

THOMAS FARM

429± Acres // Uvalde County // Uvalde, TX



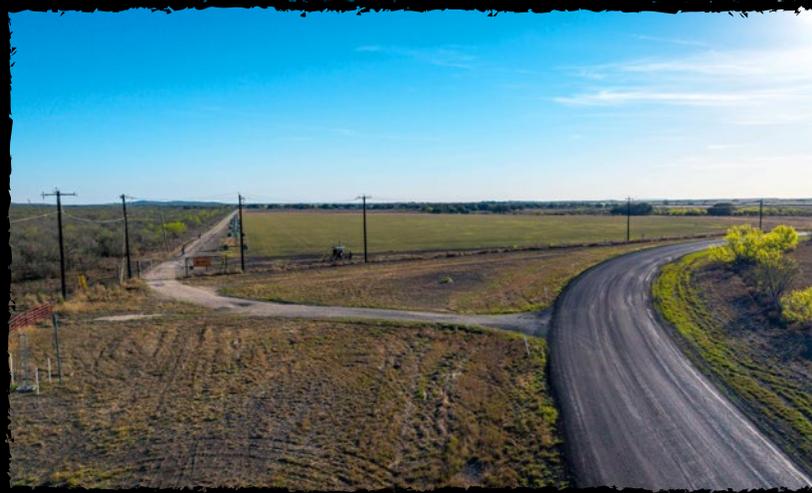
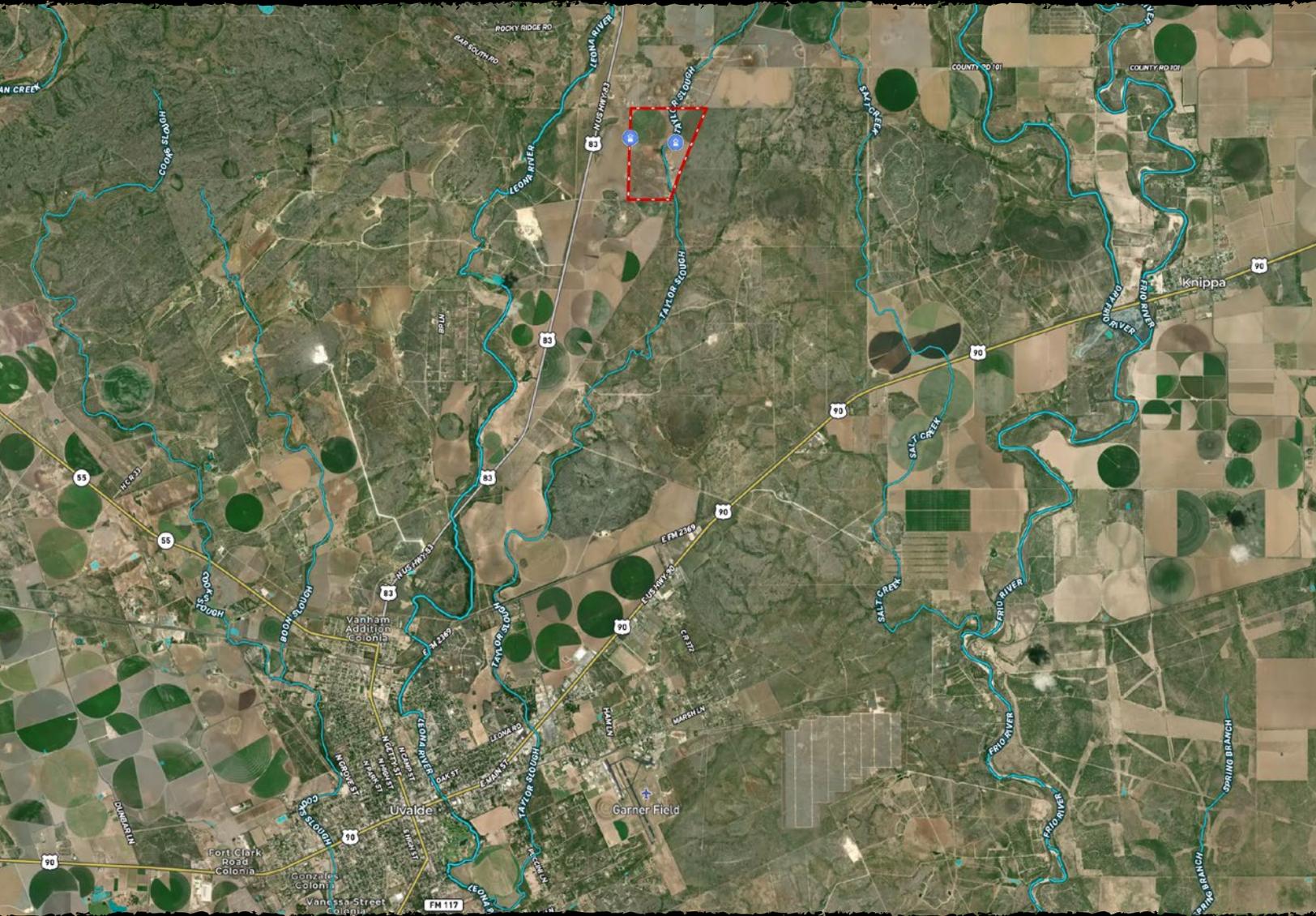
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PROPERTIES

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429± ACRE IRRIGATED FARM & RANCH • CR 2690 • NEAR UVALDE, TX

The Thomas Farm located on County Road 2690 is a productive South Texas farm and ranch property featuring irrigated farmland, native pasture, and strong water production. Located approx. 7 miles north of downtown Uvalde, the property offers a combination of income-producing agriculture and recreational ranch use.

Large live oak trees lining both sides of Taylor Slough, pastureland, irrigation infrastructure, and excellent electrical service make this a versatile property suitable for farming, livestock, or long-term investment.

PROPERTY DETAILS

- » **Total Acreage:** 429± acres
- » **Irrigated Land:** approx. 120± acres
- » **Pastures:** property divided into 4 pastures
- » **Ponds:** 2 ponds
- » **Domestic Well:** 1
- » **Mineral Rights:** none

IRRIGATION & UTILITIES

- » **Irrigation Well:** approx. 1,100 GPM
- » **Irrigation Type:** Reinke Electric pivot
- » **Total Irrigated Area:** Approx. 120 acres
- » **Electric Service:** 3■phase power at well head
- » **Infrastructure:** Adjacent to electric substation
- » **Water Rights:** No transferable rights (water leased)

INVESTMENT HIGHLIGHTS

- » Strong irrigation well producing approx. 1,100 GPM
- » 2 five year old Reinke pivots with one being a 5 stand and the other a 6 stand pivot
- » Agricultural improvements including 3 barns, 2 sheds, and working pens with covered working chute
- » Large live oak trees and quality pastureland with 3 sides low fence and 1 side high-fenced
- » Electric substation nearby with 3■phase power available
- » Near Uvalde in a proven South Texas farming region
- » Electric provider is Medina Electric Coop



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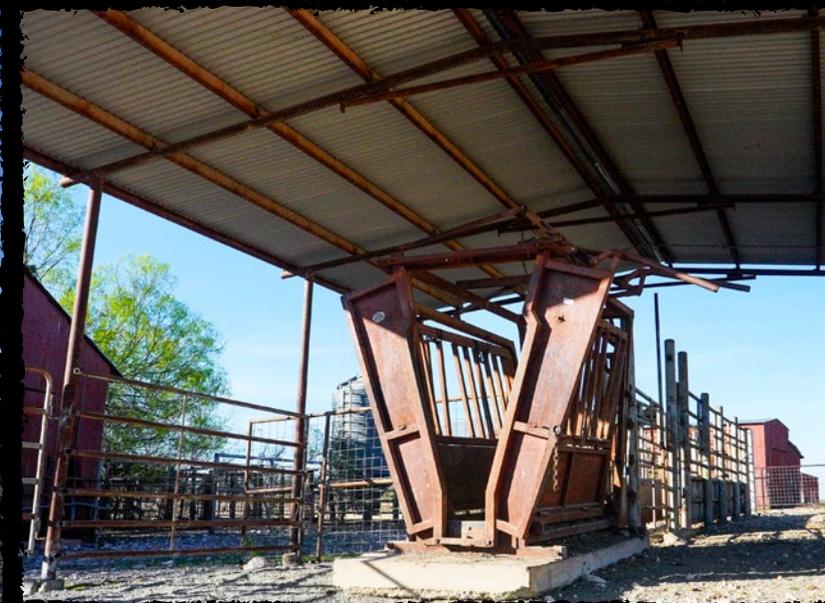
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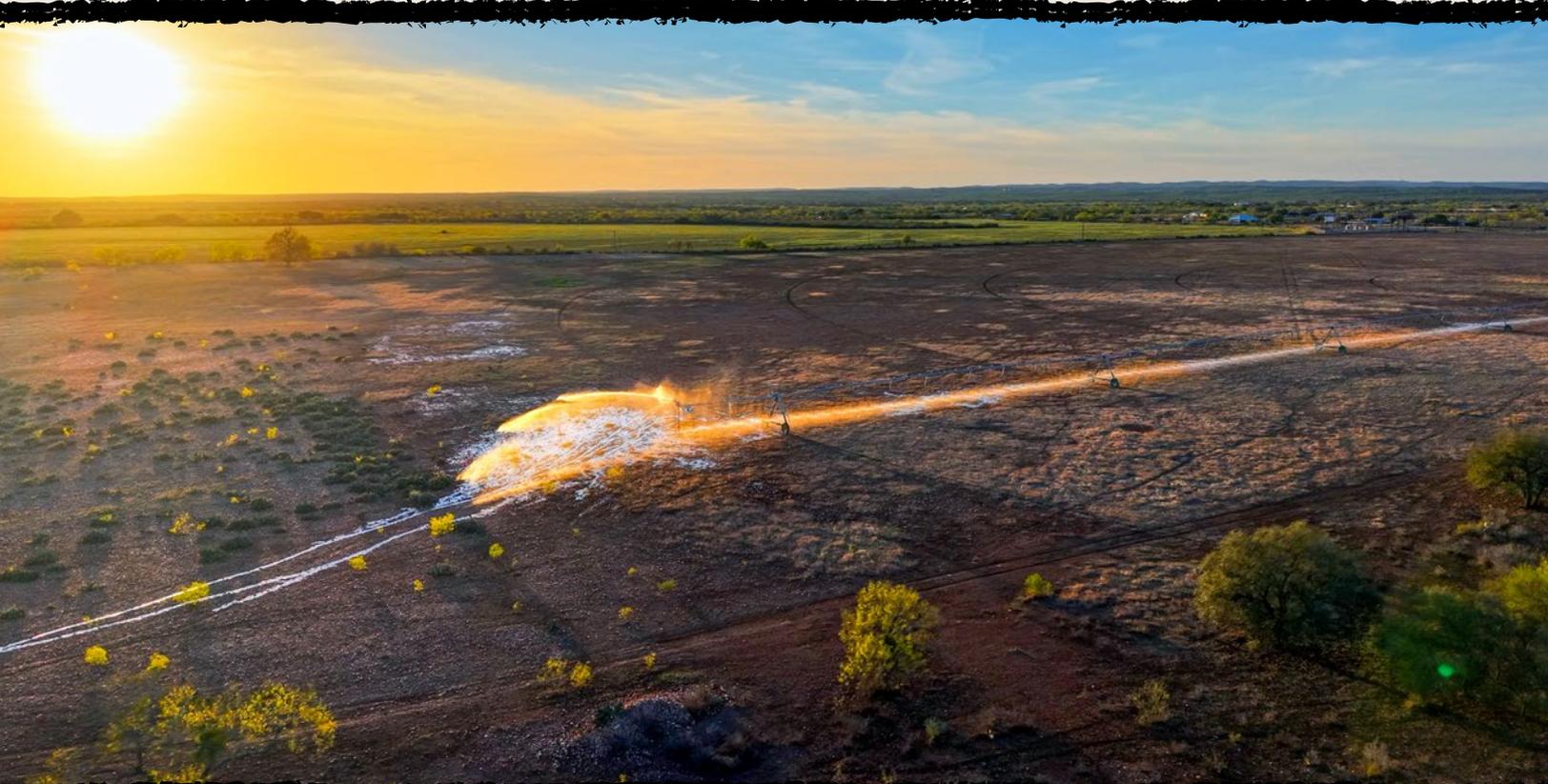
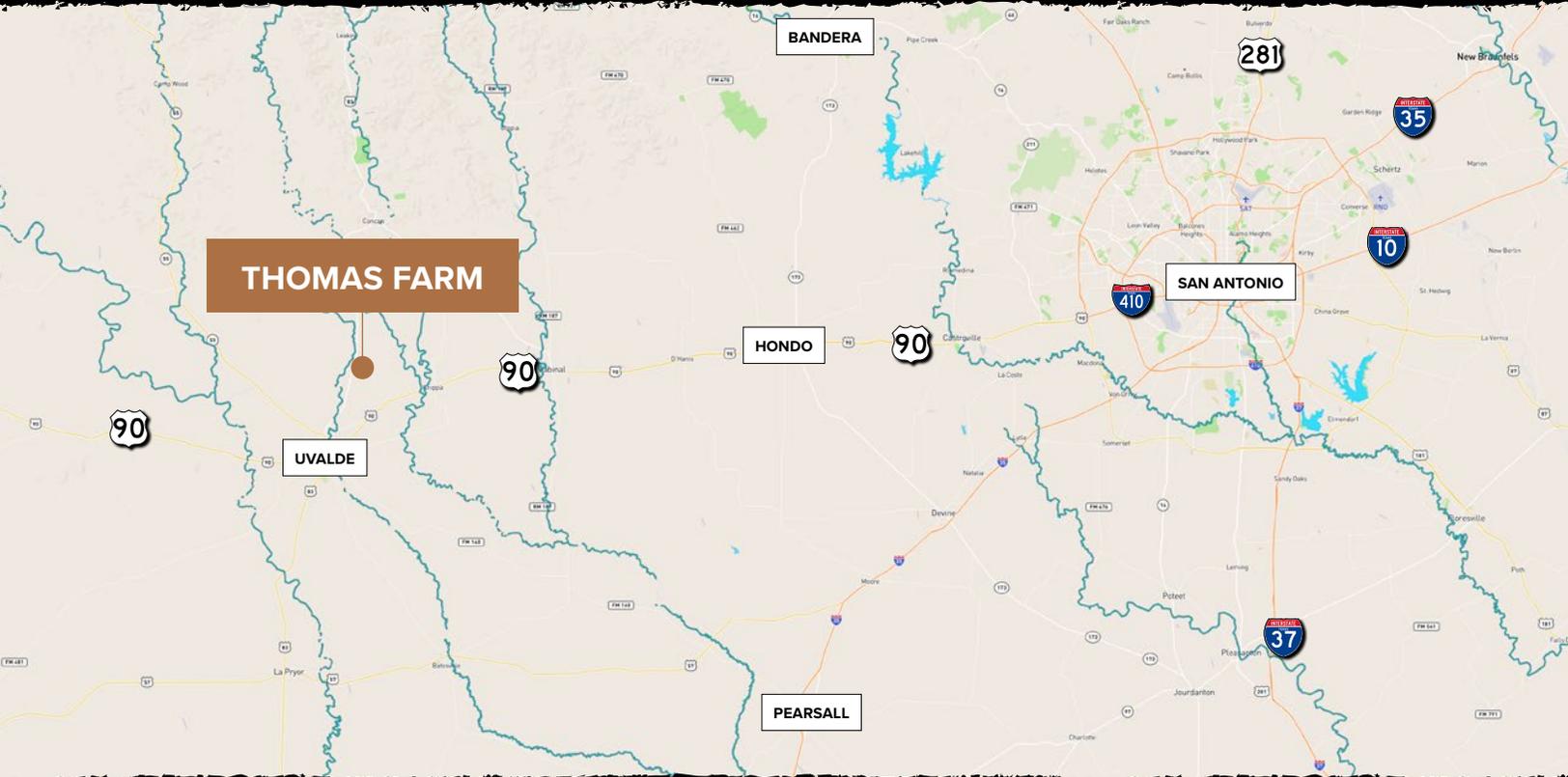
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