

Established **DAIRY FARM**

1,436± ACRES FOR SALE IN LAMB COUNTY, TEXAS



Don't miss this incredible opportunity in the heart of dairy production area. This facility boasts just about everything a producer needs for a full-scale dairy operation. This one-owner facility is highly accessible and located on US Highway 84 with ideal pavement access from FM 37 just south of Amherst, Texas.

PROPERTY LOCATION: 1210 US-84, AMHERST, TX 79312



M. EDWARDS
REALTY & AUCTION

MEdwardsRealty.com
806-786-5426

Monty Edwards, Broker/Auctioneer #515752

All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. Buyers should verify the information to their satisfaction.
Not intended to solicit buyers or sellers currently under contract with a brokerage. Franchise office is independently owned and operated.





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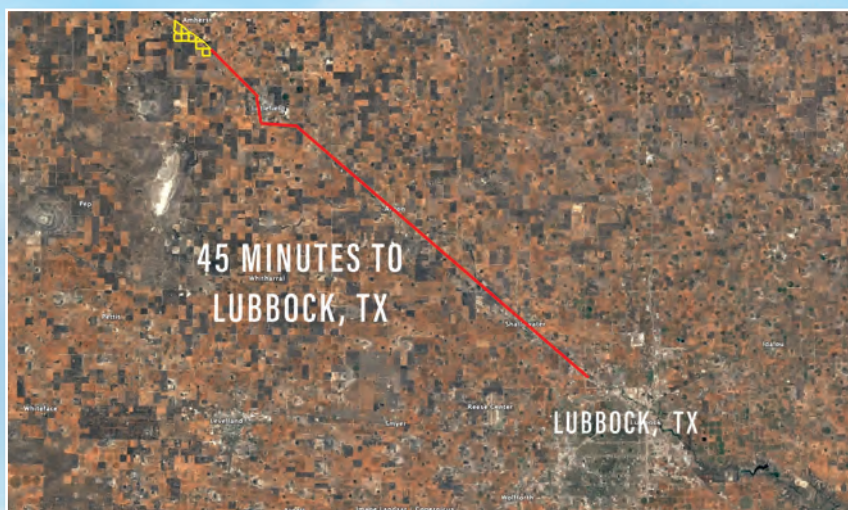
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THE IDEAL SPOT FOR YOUR DAIRY FARM SUCCESS



This property is located only 10 miles from Continental Dairy Processing Facility Southwest in Littlefield, Texas, 51 miles from Laprino Foods Cheese Processing Facility in Lubbock, Texas, and 65 miles from Southwest Cheese Facility in Portales, NM.



45 MINUTES FROM LUBBOCK, TX

Known as "Hub City," Lubbock is a thriving Regional City with an extensive network of hospitals, fantastic shopping, superb dining, and a cultural center for entertainment with venues like the recently constructed Buddy Holly Hall, Lubbock International Airport, and home of Texas Tech University, a Tier 1, D1 University which is part of the elite Big 12 Conference. Finally, just an hour and 45 minutes away is Lake Alan Henry, a great place to relax and a world-class reservoir for black bass fishing.



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AN EFFICIENT AND PLANNED FACILITY

TJ's Dairy has a centrally located main dairy barn, an excellent dry cow/springer facility, and a calf ranch.

This operation's overall layout and design have an excellent infrastructure that can run each unit with dedicated water wells and storage tanks or, in certain situations, move water from one facility to the other. The current setup allows for redundant water, power, water storage, and on-site electrical generating capacity.

With years of thought and planning, the layout of this operation has created built-in efficiencies.



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MAIN DAIRY PROPERTY FEATURES



- 3,600 holes
- Double 40 parallel
- Single 20 hospital barn next door
- MilkRite automatic takeoffs
- PBI stalls (on maintenance program)
- 2 Offices
- Machine room
- 2 - 6,100 gal. Muller Milk Tanks
- 4 Water storage tanks (60,000 gallons)
- Commodity barn with 11 - 16'x40' bays and 4 - 30'x40' bays
- 2 Hay barns (1,000-ton capacity each)
- Workshop (20'x40')
- 70' Weighing scales and scale house (12'x13')
- Multiple run-off ponds with pumps



DRY COW/ HOUSING



Dry Cow:

- 1,680 holes
- 2 Water storage tanks (30,000 gal.)
- Calving area

Housing:

- Separate office with 3 rooms, 1 BA, kitchen and carport
- House 1: Single wide trailer, 3 BR/2 BA, with carport
- House 2: Double wide trailer, 3 BR/2 BA with 2 car garage and 60'x60' shop with bathroom
- House 3: Brick house, 3 BR/2 BA with 2 car garage
- House 4: 3 BR/1 BA with 2 car garage



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CALF RANCH



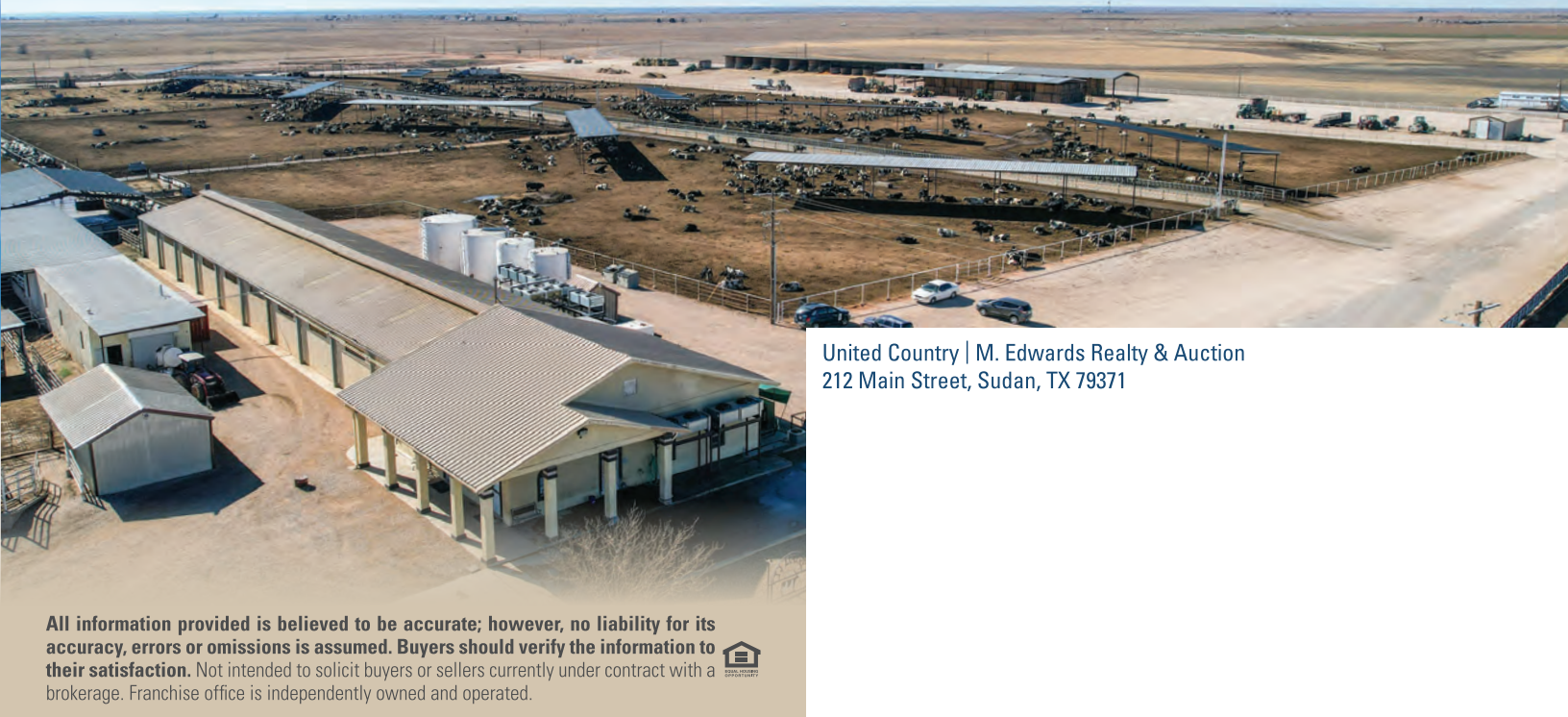
- 2,200+ Head capacity
- 1,060 Heifer lockups
- 315 Small calf lockups
- 7 No head lock pens with 100-120 head capacity
- 774 Calf hutches (available for purchase)
- Work barn (50'x40')
- 2 water storage tanks (30,000 gal.)



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United Country | M. Edwards Realty & Auction
212 Main Street, Sudan, TX 79371

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YOUR IDEAL DAIRY FARM AWAITS

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