

# TEXAS RANCH SALES, L.L.C.

## Frio River Farm

5,892± Acres Uvalde County

*List of Improvements*

- 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 2.5 acre feet annually per acre feet irrigated
- 4 Permitted Uvalde County irrigation wells that pump 300-800 GPM 2.5 acre feet annually per acre feet irrigated  
(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

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- 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)
- Seller will convey all owned minerals

There is a great team of employees currently operating the Sabinal Ranch 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 of the Sabinal Ranch

**Water usage:**

1,500-acre ft. currently lease 500 acres for \$40-acre ft on average

**Property Taxes:** \$35,000± year

