



EKDAHL
REAL ESTATE



PECAN GROVE FARMS

Brown County | Brownwood, TX
Established 1970

PECAN GROVE FARMS

Pecan Grove Farms – Brownwood is the premier pecan orchard in Central Texas and is comprised of 1,253± total acres and over 36,000 improved varietal pecan trees. The orchard began around 1970 and has flourished in the deep, rich soils of Pecan Bayou, along with the bountiful water rights from Brownwood Lake used for irrigation. The farm has averaged over one million pounds of pecans over the last five years, with production on the rise due to the owners' strong data-driven management practices and strict attention to detail. The farm management team is available to stay with you to manage the property for as long as you need them. Take advantage of their experts to make the most of this incredible investment opportunity. Pecan Grove Farms is special because of its productivity, water rights, as well as the number of contiguous acres of trees. There just aren't many pecan farms in Texas of this size and quality.



BROKER CONTACT

JOHN EKDAHL

Broker | Ekdahl Real Estate

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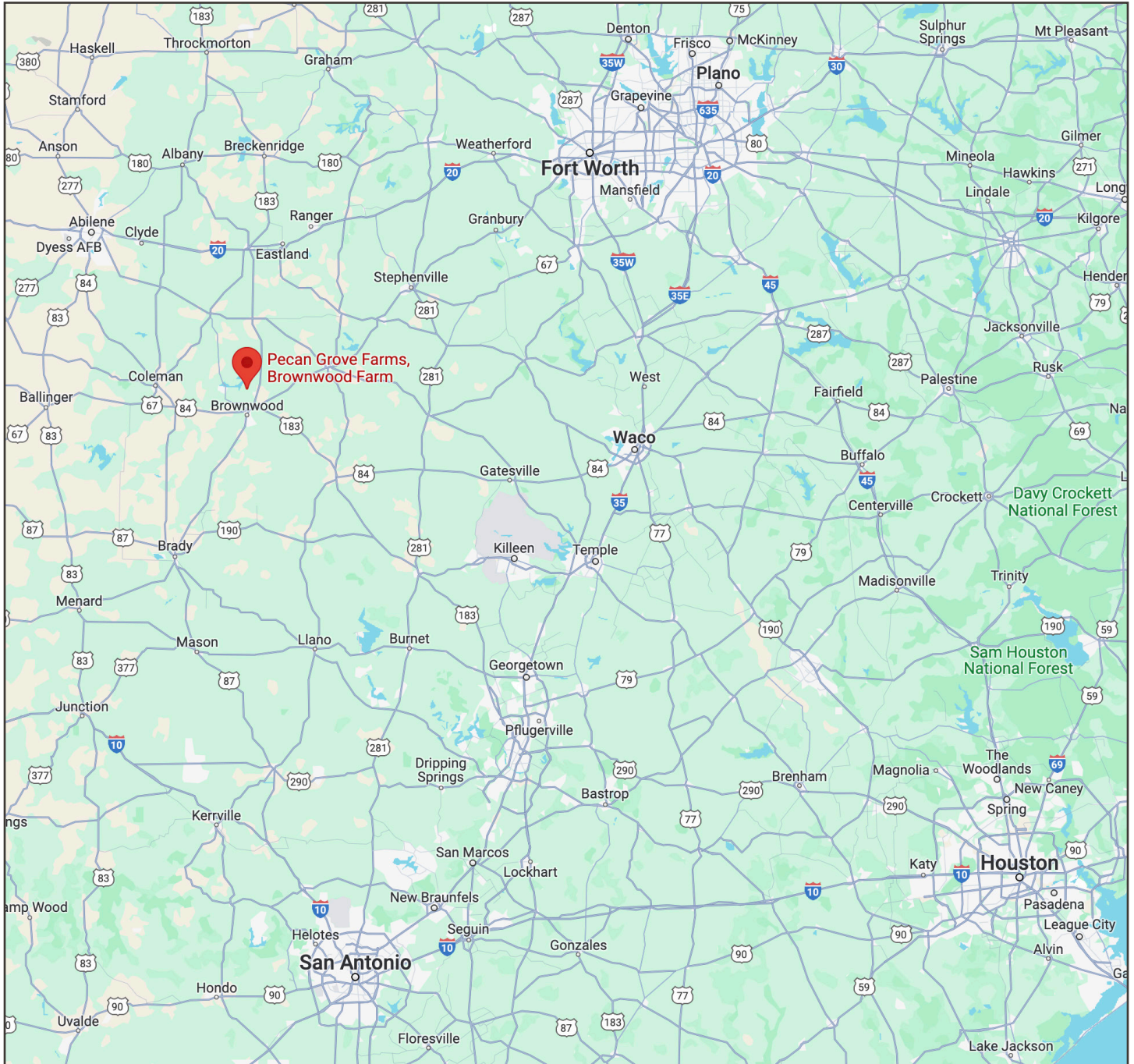
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LOCATION

Pecan Grove Farms is located in the bottom land of Pecan Bayou at the base of the Brownwood Lake dam and is accessed by FM Road 2125. The closest town is Brownwood, Texas to the farm, which is a medium-sized farming and ranching community outside of Abilene, Texas. The farm is about a 2.5-hour drive from Fort Worth, Austin and Waco. Houston is about a five-hour drive away and San Antonio is around a three-hour drive. It's central location is advantageous not only for the owners' travel, but in marketing the pecans as well.



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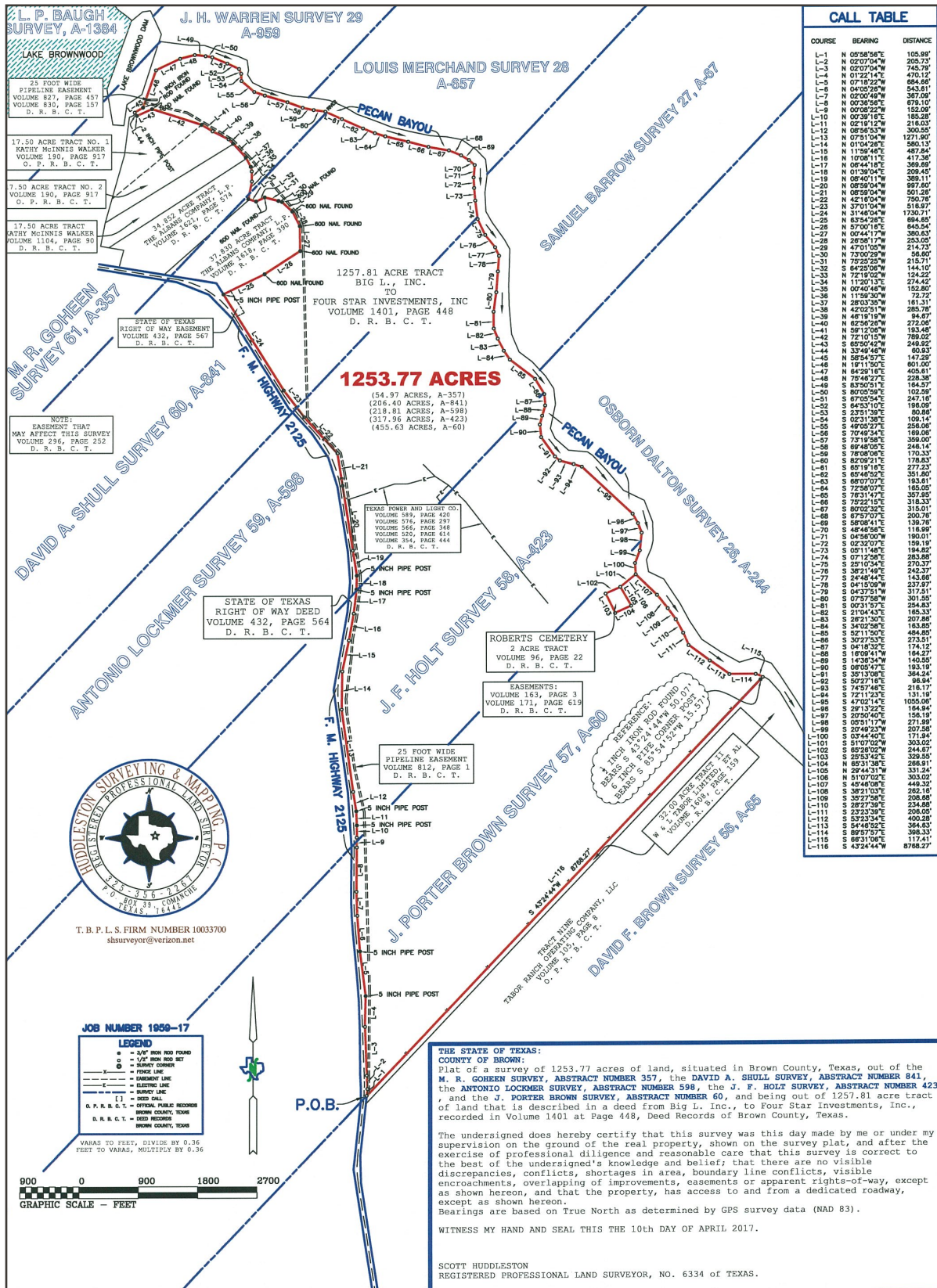
PROPERTY MAP



[VIEW INTERACTIVE MAP](#)

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SURVEY



ORCHARD

Pecan Grove Farms is comprised of 1,253± acres, with nearly 1,000 acres being planted in improved varieties. The most recent count available is 36,353 trees spaced on a 35-foot by 35-foot grid. The wider grid allows more sunlight to reach the lower branches and the ground in turn elevating production numbers.

The orchard is divided into three zones and 22 smaller blocks, which allows the farm managers to have more control over the pecan growing process, from irrigation and fertilization to harvest and hedging. Each tree on the farm is trimmed and hedged every year, which promotes root growth and also helps to get more sunlight on the lower branches. Many farms skip this step and see their production numbers suffer because of it.



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WATER

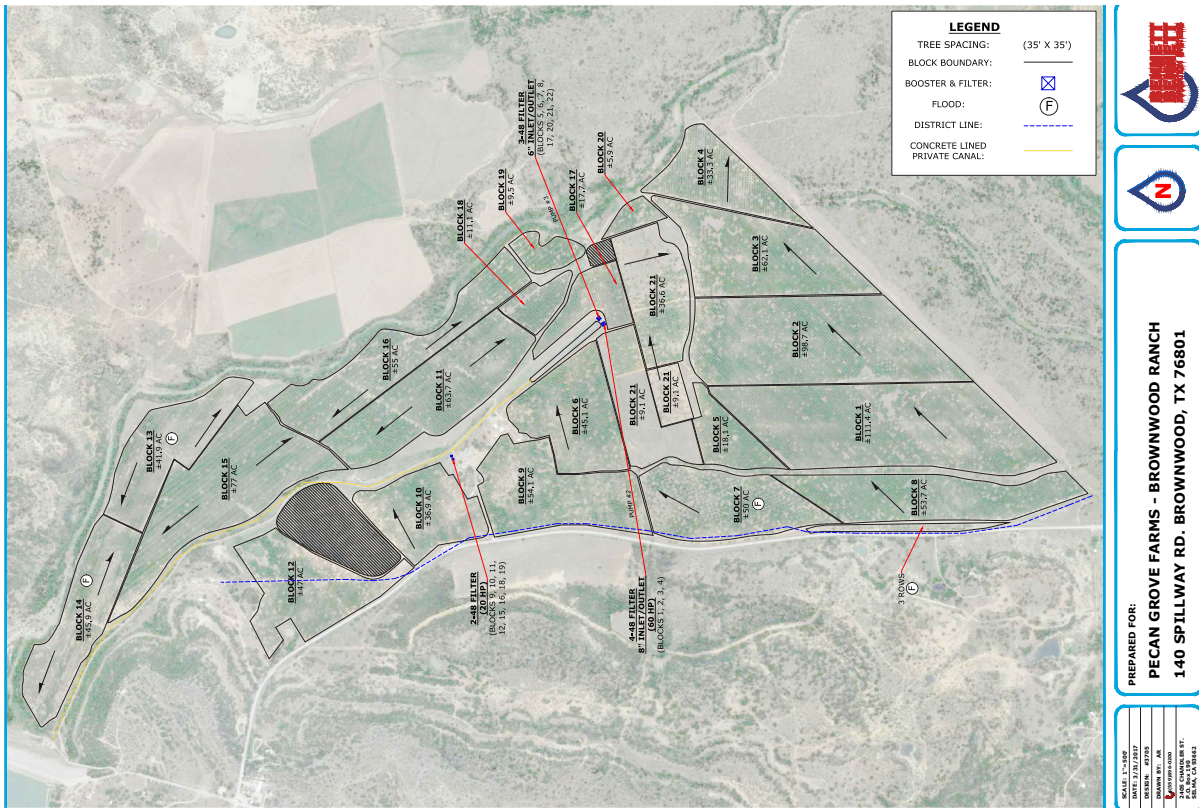
The farm has 1,246± acre feet of adjudicated water rights from the Pecan Bayou specifically purposed for irrigating trees. The City of Brownwood delivers this water via their raw water line along FM 2125 into a canal running through the center of the farm. Water is then pumped throughout the orchard via a modern drip system to the various zones and blocks mentioned earlier. The farm is equipped so the farm manager can inject fertilizer through the irrigation system directly into the trees if desired. According to production and management documents, the irrigation system can deliver up to 7,100 gallons of water per minute to the orchard.

Additionally, the farm has approximately 2.5 miles of frontage on Pecan Bayou. Although this is doesn't necessarily benefit pecan production, it does add some great fishing opportunities to the farm. The various homes on the property are on Co-op water provided by Brooksmith Special Utility District.

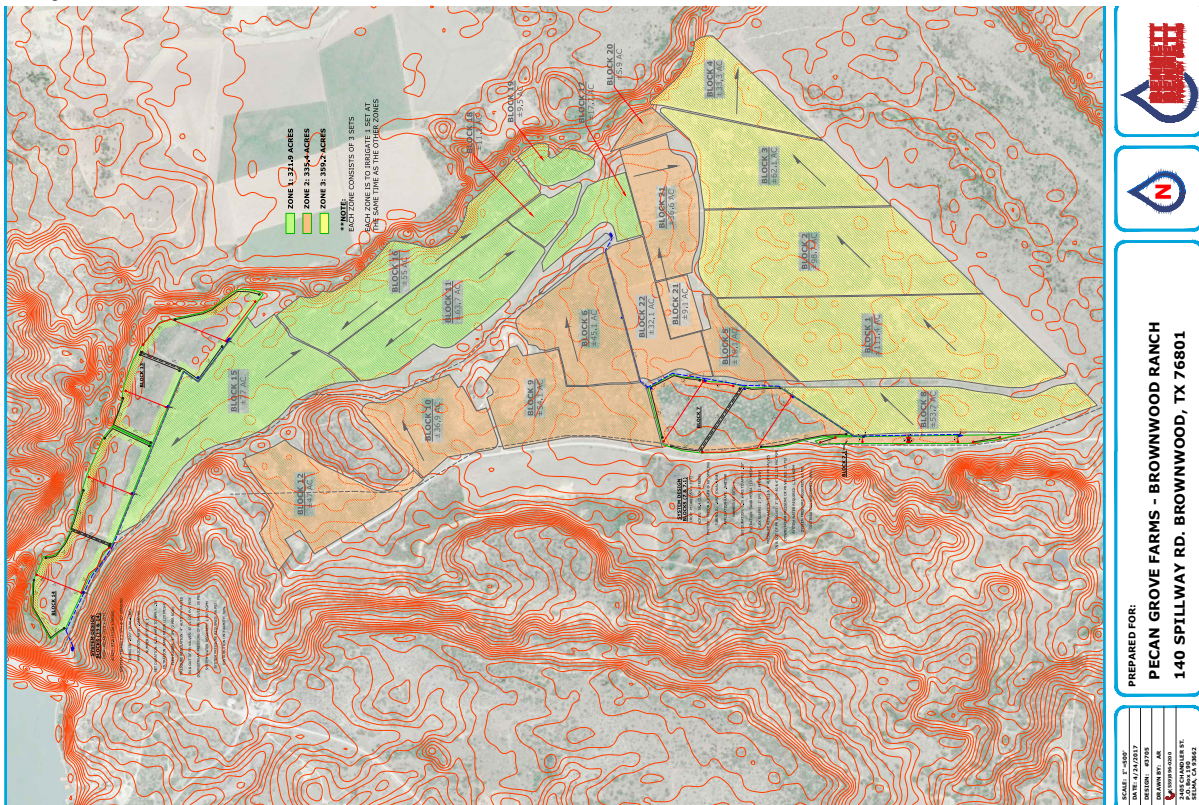


IRRIGATION

Irrigation Layout Blocks



Irrigation Layout Zones



PRODUCTION

Pecan Grove Farms has averaged over one million pounds of pecans over the last five years, with production on the rise due to the owners' strong data-driven management practices and strict attention to detail. The data below is from records provided from the owners.

YEAR	PRODUCTION	LBS. YIELD REV.	YIELD
2017	1,070,717	1,122	2,726
2018	490,707	514	895
2019	913,748	958	1,929
2020	1,048,732	1,099	2,044
2021	857,601	868	2,012
2022	687,519	696	753

Source: FSA Reporting



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PROCESSING FACILITY

This farm is equipped with a two-stage cleaning operation, with the pecans first going through wet section to separate the rocks, dirt, and bad pecans away from the crop. The pecans are then dried before they go through the dry section of the plant, where more imperfections are removed, and the crop can then be sorted and bagged. The plant can bag up to 60,000 pounds of pecans per day.



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RESIDENCES

There are two brick homes on the property for the owners or farm managers as well as three modular homes for workers. There are also several barns and shops to keep equipment out of the weather.



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