



SCHUIL
AG REAL ESTATE



Royal Flush Dairy – Spearman, TX

10269 Co Rd B, Spearman, TX 79081, USA • 320 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located at 10269 County Road B – Spearman, TX.

SIZE:

+/-320 Assessed Acres:

- +/-200 Acres Dairy Facility
- +/-120 Acre Irrigated Pivot

MILK PARLOR:

Dairy has a Double-16 parallel milk parlor (expandable for Double-36) sized for Jersey cows. There are two (2) milk tanks (one (1) – 6,500 gallon and one (1) 7,000 gallon) with backup cooling. The milk parlor also has a Mueller Falling Film Chiller with five (5) compressors.

OPEN LOTS:

Dairy has four (4) – 300 cow pens, four (4) – 150 cow pens, and approximately +/-1,050 lockups.

HERD:

There are approximately +/-1,400 cows and 600 heifers (Jersey cows) on hand and available for purchase separately.

BARN:

There is one (1) – six (6) bay commodity barn and one (1) – single 10 parallel hospital barn on-site.

PERMITS:

The dairy is permitted for 1,500 cows and 1,500 heifers.

WATER:

There are four (4) wells on the property:

- One (1) Irrigation well. (This well is also tied into the dairy as a backup.)
- One (1) Dairy well.
- One (1) Additional well casing with NO pump.
- One (1) Domestic well for the house.

BUILDINGS:

There is one (1) – three (3) bedroom, two (2) bathroom ranch house on the property. There is also one (1) Quonset shop building.

LEGAL:

Hutchinson County APNs: 97610, 97353, and 20359.

SOIL:

+/-98.8% Sherm clay loam, 0 to 1 percent slopes.

+/-1.2% Ness clay, 0 to 1 percent slopes, frequently ponded.

REMARKS:

Forage is also supplied by four (4) local growers. Feed, livestock, and rolling stock are available for purchase separately. Contact Listing Agent for details.

Marc Schuil Texas License #BR0581218

PRICE:

\$2,100,000 (Land & Facilities)

CONTACT:

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