



SIMPSON RANCHES
— & —
LAND, LLC

TRIUNE FARM

2334.72 +/- Acres
Cochran County, Tx

1103.75 +/- Conventional
Irrigated Acres

PRICE: \$ 4,500,000.00



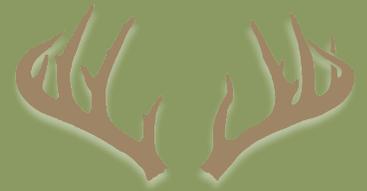
SIMPSON RANCHES
— & —
LAND, LLC

Anthony Simpson
Cell: 210.854.6365
Anthony@SimpsonRanches.com

SimpsonRanches.com
Office: 830.955.1725
Info@SimpsonRanches.com

SUMMARY

1103.75+- Conventional
Irrigated Acres



SIMPSON RANCHES & LAND, LLC IS PROUD TO PRESENT 2,334.72± ACRES OF HIGHLY PRODUCTIVE FARMLAND LOCATED IN COCHRAN COUNTY, TEXAS. KNOWN FOR ITS STRONG CROP HISTORY AND RELIABLE WATER RESOURCES, THIS EXCEPTIONAL PROPERTY SUPPORTS PRIMARY PRODUCTION OF PEANUTS AND COTTON, WITH ADDITIONAL ROTATION INTO CORN, WHEAT, AND ALFALFA. THE FARM'S PROVEN PERFORMANCE AND IRRIGATION INFRASTRUCTURE MAKE IT A STANDOUT AGRICULTURAL ASSET IN THE REGION.

KEY HIGHLIGHTS:

- *-**IRRIGATED ACRES:** 1,103.75± **CONVENTIONAL IRRIGATED ACRES**, PROVIDING EXCELLENT PRODUCTION CAPABILITY.
- *-**CENTER-PIVOT IRRIGATION:** 5 WELL-MAINTAINED PIVOTS (INSTALLATION DATES 2016-2024), ALL IN GOOD WORKING ORDER AND POWERED BY THREE-PHASE ELECTRICITY.
- *-**WATER PRODUCTION:** WELLS EQUIPPED TO PRODUCE **800 GPM**, SUPPLYING STRONG AND CONSISTENT IRRIGATION FOR ALL CULTIVATED ACRES.
- *-**CROP PRODUCTION:** DEMONSTRATED YIELDS ACROSS PEANUTS, COTTON, CORN, WHEAT, AND ALFALFA.
- *-**FARM MANAGEMENT:** OPERATED BY AN EXPERIENCED, MULTI-GENERATIONAL FARMER.

THIS OFFERING REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A LARGE-SCALE, WELL-MANAGED FARMING OPERATION IN AN ESTABLISHED AGRICULTURAL REGION. WHETHER EXPANDING EXISTING OPERATIONS OR SEEKING A DEPENDABLE, INCOME-GENERATING INVESTMENT, THIS FARM IS POSITIONED TO DELIVER STRONG PERFORMANCE FOR YEARS TO COME.

FOR MORE DETAILS OR TO SCHEDULE A VISIT, PLEASE CONTACT
ANTHONY SIMPSON VIA PHONE, EMAIL, OR TEXT.

PIVOT & WATER INFORMATION

COCHRAN COUNTY, TX

2334.72 ACRES

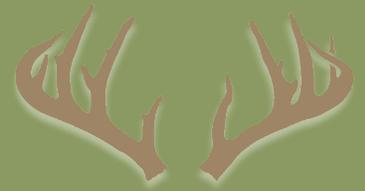
Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Pivot						
			Manufacturer	Model	Install Date	Serial Number	Length	Towers	Longitude & Latitude
1	135.29		Zimmatic			B14964	1353	7	33.407975, -103.019143
Dryland		1.56							
Dryland		988.77							
2	100.12		Reinke	2065	06/2016	0616-67469	1305	7	33.394015, -102.990452
2	14.4								
Dryland		4.17							
Dryland		61.37							
3	403		Pierce	CP600	3/18/24	32480679	2,365	14	33.404243, -102.994714
Dryland		35.54							
Dryland		8.27							
4	124.36		Reinke	2065	10/2018	1018-73806	1259	7	33.408062, -103.009822
Dryland		9.14							
5	230.04		Valley				1985	11	33.393679, -103.002780
Dryland		38.49							

Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Water Wells (* see Notes)	
			Permit No	Longitude & Latitude
1	135.29		1	230271 33.410187, -103.022289
Dryland		1.56		
Dryland		988.77	2	230273 33.408144, -103.019249
2	100.12		3	230272 33.408126, -103.013055
2	14.4		4	42191 33.408283, -103.009752
Dryland		4.17	5	2825 33.411102, -103.008675
Dryland		61.37	6	42128 33.409123, -103.005321
3	403		7	2835 33.411135, -103.002663
Dryland		35.54	8	2834 33.406278, -103.003765
Dryland		8.27	9	2827 33.410979, -102.999309
			10	2828 33.404853, -102.999998
			11	42031 33.411528, -102.995641
			12	42190 33.407869, -102.995722
			13	2829 33.404469, -102.995556
			14	42189 33.407807, -102.990817
			15	230276 33.401402, -102.991572
4	124.36		16	230275 33.393881, -102.990548
Dryland		9.14		
5	230.04		17	230274 33.394846, -102.996692
Dryland		38.49	18	42129 33.392861, -103.005594

ELECTRIC METER INFORMATION

COCHRAN COUNTY, TX

2334.72 ACRES



Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Lea County Electric Meter No	Longitude & Latitude	Notes
1	135.29				
Dryland		1.56	63810	33.409200, -102.988031	
Dryland		988.77	62305	33.411613, -102.995559	
2	100.12		60575	33.411383, -103.005458	
2	14.4		72014	33.411552, -103.005919	
Dryland		4.17			
Dryland		61.37			
3	403		Sangamo Elec 11282	33.411514, -103.012099	poll tag 017229
Dryland		35.54	62730	33.409202, -102.988085	
Dryland		8.27			
4	124.36				
Dryland		9.14			
5	230.04				
Dryland		38.49			



**5 PIVOTS
1103.75+- CONVENTIONAL IRRIGATED ACRES**



DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.

