



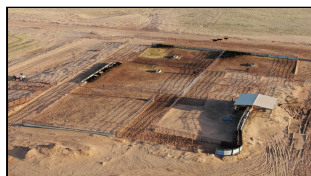
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**Preconditioning Operation Vernon, TX 288 acres**

**\$1,353,850.00**



This backgrounding operation is set up for maximum efficiency and utilization of Animal Well Being Methods to decrease stress and maximize average daily gain. Equipment necessary for the daily operations of the facility is included. The equipment may be removed from the package and sold separately. (Register to access the Equipment List.) The wide entrance into the ranch makes for easy in and easy out for large 18-wheeler trucks. The stockers are received into special care receiving pens for health assessments, vaccinations, and rest. Then released into various pasture traps and allowed access to grass with TMR supplements provided in feed troughs in the pastures. Then around the 90-day mark they are moved into dry lots with 475 sq ft per head living area. This could be reduced by half if more cattle were fed. The next phase, the cattle are moved into dry lots allowing for best ADG on TMR rations and high density rearing while maintaining a very low mortality rate. Each dry lot contains two 190-gallon water tanks with high pressure water supplied to each trough. The dry lots can handle 1400 head with a turnover every three months. Additional pasture could be converted to dry lots to easily increase annual outputs from the current 4,000 head up to a maximum of 7,500 head per year. Call Sandy Brock Bahe at (918) 470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 288 Acres

**Location:** 1.45 hrs. to Amarillo & 3 hrs to Dallas, TX

**Closest Town:** Vernon

**Access:** County road

**Topography:** Flat to very gently rolling pasture land

**Improvements:** Home, shop, corrals, water wells, fencing, etc

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda Grass, Native, Annual Rye

**Capacity:** 4,000 head/yr. currently, could be increased.

**Water:** Two water wells

**Wildlife:** Deer, Turkey, Quail

**Utilities:** Electricity, Wells, Septic System

**Development Potential**  
Could be subdivided for housing if desired

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**Sandy Brock Bahe**  
World Class Ranches Team Brokered by  
EXP Realty  
**918-470-4710**