• 2,580± irrigated acres
• Black Clay Loam Soil
• 5± miles of Frio River frontage
• 4 Permitted Edwards Aquifer irrigation wells that each pump 3,500± GPM with fertilizer tanks
• 1 Permitted Uvalde County irrigation well that pumps in excess of 1,000± GPM
• 4 Permitted Uvalde County irrigation wells that pump 300-800 GPM (All wells are electric)
• Over 1,000,000 bushels of storage bins
• 1 drive-on weighing scale with scale house
• Seven 310-acre center pivot sprinkler systems
• One-150-acre center pivot sprinkler systems
• One -100-acre center pivot sprinkler systems
• One -60-acre center pivot sprinkler systems
• Two -50-acre center pivot sprinkler systems
• 978 base acre feet of Edwards Aquifer water
• Covered cattle working pens with loading shoot and hydraulic squeeze shoot
• Penning and rotational grazing lanes/fencing between all pivots
• Two- fully equipped work shops
• Net wire high-fenced perimeter with electric sliding front gate
• 3 shallow water wells located by cattle working pens with storage tank feeding water trough system throughout the ranch
• Three bed and two bath trailer-house covered by a metal shed
• Three bed and two bath site build home (built 2017)
Frio River Farm is ±5,892 acres of highly productive black clay loam soil, with river and creek frontage and an exceptional water supply for over 2,580 acres of irrigated fields, that is an operating farm and ranch for sale in Uvalde County, Texas. This is an impressive example of an expertly developed Texas farm and ranch with quality improvements and infrastructure, that is staffed to create a efficient operation that can easily be transferred to new ownership without any negative impact on the property’s productivity. A farm and ranch operation of this size and quality is truly a rare find and an amazing opportunity for the savvy operator or investor.

Frio River Farm is accessed via an electric gated entry from paved RR 187 in Uvalde County. It is 15 minutes South of Sabinal and 20 minutes East of Uvalde. This places the property just 30 minutes from I-35 and just over an hour from San Antonio.

This high-fenced farm and ranch operation has a total of 2,580 irrigated acres from seven 310 acre center pivot irrigated fields and five pivot irrigated fields between 50 and 150 acres in size. The farm has 978 base acre feet of Edwards Aquifer water supplied to the fields and their irrigation systems via a combination of permitted wells totaling over 17,500 gallons per minute of capacity. This includes four Edwards Aquifer irrigation wells that each have a capacity in excess of 3,500 gallons per minute with fertilizer tanks, as well as a 1,000 gallon per minute permitted Uvalde County irrigation well, and four permitted Uvalde County wells with capacities from 300 to 800 gallons per minute.

The ranch currently supports 5,000 head of stocker cattle alongside 300 breeding pairs. Three shallow wells are located by the cattle working pens with a storage tank feeding a water trough system throughout the ranch.

The property has over five miles of Frio River frontage that forms southern border of property. It also has over five miles of both sides of wet weather Blanco Creek running down the eastern portion of the property. The creek’s course has been left in its natural state, leaving it lined with native trees and brush. The creek drains into the Frio River on the South east corner of the property.

Other improvements on Frio River Farm include over one million bushels of storage bins, covered cattle working pens with loading shoot and hydraulic squeeze shoot, penning and rotational grazing lanes and fencing between all pivots, a drive-on weighing scale with scale house, two fully equipped workshops, and a net wire high-fenced perimeter. There is a site-built three bedroom, two bathroom home on the property built in 2017 and a three bedroom, two bathroom trailer home that is covered by a metal shed.

There is a great team of people currently operating Frio River Farm that would be willing to stay on and continue to operate under a lease, a profit-sharing arrangement, or a combination of a lease and profit sharing. The current team of operators for the cattle and the crops would help facilitate a smooth transition for the buyer.

Water usage: 1,500-acre feet. Currently leasing 500 acres at $40 per acre feet on average.
Property Taxes: $35,000± per year
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
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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.

**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.

**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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<td>Licensed Supervisor of Sales Agent/Associate</td>
<td>Sheldon Grothaus</td>
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