

TEXAS BEEF PACKERS

\$2,750,000



This unique commercial property, located on 145.2+/- acres east of Morton, Texas, was originally constructed in 1973 as a beef processing facility and renovated in 1997 to meet EU specifications. Most recently used as a horse and game processing plant, the facility has been inactive but maintained since 1999. It is designed to operate with a capacity of up to 200-250 animals per day per shift.



ESLABON PROPERTIES

Specializing in Commercial Agricultural Facilities

Richard Bretz—806-674-7211—rb@eslabonlp.com

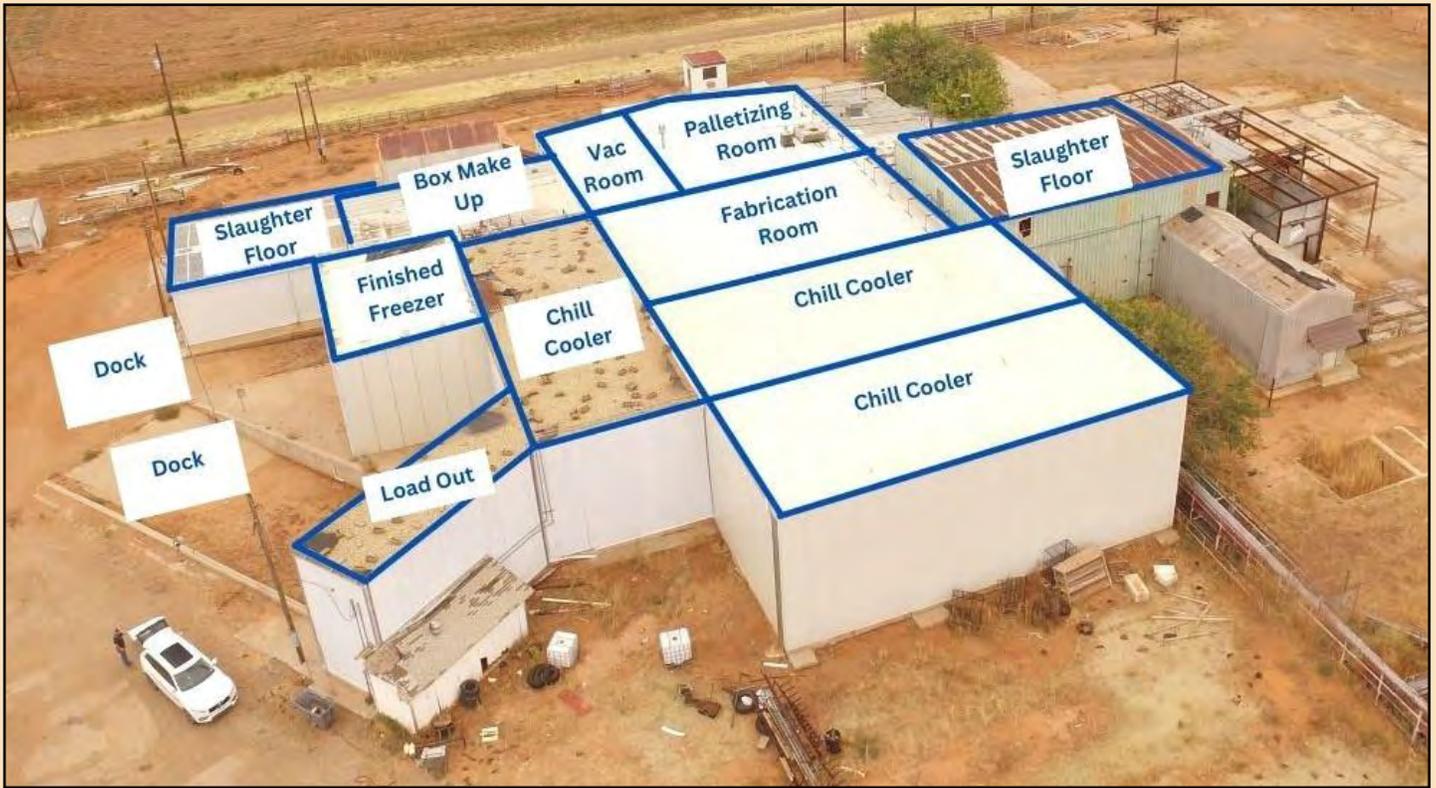
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Eslabon Capital, LP dba Eslabon Properties

Listed in cooperation with Clift Land Brokers
Eric Turpen—806-679-6206—eric@cliftlandbrokers.com



PACKING PLANT



Facility Overview:

- **Building Area:** 26,600 square feet, including 11,100 square feet of refrigerated space.
- **Principal Rooms:**
 - Slaughter floor with 11' rail and 25' ceiling peak
 - Two chill coolers (29' x 61.3' x 23'), equipped with 12' rail
 - Meat fabrication room (58' x 41.5')
 - Vacuum packing room (29' x 18')
 - Palletizing room (28' x 36')
 - Box make-up room
 - Finished product freezer (37' x 24')
 - Finished product rail cooler (25' x 68')
 - Dry storage room
 - Two-bay loading dock
 - Offices, locker rooms, and restrooms

Plant Specifications:

- **Ammonia Refrigeration:** The plant includes approximately 11,100 square feet of refrigerated space. The ammonia receiving tank has a capacity of about 1,500 gallons.
- **Processing Capacity:** The slaughter floor operates on a gravity flow rail system, processing 18 to 30 cattle per hour. The boning room is configured as a single-table system. The chill coolers can accommodate between 400 to 600 carcasses at a time.

Other:

- **Livestock Pens:** Three are 23 pens of various sizes providing holding capacity for the facility.
- **Water Supply:** Two water wells are on the property.
- **Utilities:** Electric power is supplied by Bailey County Electric Cooperative at industrial rates, and natural gas is provided by West Texas Gas, Inc.



Packing Plant with Holding Pens



Kill Floor



Knock Box



Hide Puller



Evisceration Table



Carcass Wash Area



Carcass Cooler



Fabrication Room



Fabrication Room

PACKING PLANT (CONTINUED)



Vacuum Pack Room



Box Storage



Carcass Load-Out



Refrigeration



Refrigeration



Dry Storage

PACKING PLANT ENVIRONMENTAL

Wastewater is processed through an aerobic, anaerobic and evaporation system to convert to irrigation quality water. The waste water storage capacity in evaporation lagoons is approximately 900,000 gallons.

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FARMLAND

Approximately 80 acres dryland farmland. This farmland is used for de-watering the lagoons and enhancing water availability.



Farmland

GROWYARD



Growyard Layout

Growyard with 54 pens with 5,000+/- feet of concrete bunk.

GROWYARD ENVIRONMENTAL

Permit for 5,000 head of beef cattle is currently being renewed.



Retention Pond



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LOCATION

Texas Beef Packers, LLC
Cochran County, Texas, 145.2 AC +/-



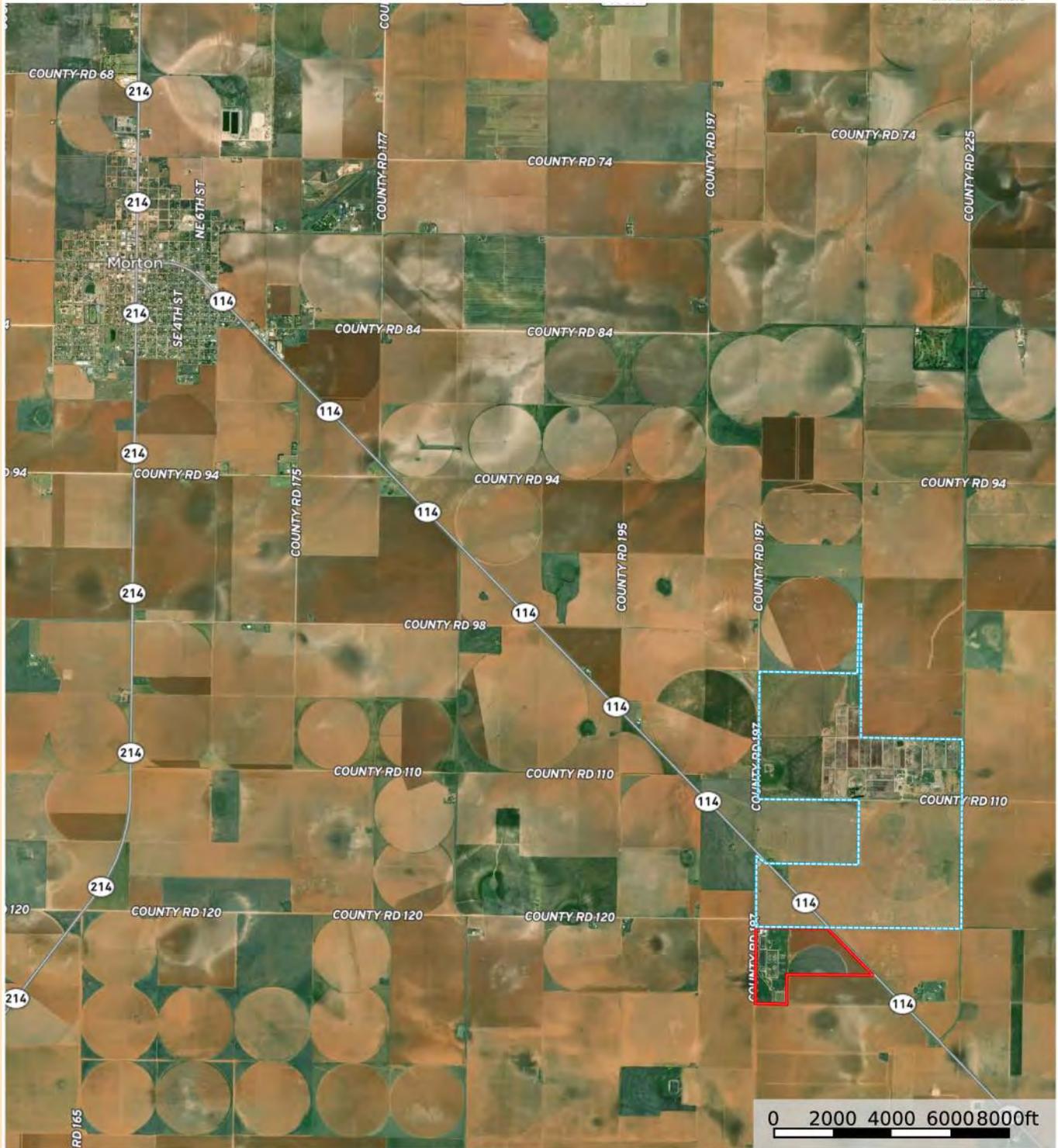
Location Overview:

- Morton, Texas, is the county seat of Cochran County. As of the 2020 census, the city's population was 1,690, while the total population of Cochran County stands at 2,547.
- The property's proximity to key locations includes:
 - 55 miles from Portales, NM
 - 63 miles from Clovis, NM
 - 85 miles from Hereford, TX
 - 25 miles from Levelland, TX
 - 56 miles from Lubbock, TX

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Texas Beef Packers, LLC
Cochran County, Texas, 145.2 AC +/-



 Available Listing  Boundary

Texas Beef Packers property in red. Adjacent farmland and feedyard for sale in blue.



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All acres, volumes, quantities, capacities, and distances are approximate.

Any pending transaction is confidential.

Do not contact staff or the owner for further information.

All contacts should be made through:

Eslabon Capital, LP dba Eslabon Properties

Richard Bretz—806-674-7211

14910 Leeward Dr. Unit 602

Corpus Christi, TX 78418

Clift Land Brokers

Eric Turpen

806-679-6206

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