

Mission Dairy

3,215.99± acres | \$26,000,000 | Hereford, Texas | Deaf Smith County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Mission Dairy

Location

3850 County Road 21, Hereford, Texas 79045

15 miles north of Hereford, Texas.
One mile east of U.S. Hwy. 385 on CR 21 and CR FF.

Land

3,215.99 total acres, more or less.
1,342.00 acres +/- under center pivot irrigation
1,298.00 acres +/- dry cropland/native grass
575.00 acres +/- dairy site

Capacity

CAFO Permit Capacity for 26,000 total head or 14,000 milking head.
12,080+/- total cow size lock-ups in dry lots and freestall barns, 639+/- heifer lock-ups.





Milking Parlor

Rotary 80 and Double 50 parallel milking parlor. 1,400 cow holding pen with auto-crowd gate and sprinklers. Office, equipment room, restrooms, etc. 30,000+/- gallons water storage. Milk equipment includes 2 - Westfalia Kool Way chillers, 4 - Westfalia 6,000+/- gallon milk tanks, plate cooler, condensers, air compressors, water softener system, hot water tanks, milk filtration, sanitation equipment, vacuum equipment, compressors, boiler, etc. The dairy facility was constructed in 2001 and expanded in 2018.

The rotary carousel is equipped with robotic milking equipment that will be priced separately. If the buyer chooses, the robotics will be removed at the seller's expense.













Freestall Barns

Ten - 100' x 670' freestall barns designed for 700 cows each.
There are a total of 6,720+/- lockups and 6,336+/- sand-bed freestalls. The original 3 barns were constructed in 2001, with two barns added in 2008, and the five final barns added in 2018.









Open Lots

3 concrete feed lanes with open lots. Total of 5,360+/- cow-sized stanchions along these lanes. Eight pens are situated along the westernmost feed lane with cattle shades. The middle lane contains 20 pens. The easterly feed lane contains 46 pens primarily for heifer production. These pens contain guardrail windbreaks. All of the pens contain freeze-proof water troughs.





Support Structures

One - 50' x 130' commodity barn with an 80' X 100' concrete apron. Three hay barns. One micro-nutrient building and shop.



Irrigation Equipment

One - 18-Tower Zimmatic center pivot, One - 19-Tower Valley pivot, and Three - 7-Tower pivots. Approximately 24 water wells serve the dairy and irrigated farmland. Lagoon water is utilized for irrigation as well.



Dwellings

Residential dwellings on the property include two brick veneer homes and five manufactured homes.



Site Improvements

Typical livestock perimeter and cross fencing, wastewater retention control structures with a total required capacity of 942.30 acre-feet of storage, caliche and gravel drives, and 120,000 lb truck scales.

Property Taxes

Approximately \$158,000

Price • Contact Info

\$26,000,000

Contact for more information:

Clint Robinson • (806) 786.3730

Chad Dugger • (806) 773.4749

Additional Comments

A high-pressure natural gas pipeline is directly across US Highway 385 from the property. This provides an opportunity for a methane digester, which could provide a significant benefit to the profitability of this facility.

The information contained herein is believed to be correct. However, Charles S. Middleton and Son does not warrant for its accuracy. It is the buyer and buyer's agent responsibility to inspect the property and verify all information.

Subject to sale, withdrawal, error, or omission.







Vega

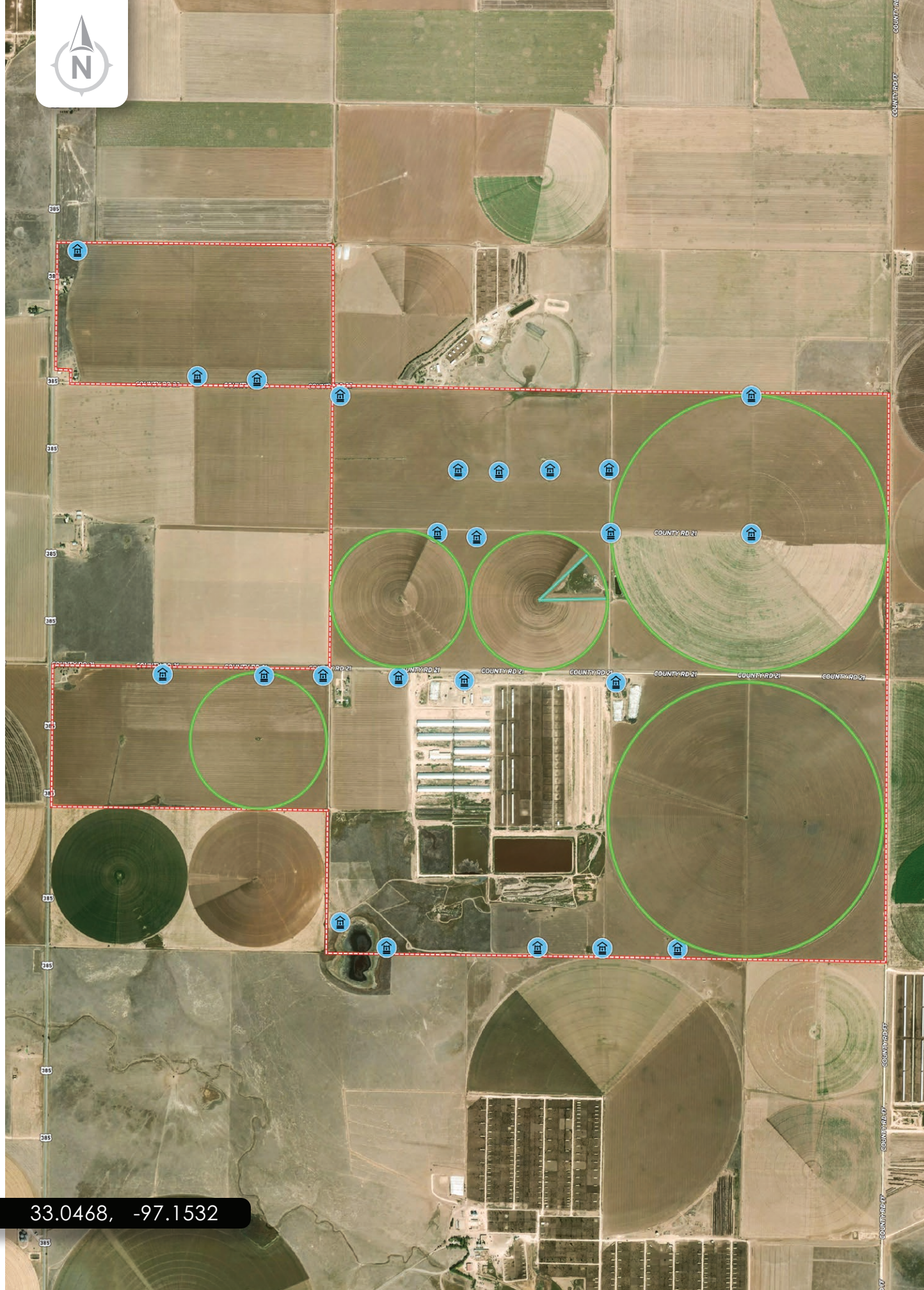
MISSION DAIRY



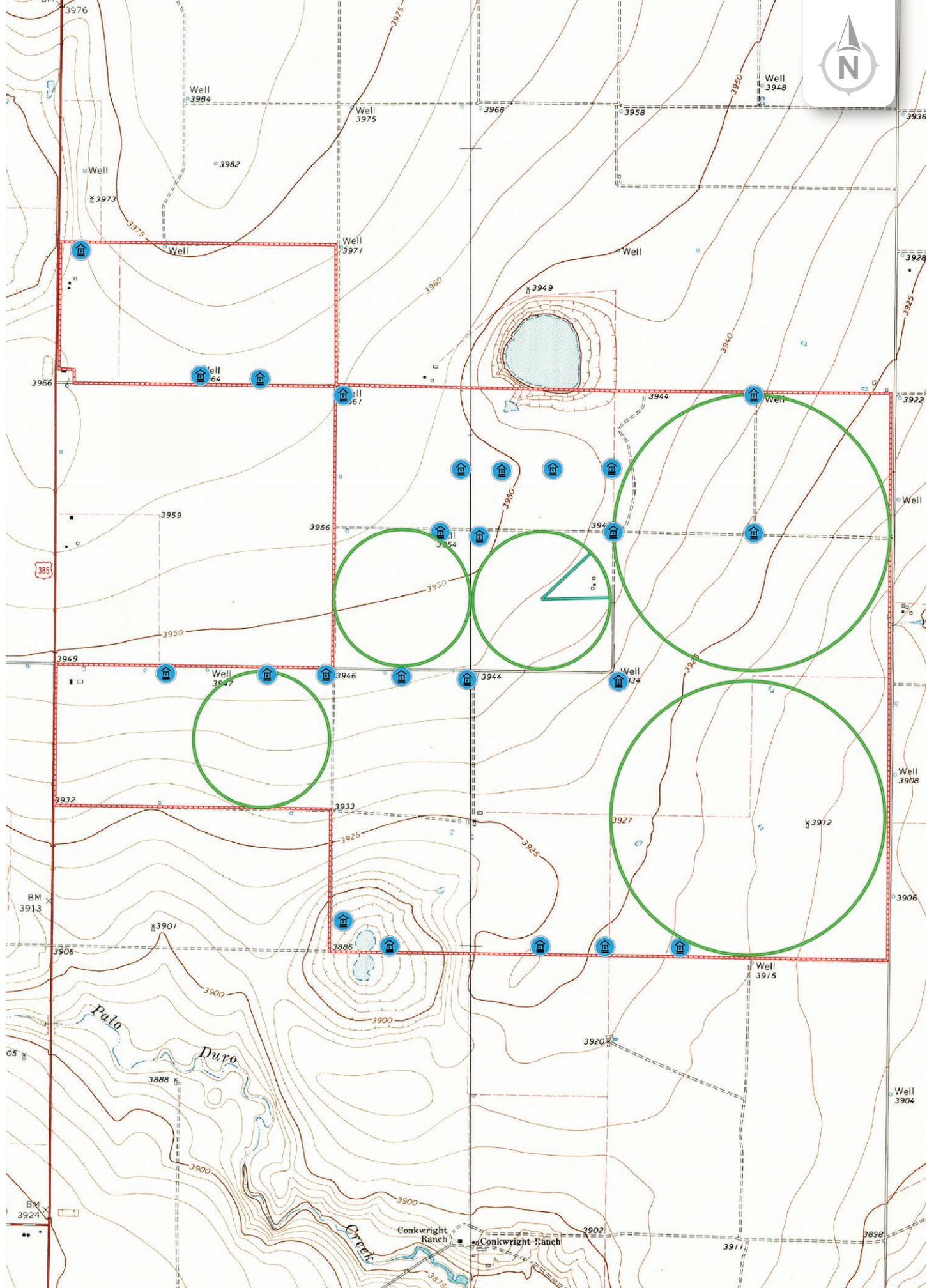
Amarillo

Canyon

Hereford



33.0468, -97.1532



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