

COBALT CATTLE COMPANY, LLC - TULIA

\$6,000,000



35,000 head practical capacity feedyard on 914.5+/- acres of land. Steam flake mill with stationary mixers and over \$1.4M of additional feedmill upgrades in the past year. Very efficient pen layout. Significant water resources.

ESLABON Properties

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Richard Bretz (806) 674-7211 • rb@eslabonlp.com • eslabonproperties.com

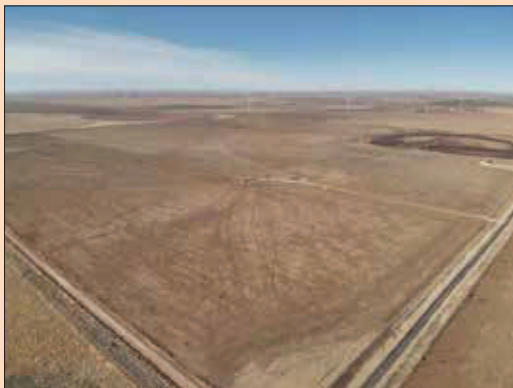
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LOCATION



Located on 914.5+/- acres at Tulia, TX. Legal description available upon request.

FARMLAND



Farmland

- 640 +/- acres of dryland farmland
- Includes 3 feedyard wells
- Additional feedyard wells could be added
- Potential for wind or solar installation

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CATTLE FACILITIES

- 218 pens
- 4,257,078 sq. ft. of pen space
- 121.63 sq. ft. of pen space per head at 35,000 head
- 28,000 linear ft. of bunk
- 9.6 inches of bunk per head at 35,000 head
- 1,200 sq. ft. processing barn w/Bowman chute
- Four 25 ft. x 30 ft. hospitals w/Daniels, Bowman, or W&W chutes
- 60 ft. x 10 ft. Digital Underground cattle scales adjacent to office
- Johnson continuous flow concrete waterers



SE Yard Overview



SW Yard Overview



Shipping & Receiving



Two Loadouts



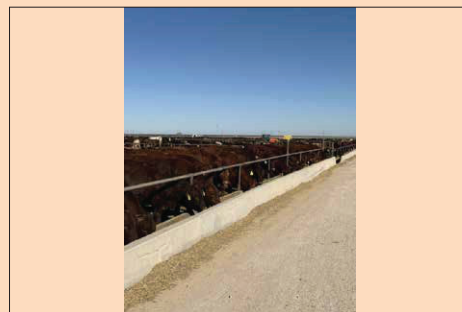
Processing Barn



Bowman Chute in Processing Barn



Hospital



Pen & Bunk



Feeding

ENVIRONMENTAL



Playa Lake

- Permitted for 67,500 head
- Yard drains to grandfathered playa lake.
- Local company cleans pens in trade for manure for compost.

FEEDMILL

- Two 24" x 48" Gearn flaker w/ 72" diameter x 30' steam chests
- 400 HP Superior boiler
- Feed production capacity of approx. 100,000 lbs/hr
- Two Harsh 810 Mixers
- Two grain bins—62,500 bu & 13,500 bu
- One 21' x 12' insulated liquid tank
- Three 21' x 12' non-insulated liquid tanks
- Two 115' receiving legs w/4k bu/hr capacity
- 4k bu/hr receiving pit
- 600,000 lbs of flake storage
- Above ground silage piles
- 10,000 gallon mill water storage tank
- 70' x 10' Mettler Toledo truck scales



Feedmill Overview



Commodity Bays



Truck Scales



Grain Receiving



Flaker



Flaker



400 HP Superior Boiler



Liquid Tanks



Stationary Mixers



Ration Load Out



Silage Piles



750KW CAT Generator

WATER

- Three 30,000 gallon water storage tanks
- Four wells on the feedyard:
 - 80 GPM
 - 10 GPM
 - 10 GPM
 - 5 GPM (not in use)
- Three wells on the farmland utilized for feedyard stock water:
 - Diesel Well—250 GPM
 - Natural Gas Well—350 GPM
 - Electric Well—175 GPM
- Six leased electric wells across the highway to the south are utilized for feedyard stock water:
 - 10 GPM
 - 30 GPM
 - 60 GPM
 - 50 GPM
 - 50 GPM
 - 100 GPM



30,000 Gallon Water Storage Tanks



Water Well Motor and Turbine Pump

SOFTWARE

- Feedmill: Animal Health International
- Bunk: Animal Health International
- Hospital & Processing: Animal Health International
- Cattle Accounting: Turnkey
- Financial Accounting: Turnkey
- Software is leased. Buyer will need to negotiate separately with vendor(s) for continued use.

OTHER FACILITIES



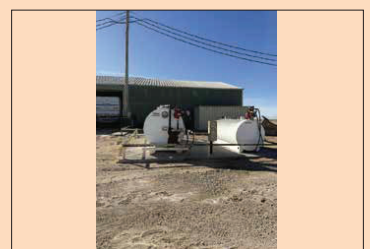
Office—45' x 55', 2,475 sq ft
w/4 individual offices



100' x 50' Shop



Break Room



Fuel Tanks—1,000 Gal Gasoline,
2,500 Gal Diesel

EQUIPMENT & PICKUPS



2020 International Feed Truck
w/Laird Delivery Box



2020 International Feed Truck
w/Laird Delivery Box



2015 Peterbilt 348 Feed Truck
w/Roto Mix Feedbox



2016 International 7400 Feed Truck
w/Harsh 900 Feedbox



2019 International Feed Truck
w/Laird Delivery Box



2022 CAT 938M Loader



2009 CAT 924 HHL Loader



CAT 930M Small Wheel Loader



2022 CAT Skid Steer



John Deere 320 Skid Steer



2014 Kubota M135GX Tractor



2002 John Deere 8410 Tractor



1991 John Deere 4760 Tractor



John Deere 4640 Tractor



1991 Case IH 7130 MFWD Tractor



1994 Autocar Truck w/Silage Box



2012 International 4400 Water Truck



2018 International DuraStar 4300



1995 International 9400



Short Belly Dump 5th Wheel Trailer



Dura Tech 2650 Hay Processor



Holcomb 10' Scraper w/Chisel



Bushhog 2615L Mower



76 CAT 120G Motor Grader

EQUIPMENT & PICKUPS



2022 Ford F-250



2022 Ford F-150 XLT



2020 Ford F-150



2019 Ford F-150 4x4



2019 Ford F-150 XLT



2018 Ford F-150 Supercab



2017 Ford F-150



2015 Ford F-250 Welding Pickup



2015 Ford F-150 Lariat 4x4



2015 Toyota Tundra 4x4 Double Cab



2013 Ford F-150



2013 Toyota Tundra Double Cab 2x4



2013 Toyota Tundra 4x4 Double Cab



2011 Ford F-150



2007 Ford F-250 Welding Pickup



2006 Ford F-150



2004 Chevy



Miller Bobcat 225 Welder & Tools
on 5' x 8' Trailer



2024 Kawasaki Mule



2023 Kawasaki Mule Utility Vehicle

Not pictured:

- 2019 Ford F-150 XL 4x4
- 2020 Pro-Stock 3000PSI Pressure Washer
- Blow Hard Bunk Blower 3PT RH
- Four Kawasaki Mule Utility Vehicles – 2018-2023
- Mahinda Impart 750 XTV Utility Vehicle

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All acres, volumes, quantities, capacities, and distances are approximate.

Any pending transaction is confidential.

Do not contact feedyard staff or the owner for further information.

All contacts should be made through:

Eslabon Capital, LP dba Eslabon Properties

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