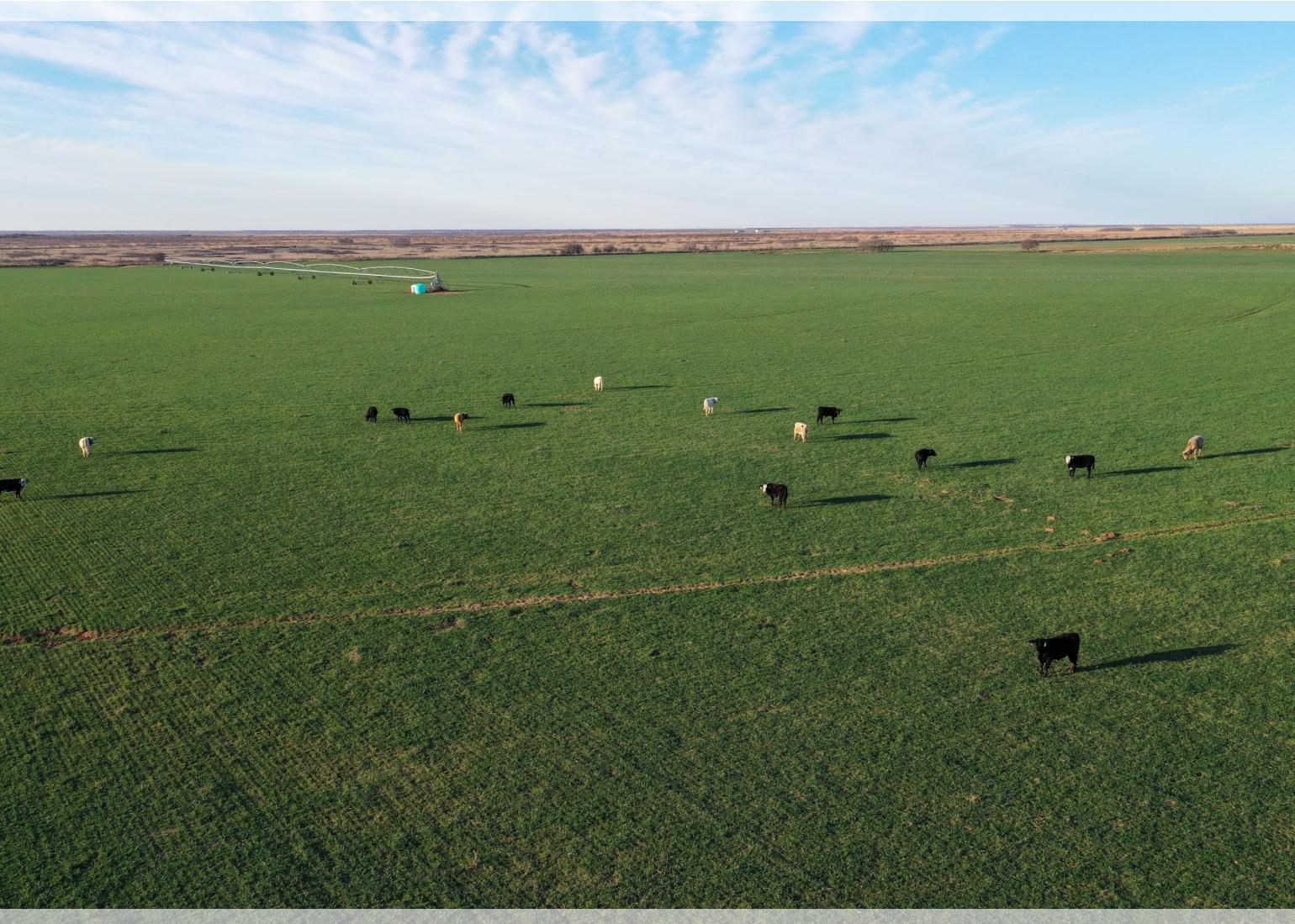


Garden Valley Land & Cattle Co.

Hardeman County Tract | 960± acres | \$2,736,000 | Quanah, Texas
Childress County Tract | 1,551± acres | \$4,490,145 | Childress, Texas



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Garden Valley Land & Cattle Co.

We are privileged to have obtained an exclusive listing on two productive cattle operations located just south of the Red River, northeast of Childress, Texas.

960± acres • Hardeman County

The 960-acre tract is described as a livestock and irrigated wheat operation. There are two quarter mile irrigated pivot sprinkler systems on this property. These pivots are in excellent condition, and each pivot is nozzled at 600 GPM. Irrigation water is furnished by three wells.

The remaining portion of this property is in native pasture used for rotational grazing of cattle. The native pasture is fenced and cross-fenced allowing for ease in handling cattle. The property is improved with two sets of livestock pens. Additional improvements include two livestock wells and an older house well.

The seasonal wheat pasture not only offers exceptional livestock grazing but also serves as a magnet for whitetail deer. Several drainages run through portions of the property, and these low-lying areas are typically lined with hardwood trees and plum thickets, offering ideal habitat for game.

This productive property is reasonably priced at \$2,850 per acre.





Hardeman County Tract









Hardeman County Tract



1,551± acres • Childress County

The 1,551-acre tract is also operated as a livestock, wheat and cotton operation. Approximately 481 acres are irrigated by four pivot sprinkler systems. All pivots are in excellent condition. The far west pivot is nozzled at 600 GPM and the small 30 acre pivot is nozzled at 275 GPM. The two east pivots are nozzled at 700 GPM. There are five irrigation wells on the property. The property is fenced and cross-fenced allowing for rotational grazing, supplemented by the irrigated fields. There are some good protected areas, providing shelter for livestock and habitat for wildlife. Two sets of livestock pens are utilized in the cattle operation. The property is watered by four livestock wells.

This outstanding property is offered at \$2,895 per acre.







Childress County Tract





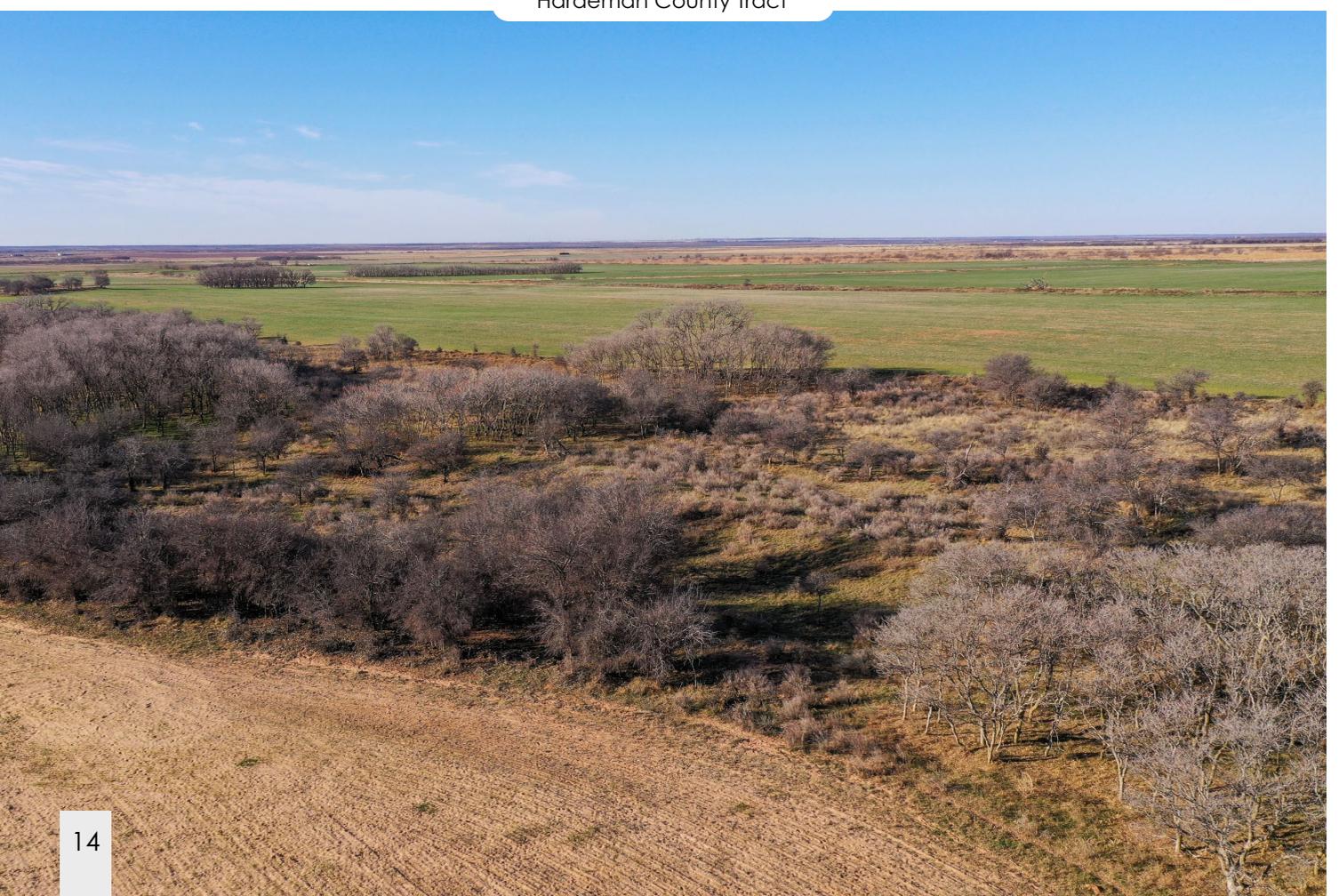




Hardeman County Tract



Hardeman County Tract





Hardeman County Tract





Childress County Tract



Remarks

These two tracts are only four miles apart and have been operated together for a number of years. They can be purchased together or separately. The seller reserves one-quarter of the mineral rights, with all remaining mineral interest being conveyed. Additionally, all wind energy rights, solar and alternative energy rights will be conveyed to the buyer. Both properties offer good hunting, and each property is set up and ready to go.

Please consider these offerings, as you will not be disappointed.

To schedule a showing, or for additional information,
please contact Dane Mount at 940-839-6247.

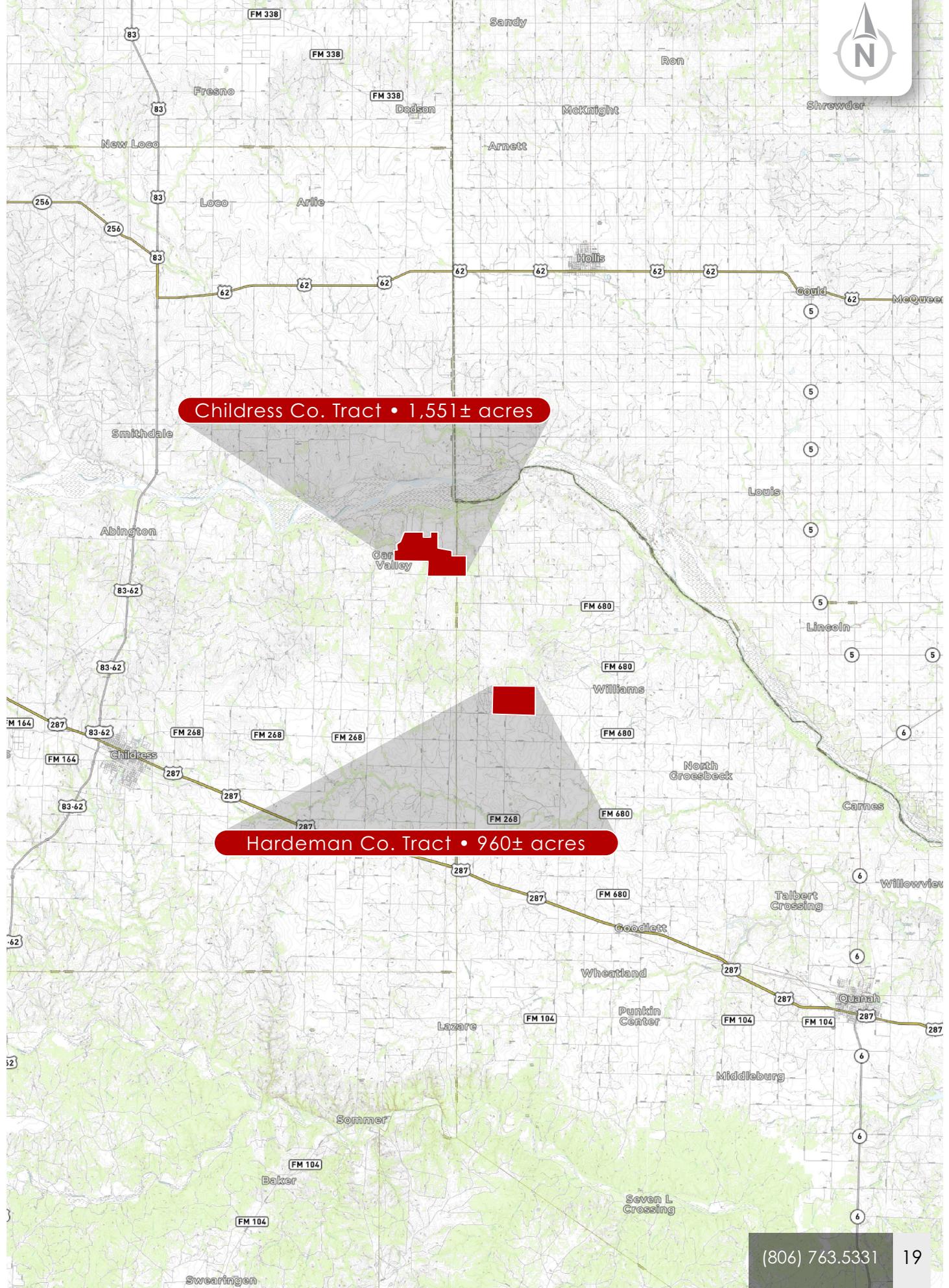






Childress Co. Tract • 1,551± acres

Hardeman Co. Tract • 960± acres





Hardeman County Tract • 960± acres

HOWETH RD



HELL RD

MITCHELL RD

MITCHELL RD

MITCHELL RD

MITCHELL RD

MITCHELL RD

HOWETH RD

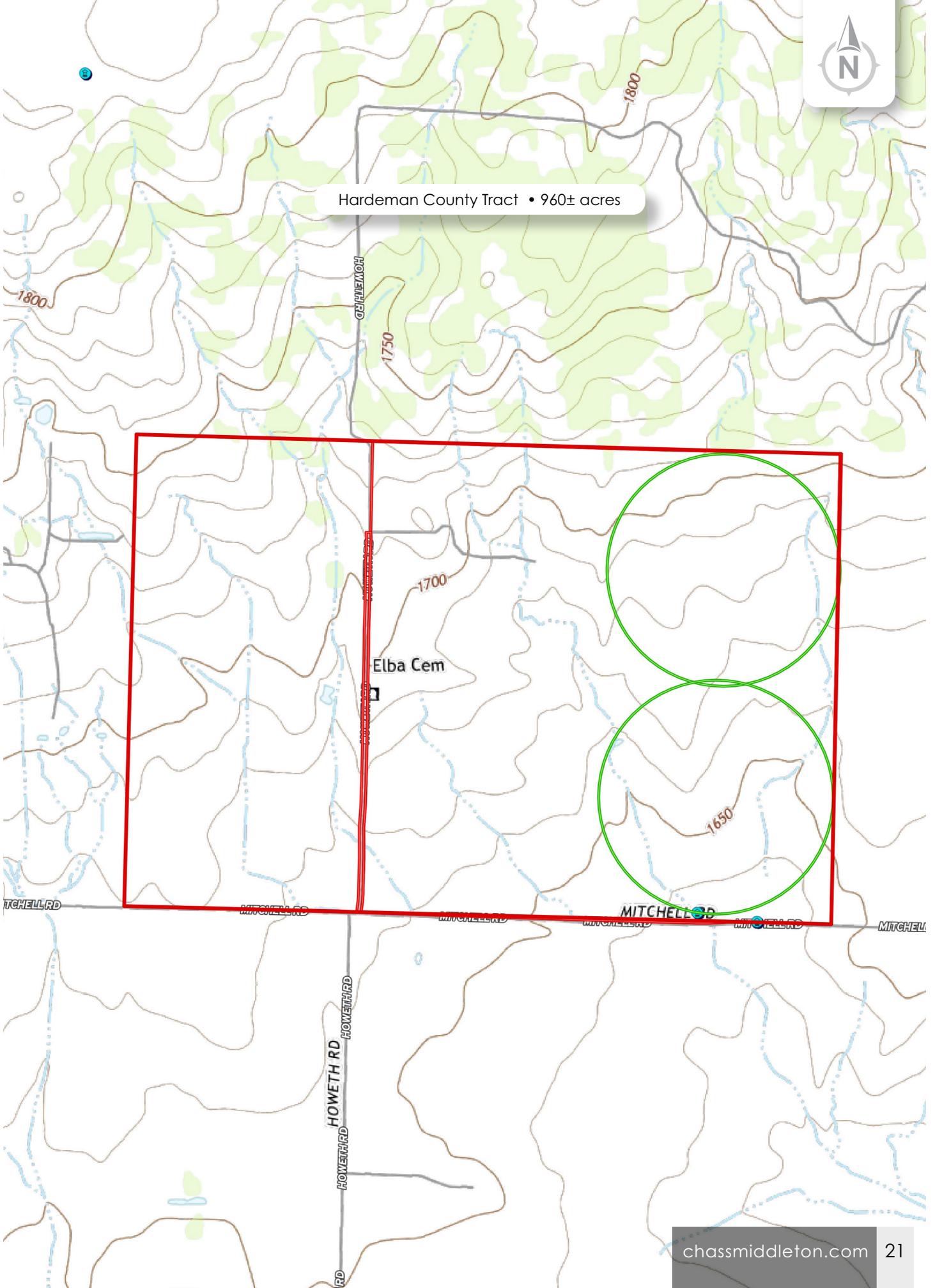
HOWETH RD

RD

34.4556, -99.9618

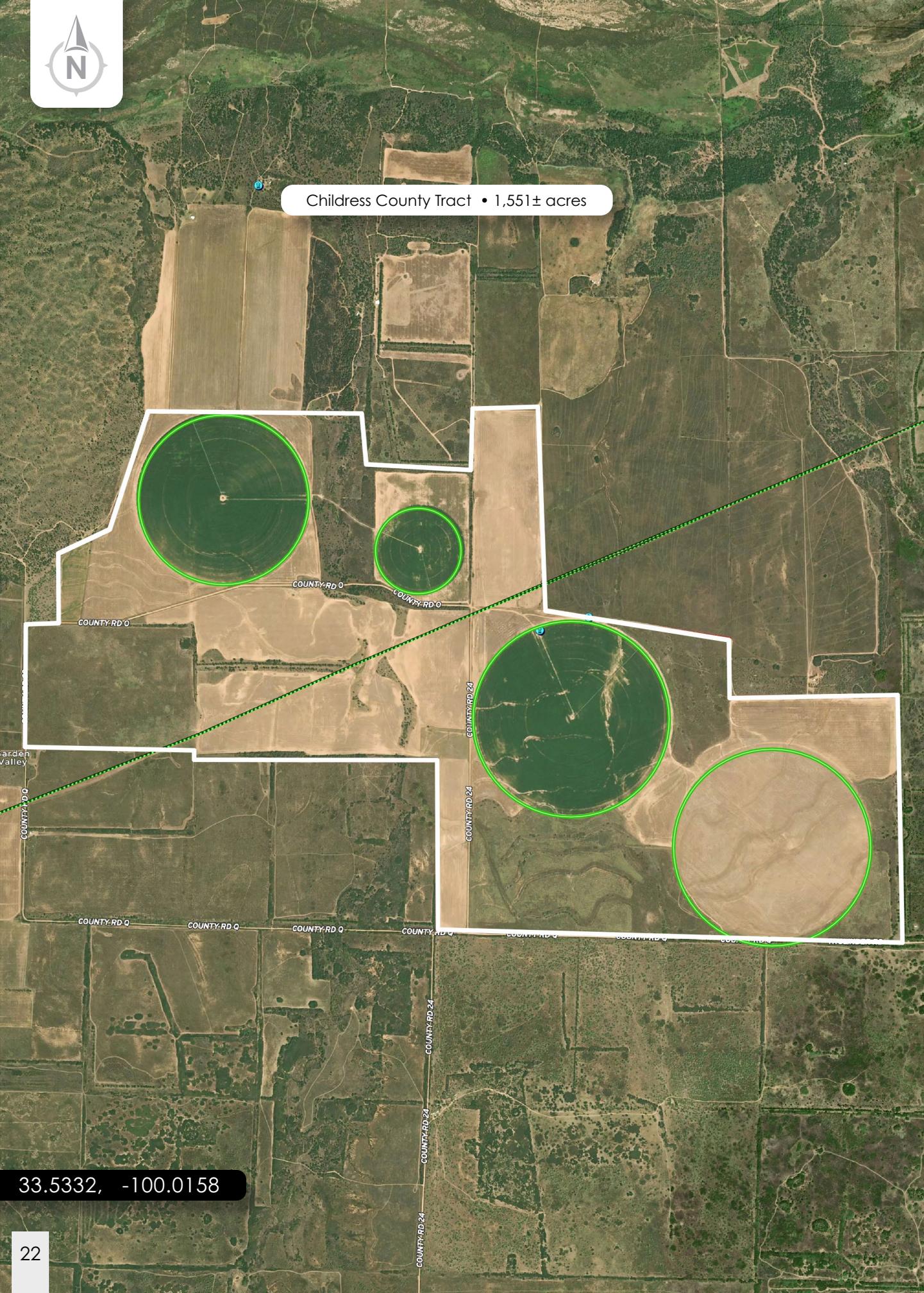


Hardeman County Tract • 960± acres





Childress County Tract • 1,551± acres



Garden Valley
COUNTY RD 0

COUNTY RD 0

COUNTY RD 0

COUNTY RD 0

COUNTY RD 24

COUNTY RD 24

COUNTY RD 0

COUNTY RD 24

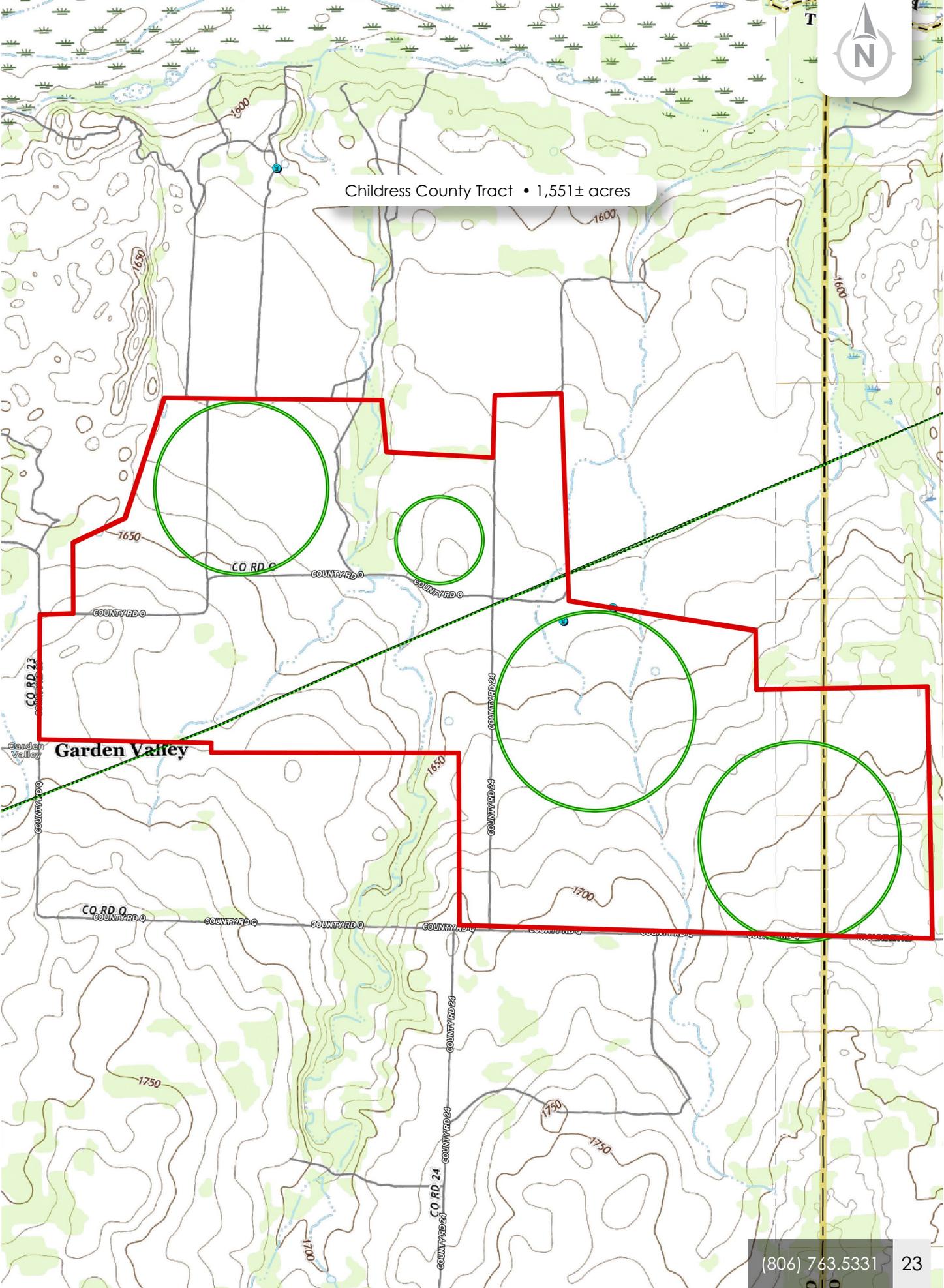
COUNTY RD 24

COUNTY RD 24

33.5332, -100.0158



Childress County Tract • 1,551± acres



Garden Valley

Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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