



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Big Valley Pecan Farm San Saba, Texas | \$22,500,000



Executive Summary

Big Valley Pecan Farm is 2,650± acres of beautiful pecan trees, rolling hills and river frontage. The property is in central Texas, north of San Saba on Highway 16. Owned by the same family for over 70 years, the attention to the land, trees, and water features is visible driving through the property. Mr. O.P. Leonard began pecan farming in the 1930s in many locations throughout Texas. Currently, the third generation of the family oversees the operation.

Pecan trees started as a viable crop in the late 1950s in the Big Valley, with 50,000± pecan trees grown on the farm. Most of the production comes from the following varieties: San Saba, Cheyenne, Wichita, Western Schley, Pawnee, and Tejas. Harvest typically begins in early October and goes through the end of December. Once harvested, the nuts are processed on-site and sorted for shipping. All equipment needed for the complete farming operation is included in the sale and a full list of equipment is available upon request for qualified buyers.

The Colorado River provides water for tree irrigation. The river flows 13± miles through the property, with numerous diversion points along the banks. The property has 5,500 acre-feet of adjudicated water rights to be conveyed with the sale. Pump stations along the river provide water for sprinklers, flood, and drip irrigation systems. Much of the drip system is new and has been installed in the last few years. Improvements on the ranch are adequate, with a few modest homes utilized by employees and family. There is also an office facility, a cleaning plant (circa 2015) with all necessary equipment, and an equipment shed.

The property makes for excellent hunting, with Whitetail deer, turkey, and wild hogs calling it home. In addition, the Colorado River and ponds provide great fishing. There are possible mining opportunities with rock deposits found around the ranch.



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Just The Facts

- 2,650± deeded acres
- Long-term family ownership (70+ years)
- 13 miles of Colorado River frontage
- Numerous scattered ponds
- Retention ponds for irrigation
- 50,000+ pecan trees
- Irrigated with mostly drip irrigation
- Extensive Highway 16 frontage
- Additional county road access
- 15 minutes to San Saba and Goldthwaite, Texas
- 1.5 hours from Austin, Texas
- Excellent hunting – Whitetail deer, turkey, migratory birds
- Several older houses and a pecan processing barn
- All equipment conveys
- Fantastic development opportunities



LAYNE WALKER | lwalker@hallandhall.com

4516 LOVERS LANE, STE. 364 | DALLAS, TX 75225

(O) 817-840-7878 | (M) 214-244-6484

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hall and Hall Partners, LLP	9001191	cdugger@hallandhall.com	806 773-4949
Broker Firm Name	License No.	Email	Phone
Michael Chad Dugger	567713	cdugger@hallandhall.com	806 773-4949
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	936 537-1749
Licensed Broker Associate	License No.	Email	Phone
Brett Grier	633968	bgrier@hallandhall.com	817 357-7347
Licensed Broker Associate	License No.	Email	Phone
Lyle Layne Walker	395242	lwalker@hallandhall.com	214 244-6484
Licensed Broker Associate	License No.	Email	Phone
John T. Holt	712689	jtholt@hallandhall.com	580 744-0921
Broker Firm Name	License No.	Email	Phone
Jay H. Leyendecker	674401	jay@hallandhall.com	956 771-4255
Broker Firm Name	License No.	Email	Phone
Monte W. Lyons	588508	mlyons@hallandhall.com	806 438-0582
Broker Firm Name	License No.	Email	Phone

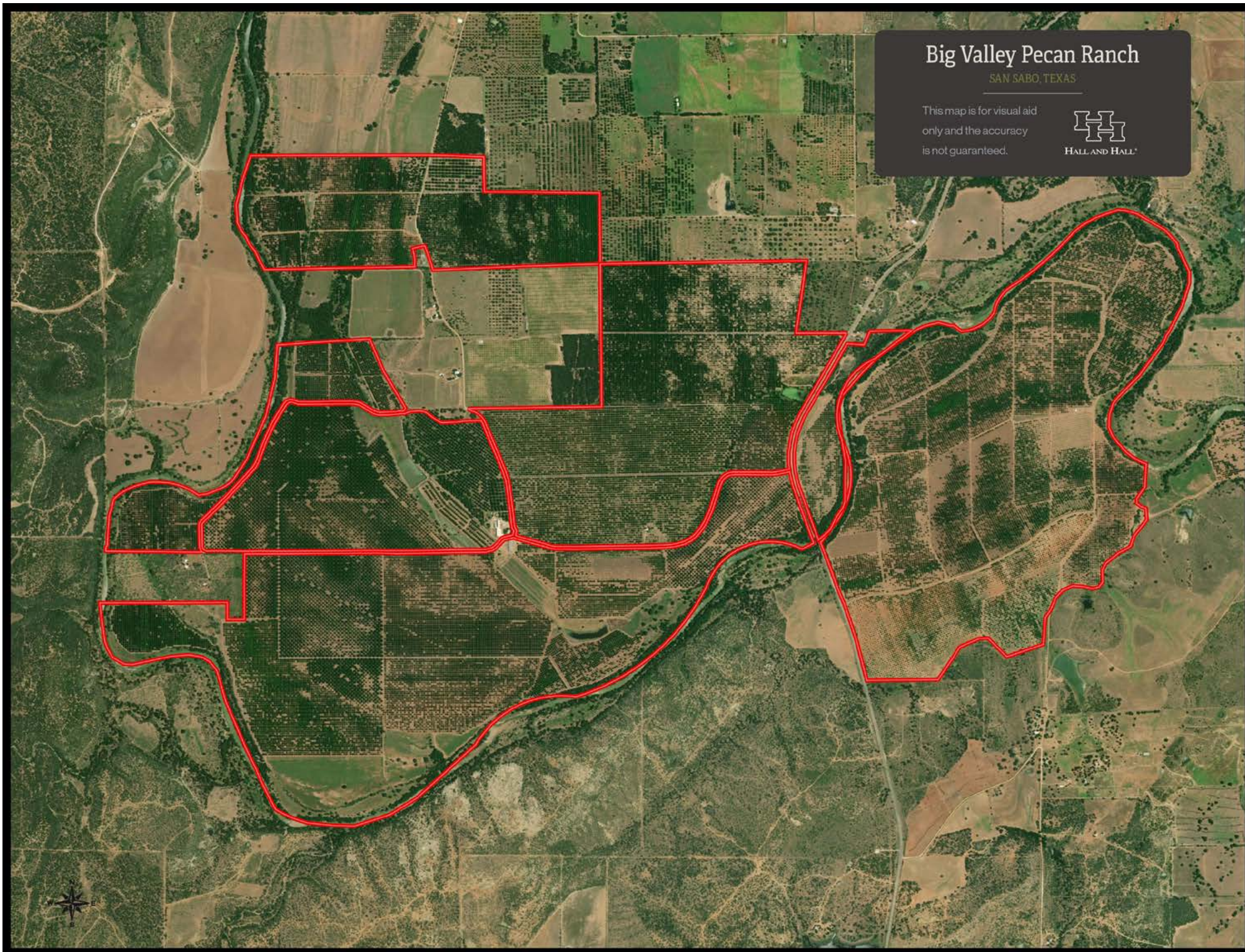
Buyer/Tenant/Seller/Landlord Initials

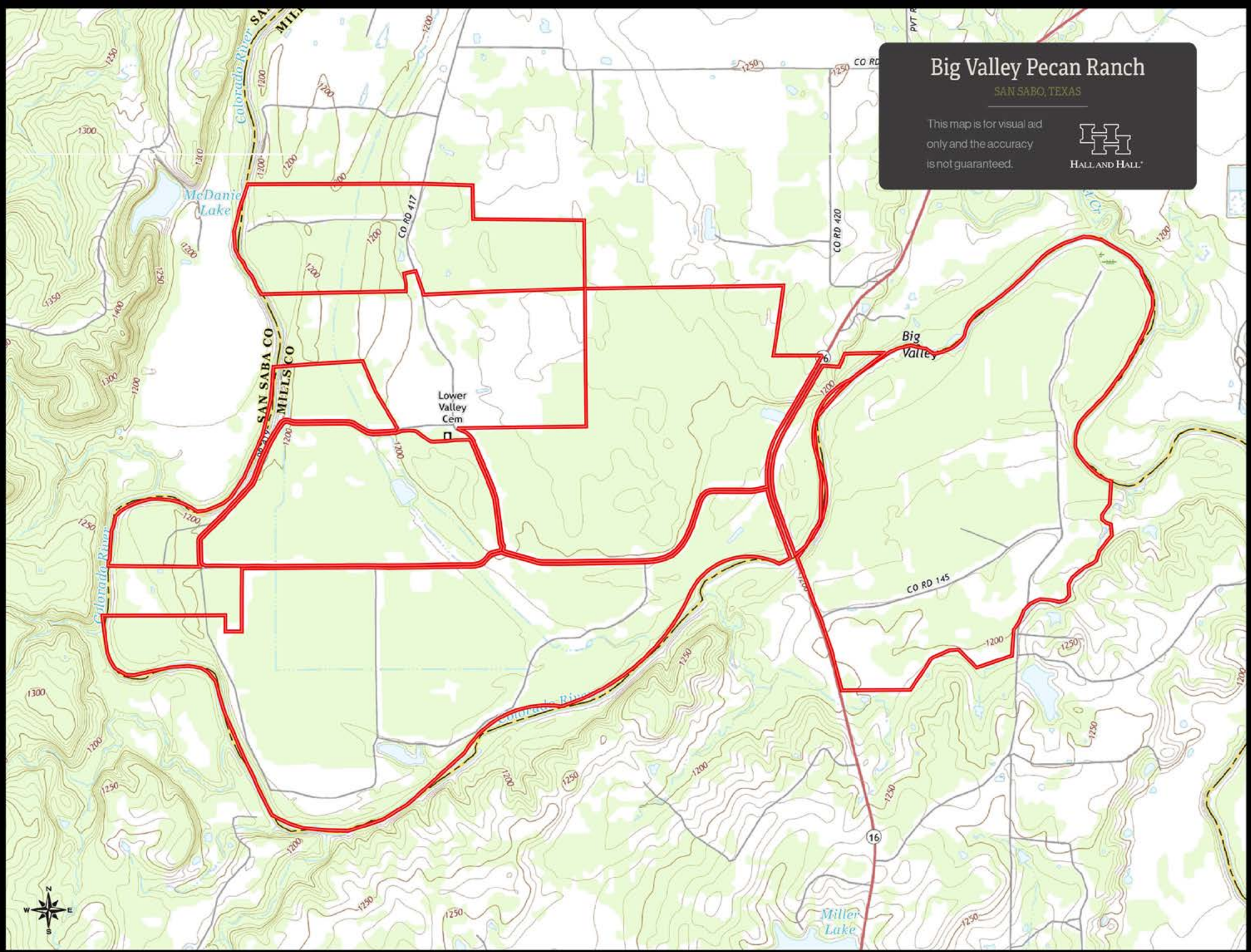
Date

Big Valley Pecan Ranch

SAN SABO, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.





Big Valley Pecan Ranch

SAN SABA, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.

