

COLEMAN FARM



295± Acres Uvalde County
FM 140
Uvalde, Texas

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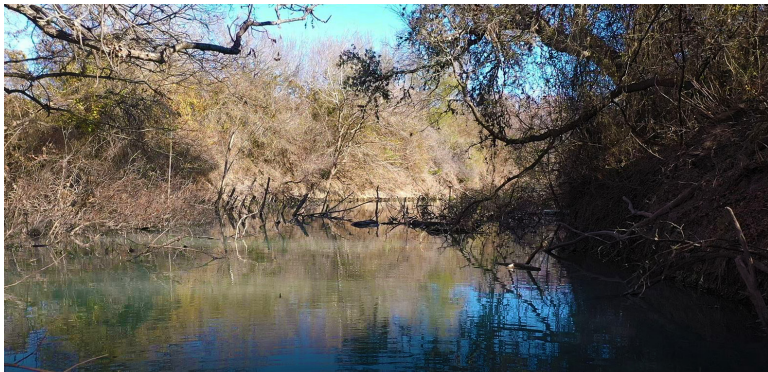


DESCRIPTION

The Coleman Farm offers both excellent subsurface water along with unique surface water of the Leona River. Multiple strong Leona irrigation wells water the fertile soils that are prevalent. Owned by the same family since 1994.

IMPROVEMENTS

Multiple water wells and three pivots are the primary improvements. Pivot #1 is an 89 tower Reinke pivot since 1994. Pivot #2 serves the Pacman field and is a 7 tower Reinke with the pivot being a 3 tower Reinke that waters the 9± acre circle. The property is partially high fenced on the north and west boundaries. The south and East boundaries are not fenced. The wells are powered by 3-Phase electricity. There is an old farm house and a good road system.



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WATER

There are two main Leona River gravel wells with a third Leona irrigation well serving as a back-up well. A fourth well with a smaller casing waters the smallest circle. Additionally, there are two other wells not currently in use.

Well #1 – Leona irrigation well. 14± inch casing, 50± foot depth. 1,300± GPM. Waters 129± acre circle.

Well #2 – Leona River irrigation well. 14± inch casing. 50± foot depth. 1,800± GPM. Waters the 90± acre Pacman circle and 18± acres half circle.

Well #3 – Leona irrigation well. 14± inch casing. 50± feet depth. Serves as backup well for the Pacman field.

Well #4 – Leona irrigation well. Smaller 6-9± inch casing. 50± foot depth. Waters the 9± acre circle.

The property has 3,750± feet of the Leona River. The river offers fishing and a unique parklike environment along the western boundary.

VEGETATION/CROPS

A large 8-tower fed by Leona irrigation well #1 waters the 129± acre main center circle. The Leona well #2 waters the 9-acre± small circle. The 4th well and well #3 can be used to row irrigate 18± acres. Total irrigated land is 252.8± acres. There is approximately 20± acres along the Leona River that is great hunting habitat with large oak trees lining the River. The farm has been mostly planted in cotton.

MINERALS

Surface sale only.

TAXES

Ag exempt.



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295± ACRES UVALDE COUNTY UVALDE, TEXAS

This farm is located 90± miles southwest of San Antonio, 43± miles northwest of Pearsall and 4.5± miles southeast of Uvalde, Texas. Garner Field Airport (KUYA) is located 3 miles east of Uvalde and has a 5,256-foot runway.

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