



GRUBER RANCH SALES

Representing the Best of Texas



907 ACRE FARM

KNIPPA, TEXAS

This Knippa Irrigated Farm consists of approximately 907 total acres with 660 acres of irrigated cropland and 240 acres of dry cropland. The farm is located just 1 mile east of Knippa and 70 miles west of San Antonio with frontage on the north side of Highway 90 and over 2.2 miles of frontage on two county roads, (CR 344 on the east and CR 345 on the west).

There are five total center pivots covering 660 acres which are supplied by an Edwards Aquifer Irrigation well equipped with a 350 HP electric motor producing 2,500 gallons per minute. Conveying with the farm is 610 total acre-feet of permitted Edwards Aquifer water rights. Out of the 610 ac-ft, 396.667 ac-ft is base water and 213.333 ac-ft is unrestricted.

Other improvements on the farm include two large barns, an air-conditioned shelter that protects the variable speed drive for the electric motor, three domestic water wells, a cistern and a set of cattle pens.

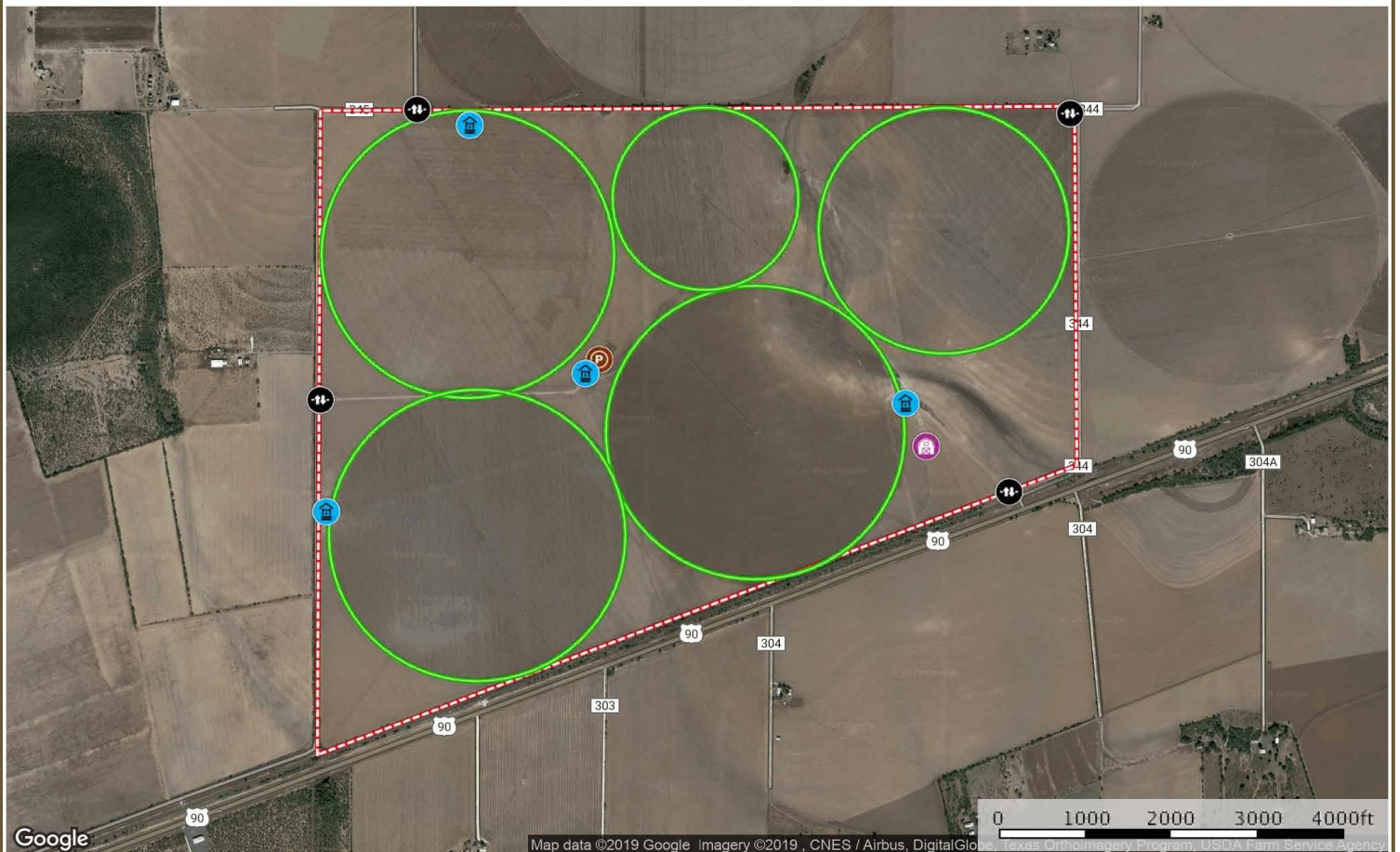
This productive turn-key farm can be run not only as an owner/operator, but also as a farm leasing operation for cash rental.

FEATURES:

- 907 +/- Acres.
- 5 total pivots covering 660 acres - 3 (160 acres), 1 (120 acres), 1 (60 acres).
- 1 Edwards Irrigation Well equipped with 350 HP electric motor – 2,500 gallons per minute.
- 610 total acre-feet of Edwards water – 396.667 ac-ft of base and 213.333 ac-ft of unrestricted.
- 3 domestic water wells.
- Cattle pens.
- 2 Barns.
- Good fences.
- County Road frontage.

910 Acres Farm

Uvalde County, Texas, 910 AC +/-



Google

Map data ©2019 Google Imagery ©2019 CNES / Airbus, DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency

- Well
- Barn
- Gate
- Pens
- Pivot
- Boundary

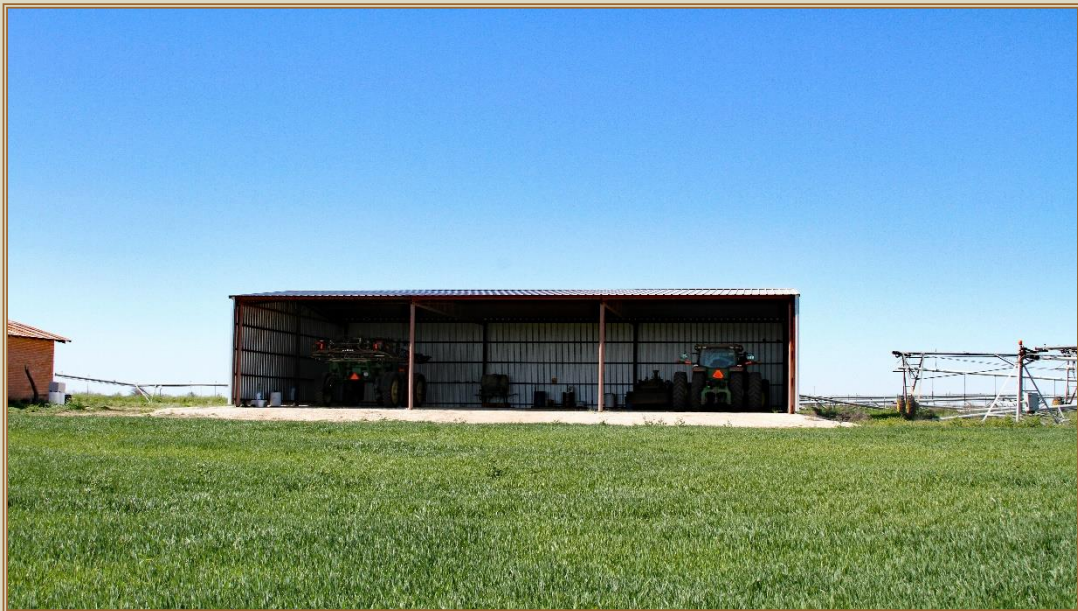
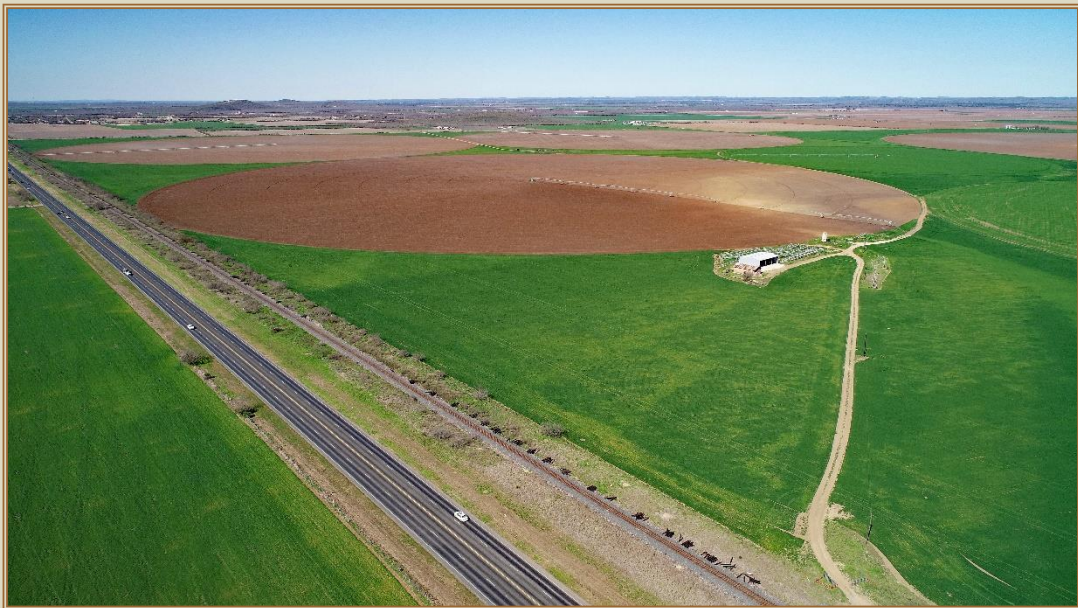
J. Gruber - Broker / Owner

P: 830.426.5200

GruberRanches.com

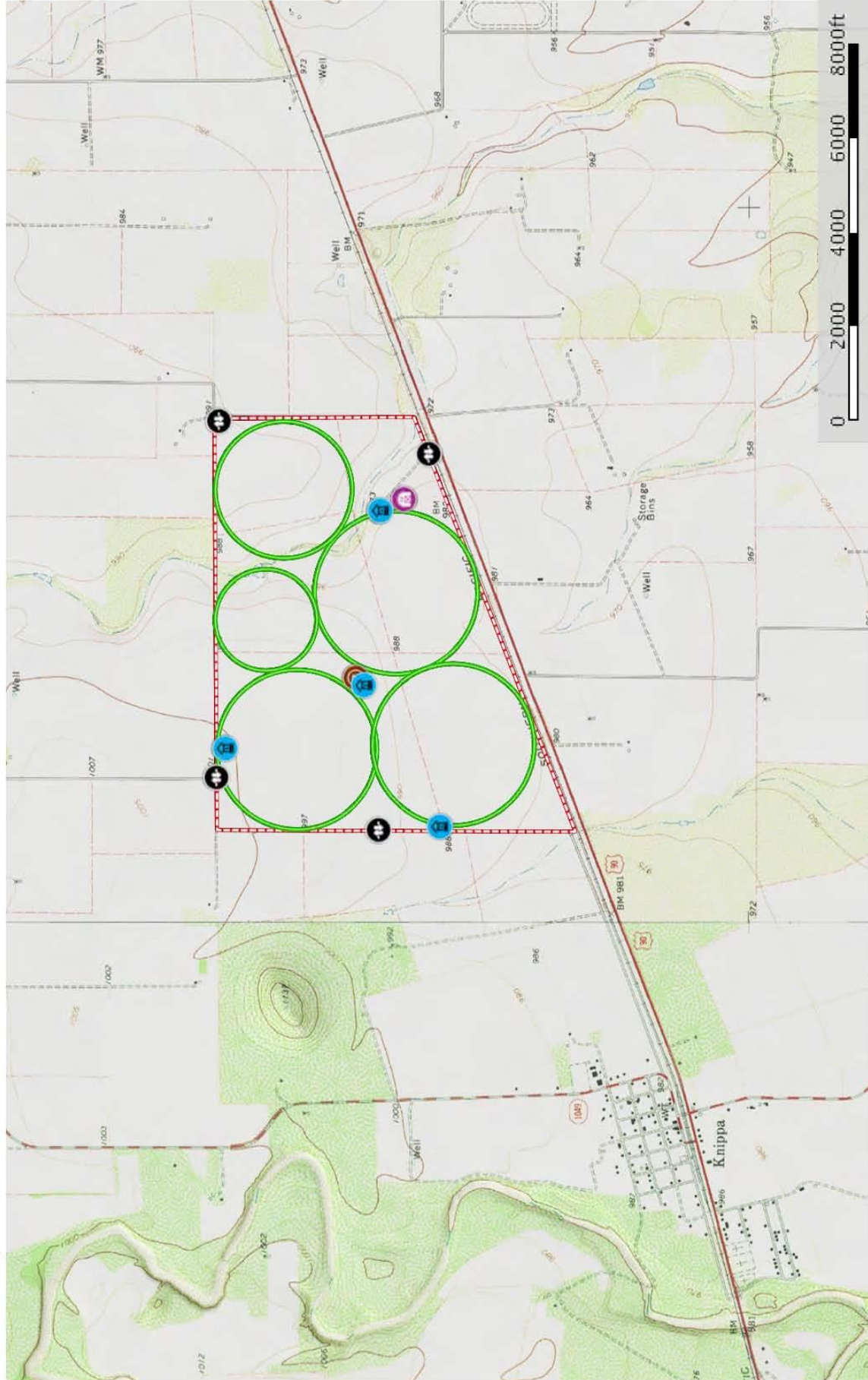
515 20th Street / Hondo, TX 78861

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.





910 Acres Farm
Uvalde County, Texas, 910 AC +/-



-  Well
-  Barn
-  Gate
-  Pens
-  Pivot
-  Boundary

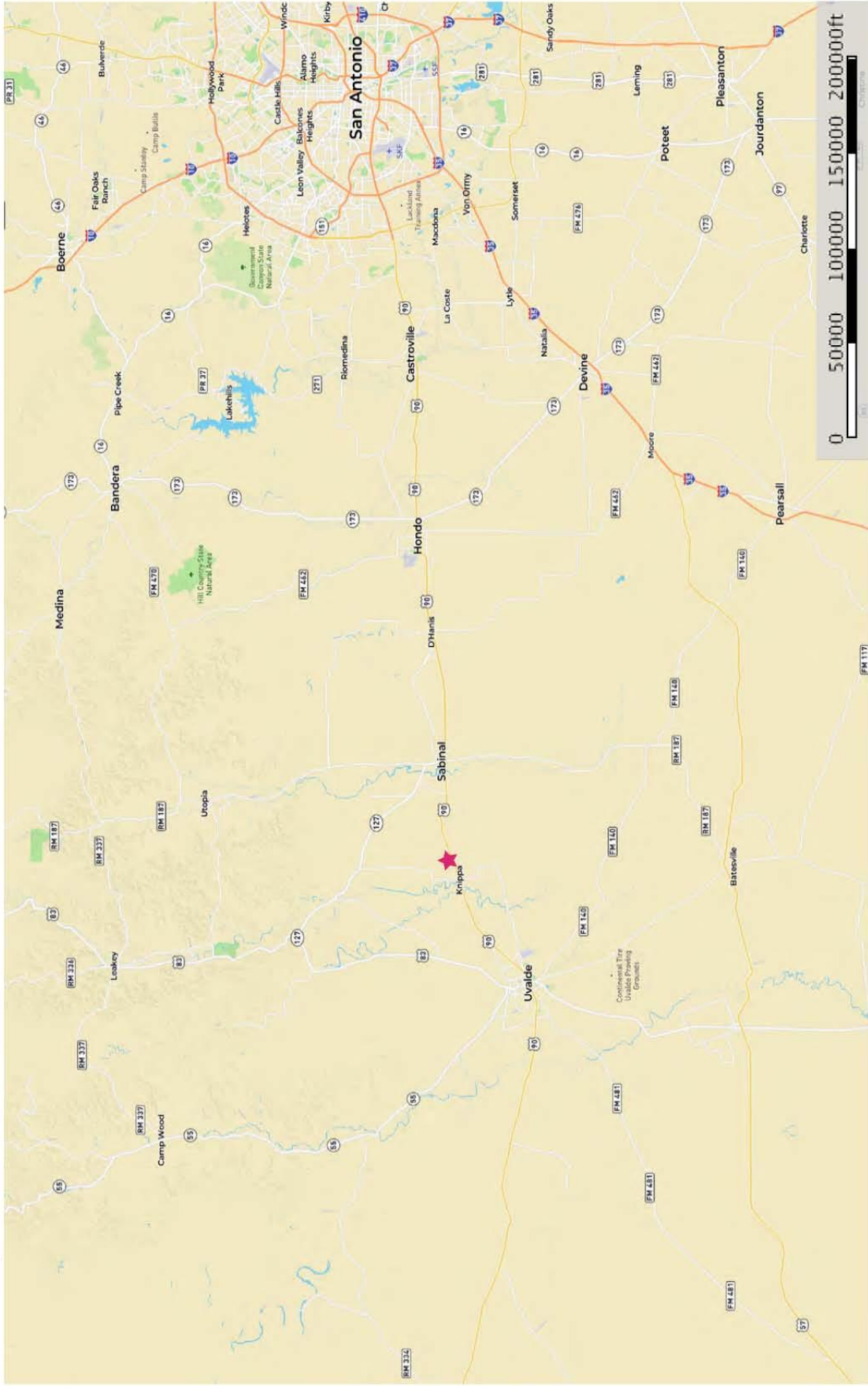
M
The information contained herein was obtained from sources deemed to be reliable. Allpgrph Services makes no warranties or guarantees as to the completeness or accuracy thereof.

J. Gruber - Broker / Owner
P: 830.426.5200 GruberRanches.com 5115 20th Street / Hondo, TX 78861



910 Acres Farm

Uvalde County, Texas, 910 AC +/-



★ 910 Acres

J. Gruber - Broker / Owner
P: 830.426.5200 GruberRanches.com 515 20th Street / Hondo, TX 78861



The information published herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Representing the Best of Texas



J. Gruber Properties and Gruber Ranch Sales

235 19th Street, Ste. 101 , Hondo, Texas 78861 O: 830.426.5200 | F: 830.426.5206 | info@jgruberproperties.com