

Texas Woody Ornamental Plant Farm  
 Estimated Asset Valuation and Discounted Sales Price  
 Jasper, Texas  
 March 2024

Land - ~56 Acres, Creek Frontage	\$	350,000	
Irrigation Infrastructure		200,000	
Irrigation Wells		50,000	
Plant Container Inventory		20,000	
Kubota Tractor - L2501		17,000	
Plant Trailers		20,000	
Office/Home - Built 2005, ~600sf		40,000	
Timber		30,000	
Land, Timber, Other Fixed Asset Value	\$	727,000	
Plant Inventory Wholesale Market Value		647,000	
(See Plant Inventory Schedule)			
TOTAL EST. FARM VALUE	\$	1,374,000	
DISCOUNTED SALE PRICE	\$	<b>825,000</b>	60%

This Plant Farm is on a 55.862 acre tract with gentle sloping elevation and excellent well water. My farm was developed in 1999 and features twenty-nine 36' x 300' growing pads with overhead irrigation designed for excellent drainage. There is also additional acreage developed for drip irrigation. The irrigation system is supported by two 2" irrigation wells with 5hp submersible motors and 75gpm pumps. Current plant inventory includes Dwarf Burford Holly, Dwarf Yaupon Holly, Needlepoint Holly, Carissa Holly, Nellie R. Stevens Holly, Wintergreen Boxwood, Japanese Boxwood, Elaeagnus, Variegated Privet, and Wax Leaf Ligustrum. All plant material is container grown, ranging from 7 gallon to 45 gallon, with an abundance of used container inventory available for future planting.

Other assets include, but are not limited to a Kubota L2501 4WD tractor, 28' gooseneck plant trailer for shipping, four 4'x8' plant trailers, storage sheds, and an Office/Home with pine slat walls/ceilings throughout and an 8' Deep front porch. The undeveloped portions of the property are covered in 25yrs+ mixed timber and the eastern boundary line is largely the NNW bank of Indian Creek.

Contact Owner, Mike McCraw: (409)489-2366