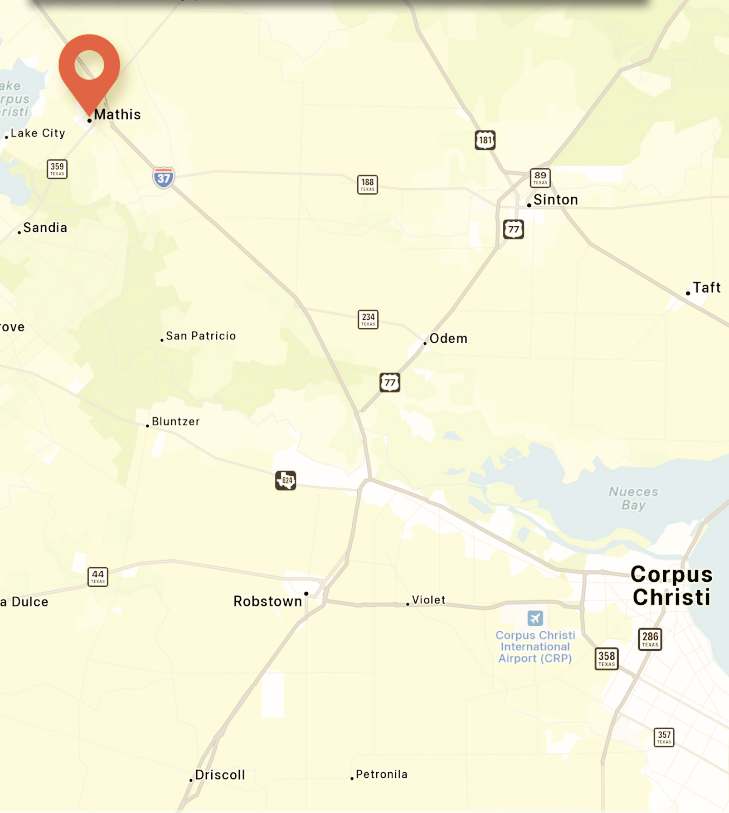


San Patricio County Farm

San Patricio County, Texas

605.08 Acres



HIGHLIGHTS:

- ❖ 605.08 acres. Property is level (elevation 157' - 160'), out of the 100-year floodplain.
- ❖ Wind Lease Revenue - Two wind turbines located on the property. Farm leased to Pacific Wind Development LLC (in 7th year of 45-year lease).
- ❖ Farm Lease Revenue - Farm leased to local tenant farmer, cash basis year to year.
- ❖ Hunting for seasonal upland game birds such as doves.
- ❖ Mineral Rights: All rights owned by Seller will convey to Buyer.
- ❖ Wind, Solar Water Rights: All rights owned by Seller will convey to Buyer.
- ❖ Soils include Victoria clay & Raymondville clay loam, mostly uniform. From an agriculture standpoint, these soils are very productive for crops.
- ❖ Pivot Irrigation - ~360 acres (59.5%); Dryland Row Crop farmland ~245 acres (40.5%).
- ❖ Irrigation well - Gulf Coast Aquifer high-capacity irrigation well, 600' deep with 12" casing.
- ❖ Angle-drive turbine pump set at +300' powered by 250 hp John Deere diesel engine.
- ❖ Lindsay Zimmatic 13-tower galvanized center pivot sprinkler irrigates ~360 acres. System equipped with drop-down hoses for water conservation and efficiency. (2,548.17 hours, 10/16/24)



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PROPERTY DESCRIPTION

605.08 acres of level, productive farmland located in San Patricio County, Texas. This easy to get to farm, near Mathis, Texas, is less than a 30-minute drive north of Corpus Christi, Texas. The farm has visibility from IH-37 and access on three sides by State Highway 359, CR 26 and CR 17.

In addition to crop lease income, the new owner will receive wind royalty income from a wind energy lease associated with two wind turbines on the property. The wind energy lease, in the 7th year of a 45-year term, extends to 2062.

The Farm is currently an agricultural property in a transition area just east of IH 37 and the community of Mathis. The property has excellent development potential for rural subdivision or other alternative use.

LOCATION:

Property located approximately 2.0 miles northeast of Mathis, just east of Interstate 37, in San Patricio County, Texas. Located within the Mathis School District.

ACCESS:

Paved road frontage on three sides - along the SES of State Highway 359, the SWS of CR 798, and the NWS of CR 803. Interior roads include field drives and all-weather roads extending to the wind turbines.



FINANCIAL INFORMATION

SALES PRICE: \$3,300,000.00

TAXES (2024): \$4,575.00

OTHER:

❖ Mineral Rights: All rights owned by Seller will convey to Buyer.

❖ Wind, Solar Water Rights: All rights owned by Seller will convey to Buyer.

DISCLAIMER: The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.



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