Chas. S. Middleton
AND SON

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

CASTRO COUNTY
FEED YARD & FARM

Dimmitt, Texas I Castro County
640± acres | $7,367,325



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AN EXCELLENT CATTLE-FEEDING OPERATION AND IRRIGATED FARM

We are honored to have the exclusive listing on this 640-acre Castro County Feed Yard & Irrigated Farm. This extremely well-kept, approximately 25,000-head confined feeding operation and irrigated farm is in the heart of cattle-feeding country. The property is located in Castro County, Texas, just 11 miles southwest of Dimmitt on County Road 620.



FEED YARD

The yard has confined-feeding space for approximately 25,000 head, with 229 pens and 21,063 linear feet of usable concrete bunk space. The pens are in excellent condition, with some built within the last five years. Water is provided to the pens by continuous-flow waterers in every pen.

There is one large shipping and receiving facility, two enclosed processing and doctoring barns with a snake and hydraulic chute, and a nice set of shaded hospital pens. The yard drains well into one large retention pond located on the north end of the property.









CONFINED-FEEDING SPACE FOR 25,000± HEAD

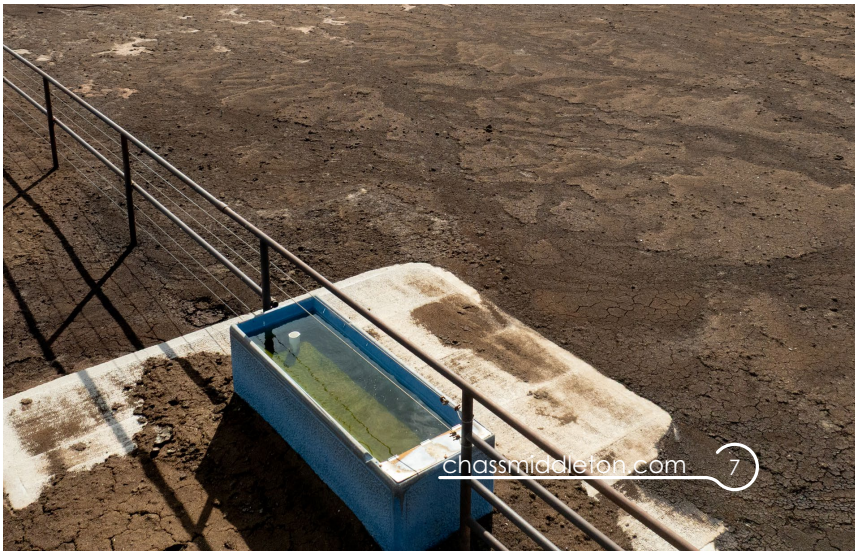



300


210


219





PROCESSING & DOCTORING BARN















2ND DOCTORING BARN & HOSPITAL PENS













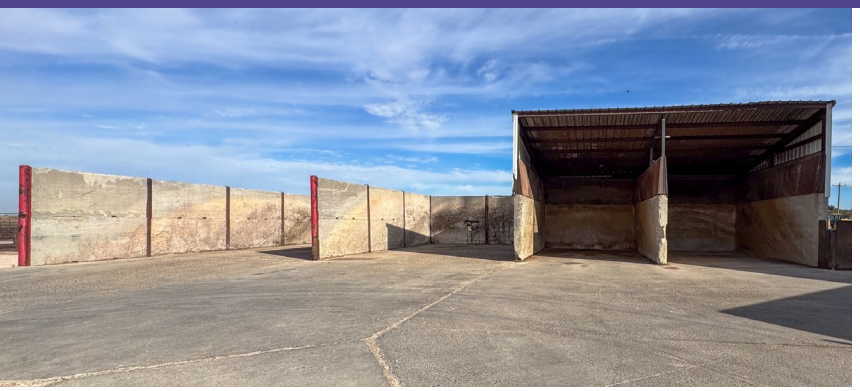


FEED MILL

The yard is well-equipped with a feed mill that features a 24" x 48" roll (last changed 7/25), a 72" x 32' steam chest, a grain-truck receiving area and receiving legs, eight large commodity bays, two insulated liquid-storage tanks, a micro room, two stationary-scale batch mixers, and two feed-truck loadouts. The mill is capable of producing 25 tons of feed per hour.



ABLE TO PRODUCE 25 TONS OF FEED PER HOUR

















OFFICE

There is an approximately 4,000-square-foot office facility with multiple offices, a reception area, conference room, bathroom, medicine room, and semi-truck scales. Connected to the office is an approximately 4,000-square-foot insulated shop.















HORSE BARN AND ARENA

The yard features a nice horse barn with a tack room, four large runs with cut gates that allow the runs to be divided into multiple stalls, automatic waterers, a shop, and a bunkhouse with two bedrooms and one bath.

There is also a 150' x 350' outdoor arena with a return alley, roping chute, and cattle-holding pens.













IRRIGATED FARM GROUND

There are 450 acres of farm ground, of which approximately 390 acres are under pivot irrigation and are traditionally planted in wheat for winter grazing.









WATER FEATURES

The yard features eight water wells that are all tied together and piped to a central holding facility. The facility includes a standby generator and pumps to supply water to all facilities, including the pivot sprinklers. Along with the water wells there is a pump in the retention pond that pumps effluent water to the pivots for supplemental irrigation water.








2
5

INCLUDED EQUIPMENT

- 2019 International Feed Truck 3HAWAMM0KL365946 – Kuhn Box RC 260 Helix
- 2022 International Feed Truck 3HAEKTAT2N177973 – Roto Mix Box 1102-23 RDB
- 2023 International Feed Truck 1HTEKTAT1PH024266 – Roto Mix Box 1102-23 RDB
- 2019 Cat Loader CAT0926MALTE04889
- 2019 Cat Loader CAT0926MHLTE06824
- 2017 Ford F150 1FTMF1E84HKD35332
- 2019 Ford F150 1FTMF1EB7KKC47930
- 2019 Freightliner Cascadia 126 3AKJHLDV2KSKT3171
- 2013 Mack Truck 1M1AN07Y5DM013276
- 2012 Mack Truck 1M1AW07Y3CM022683
- 2008 Wilson 1401 Trailer 1W10CFZ058A247362
- 2004 Wilson Grain Trailer 1W1MAFYA34A238610
- 1993 Timpte Grain Trailer 1TDH40025PB084405
- Bunk Sweeper Model 6414LL
- Miller 225 Welder


CAT 926M


CAT 926M
High Lift







PERMITS • INSPECTIONS

The yard is currently permitted for up to 38,000 head by TCEQ, and the permit is active until July 20, 2029. The yard was last inspected by TCEQ on September 15, 2025, and no violations were found. These permits are available for review upon request.

SILAGE PIT • WHEAT • OWNED BEEF

Along with the feed yard, one of the silage pits has 15,501 tons of silage after a 12% shrink, which can be purchased at $80 per ton. The seller is willing to sell the current wheat crop for $200 per acre, or the seller can graze it out or harvest it. The yard also owns 1,092 Class C Unit Shares in Producers Owned Beef, which would give the buyer another option for marketing fat cattle. Those shares can be purchased for $750,000.

TURNKEY SETUP

If you are in the market for a very nice, confined cattle-feeding operation and farm located in the heart of cattle-feeding country, please give the Castro County Feed Yard & Irrigated Farm your full consideration. This yard is ready to operate today, and you could start putting cattle in it on day one.

PRICE

The property is realistically priced at $7,367,325.

CONTACT INFORMATION

For additional information or to schedule a private showing, please contact:

Brendan Garrison
806.790.5900

Exclusively offered by Chas. S. Middleton and Son, LLC.



BRENDAN GARRISON

Associate Broker | Texas, New Mexico
Real Estate Agent | Oklahoma, Kansas



806.790.5900
brendan@csmandson.com

Brendan Garrison joined Chas. S. Middleton and Son in 2016. Previously, Brendan spent 4 years managing farms and ranches for J.P. Morgan Chase in their high-wealth banking and trust department out of Ft. Worth, Texas. He has a Bachelor of Science degree from Tarleton State University in Animal Production and is also a graduate of TCU's Ranch Management Program. Brendan is a licensed Associate Broker in Texas and New Mexico and a licensed Real Estate Agent in Oklahoma and Kansas. He is very involved in his family's ranch based in King County, Texas where he runs a registered Angus seed stock operation focused on raising and selling bulls and bred heifers. Brendan has had an affection and passion for horses from an early age and is very involved in the horse industry today. He is on the Texas Tech University advisory board for the equine department and trains and shows aged events and bridle horses in the National Reined Cow Horse Association. In his spare time, Brendan also enjoys hunting and fishing.

Combining a lifetime of industry experience and higher education dedicated to agriculture, Brendan's education, background and experience in the real estate business makes him uniquely qualified to aid buyers and sellers with their farm and ranch real estate needs.

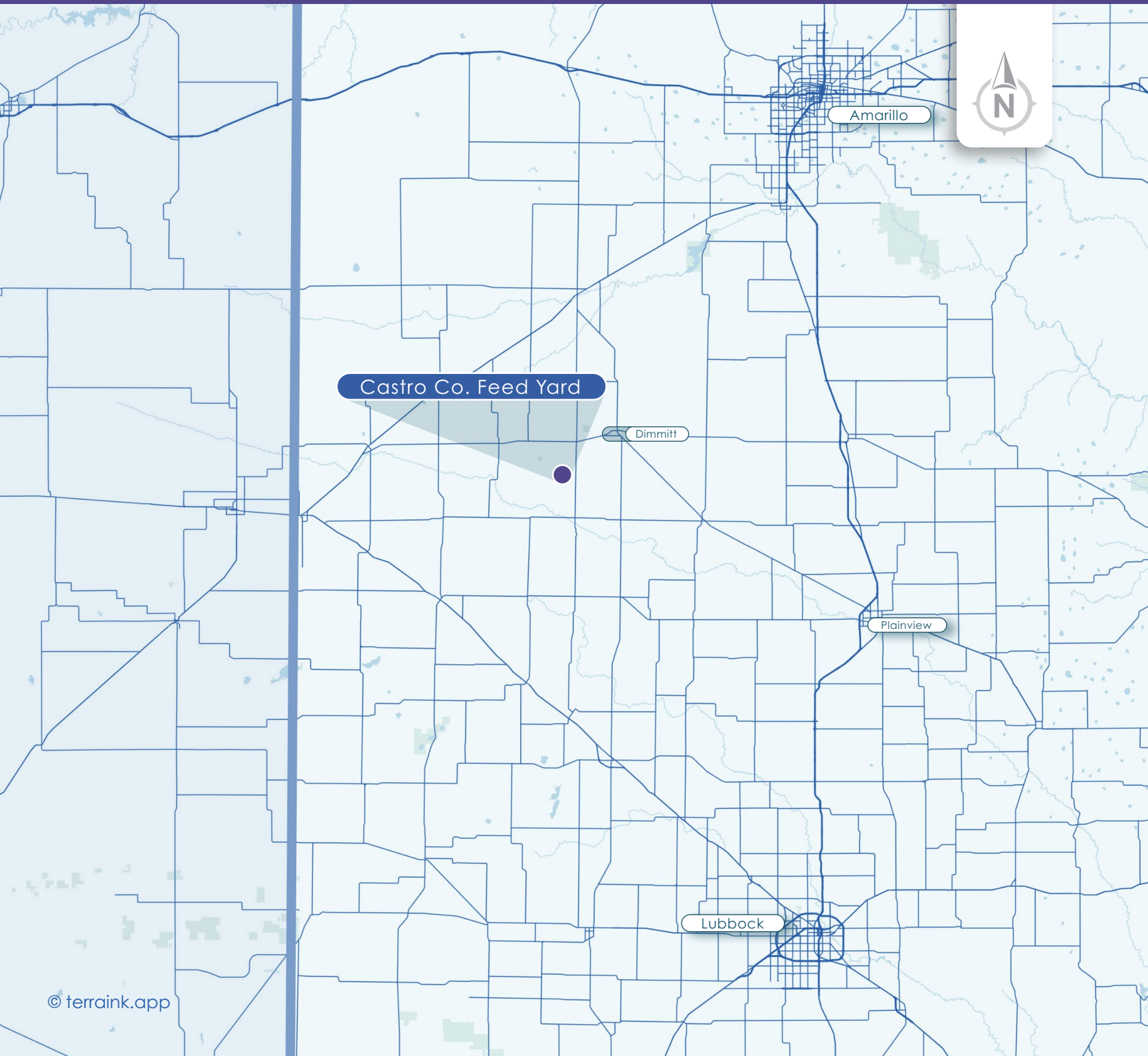
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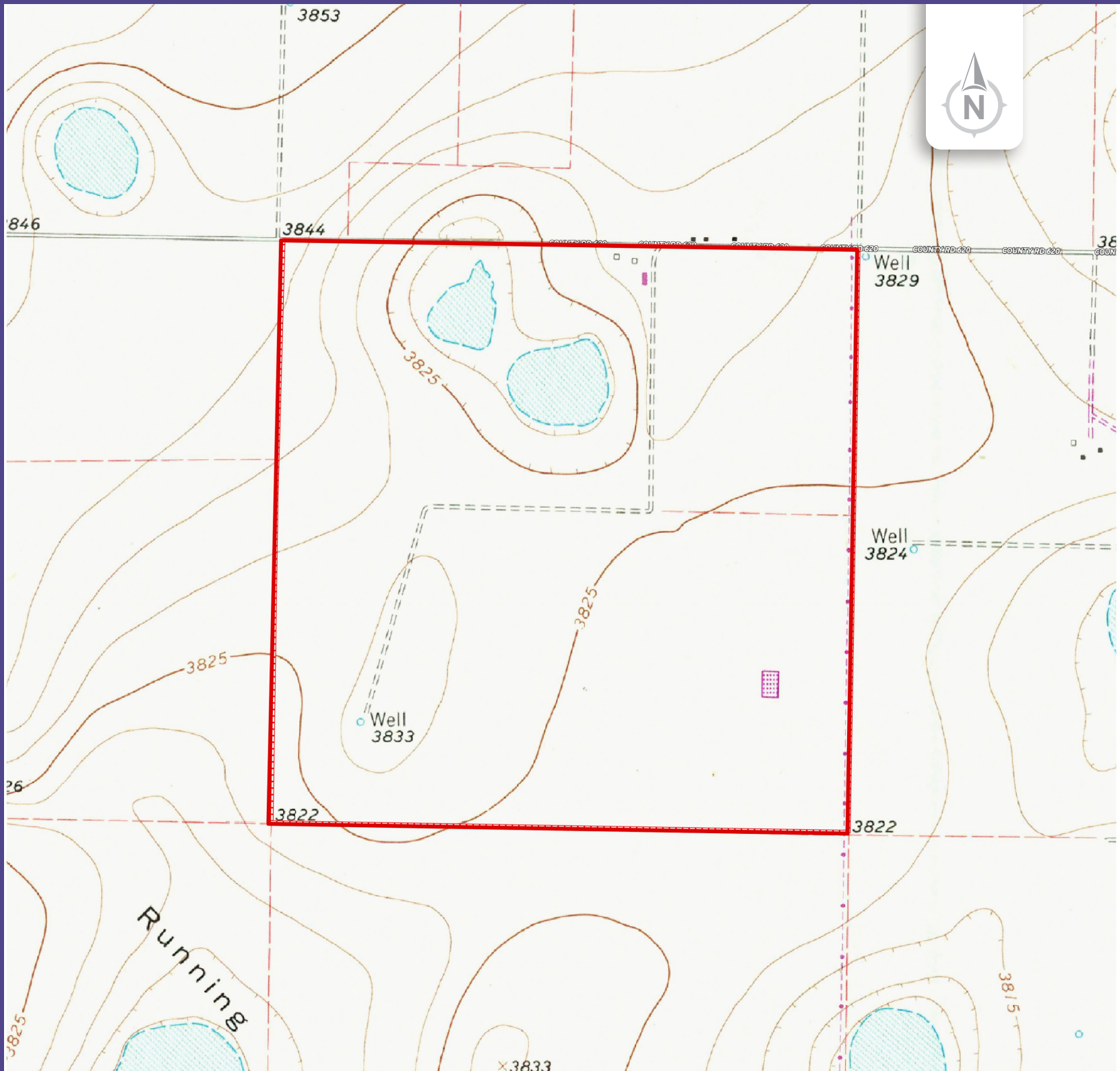
AREA MAP


N
Amarillo
Castro Co. Feed Yard
Dimmitt
Plainview
Lubbock
© terraink.app

AERIAL MAP



TOPOGRAPHY MAP



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