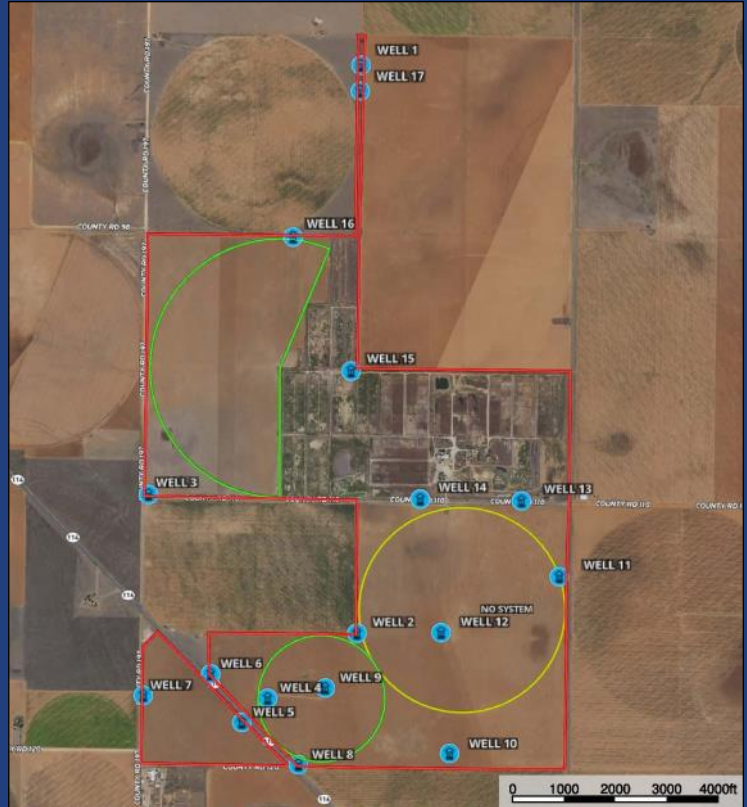


COCHRAN COUNTY IRRIGATED FARM, DRYLAND FARM, AND FEEDING PENS

MORTON, TX
\$1,600,000



1,045 acres with 525 that can be irrigated and 225 dryland.

Listed in cooperation with Clift Land Brokers
Eric Turpen—806-679-6206—eric@cliftlandbrokers.com



ESLABON PROPERTIES

Specializing in Commercial Agricultural Facilities

Richard Bretz—806-674-7211—rb@eslabonlp.com

David Hutchins—806-681-5342—dh@eslabonlp.com

www.eslabonproperties.com

George Clift Enterprises, Inc. dba Eslabon Properties



FARMLAND

- 525 +/- acres potential irrigated
- 225 +/- acres dryland



CATTLE FACILITIES



Load-Out

- 35,000 +/- feet of bunk
- 200 +/- pens
- One processing barn with new Bowman chute
- Several hospitals



Processing Barn



Bowman Chute in Processing Barn



Cattle Scale



Feed Alley & Bunk

WATER & ENVIRONMENTAL

- 10 operating wells including feedyard wells. All wells tie into feedyard.
- 1,100 total GPM for all wells (measured in 2017)
- Well depth: average 230 ft +/-
- Static water level: 210 ft +/-
- Sprinklers: Two that operate and one that needs work
- Permitted for 46,000 head
- Two lagoons. Both can be pumped to farmland.



Lagoon

FEEDMILL

- Two 18" x 36" rolls
- 150 HP boiler
- Commodity barn
- Two stationary mixers
- Roughage storage
- 100,000 lb. truck scales (adjacent to office)



Feedmill



Commodity Barn



Commodity Barn



Roto-Mix 620-16 Stationary Mixer



Roto-Mix 620-16 Stationary Mixer



Dump Pit



Roughage Storage

OTHER FACILITIES

- 2,400 sq. ft., three bedroom home used as office
- Employee home
- Horse barns



Office & 100,000 Lb. Truck Scales



Employee Home

EQUIPMENT



International Feed Truck w/Kuhn Knight 70110 ProFeed Mixer



1990 International 9300 Water Truck w/4000 Gallon Tank



International Truck & Hay Grinder



Volvo L90E Loader



Case 580 Super L Backhoe

Not Pictured:

- 1985 American General Feed Truck w/Kuhn Knight 21 Box
- Dump Truck
- Caterpillar Grader
- Several pickups
- John Deere Loader (needs engine overhaul)
- CAT 262B Skid Steer (needs hydraulics overhaul)

- Stock Trailer
- Two Flatbed Trailers
- Bunk Blower
- Loader Attachments



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Computer Software:

- Feedmill: Micro
- Bunk: Walco
- Hospital and Processing: Walco
- Cattle Accounting: Walco

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:

George Clift Enterprises, Inc. dba Eslabon Properties

George Clift—806-355-9856

905 S. Fillmore St., Ste 102

Amarillo, TX 79101

Richard Bretz—806-674-7211

David Hutchins—806-681-5342

Eric Turpen—806-679-6206

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