

## RGB Farm

Welcome to RGB Farm centrally located between Houston, Austin, and San Antonio. It is 4 miles south of Schulenburg and 17 miles north of Hallettsville in Lavaca County just off Hwy 77. RGB was designed after a Lexington Kentucky horse farm and is a "ONE-OF-A-KIND-FOR-THE-AREA!" For years the RGB Farm has been admired by motorists as they passed by on US Hwy 77. Current improvements include a 60x40 Barndominium with living quarters, custom well house, and feed house. Its layout is thoughtfully designed to accommodate a future main house in a number of ideal building sites (plans available upon request). The trees on 22.78 acres include a large number of majestic old live oaks as well as a large number of established mid-growth and younger trees. The farm is divided by horse quality wood fencing into 7 pastures and the perimeter fence includes net wire to protect from feral hogs. The farm is covered by an extensive irrigation system designed to keep the farm looking green and productive even during the driest years. For years, the seller has spent time and money to develop this property into a well laid out farm with 2 barns and a full-time residence. They have done most of the heavy lifting to put a plan in place for that development by cultivating and fencing the pastures, laying out extensive utilities and building a Barndominium. Though they are not able to see the dream for the property come to full fruition they are hopeful the next owners will lovingly pick up the baton and make the RGB farm everything it was designed and destined to be.

### **Property features**

#### **Barn**

60x40x20 steel building includes 800 SF of upscale living quarters that includes a large bedroom and bathroom, living area and kitchen with upgraded appliances. The shop area of the barn is an insulated 1,600 SF area and includes (2) 14 ft roll up doors, upgraded oversized fan and heart exhaust fans for comfort. RV outlet and exterior lighting and stairs leading to storage area. The storage area is designed to be finished out as additional living area with 2 bedrooms and 1 full bath.

#### **Well house**

12x12 custom well house designed to serve as a storage place for all water well equipment and water softener, but also can be used as a small work shed/shop. It includes ample shelving for storage and room to store lawn equipment. The shop currently has indoor and outdoor lighting, RV outlet, and prewired to supply power to the side entrance off of CR 77D. Feed/utility shed 10 x 9 custom building to match the barn and well house. It includes a concrete floor and indoor/outdoor lighting.

#### **Water well**

210 ft depth well (to be confirmed) is powered by 2 oversized pumps that generates 55 GPM. System is adequate to provide water for the barn and future home as well as supply water to

the irrigation system. Water flow to be verified.

### **Septic treatment system**

Pro Flow 500 aerobic spray system. System is designed for 5 toilets & 500 gallons per day treatment capacity and has a 771-gallon pump tank. Pro Flo septic system is currently plumbed to existing barn and 3 future building sites and is maintained under a service contract that is available for inspection.

### **Irrigation system**

The property is covered by an extensive irrigation system consisting of buried 2-inch PVC water lines with valves and controls located throughout the pastures and utilize mobile K lines to distribute the water. During droughts the property is water self-sufficient. Property also has a 1000-gallon storage tank located centrally in the corral area.

### **Fences**

Horse quality wood fence (treated 2x6s) with 16 ft gates throughout the property makes rotating and moving livestock an easy matter. Additionally, all perimeter fences have 4 ft net wire to prevent entry to feral hogs.

### **Future improvements**

Architectural plans are available for a 3,600 SF residence and design plans are available for a 2,500 SF house.

### **Soil information**

Engineering soil analysis are available for building sites as well as soil test for all pastures.