



**Buford Resources
Real Estate
& Auction**

A large-scale center pivot irrigation system is shown in operation over a vast agricultural field. The long metal wheel line spans across the landscape, supported by a series of truss structures. Water is being distributed through the system, creating a misty spray over the crops. The sky is bright blue with scattered white clouds, and distant mountains are visible on the horizon. A large, dark blue geometric graphic is overlaid on the left side of the image, containing the text.

EXECUTIVE SUMMARY

VAN HORN, TEXAS

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ABOUT THE PROPERTY

Vaquillas Farm is located in Van Horn, Texas. The farm is comprised of 3,555+/- acres located approximately 10 miles northeast of Van Horn. Available with the Vaquillas Farm are 8,845+/- annually permitted acre feet of water. The farm has 15 wells, 12 irrigation circles, growing cotton and chili peppers, an excellent set of cattle pens equipped with scales that can sort, weigh, and load 2,000 animal units by noon each day, a round top mechanic shop, grain bins, a western style home, as well as manufactured homes.

The majority of the wells were dug in the 1950s creating over 60 years of water history. Water quality samples indicate that the water meets or can be treated to public drinking water standards. Well pumping rates are reported to be 500-3500 gallons per minute. *The water from the farm may be developed for export for municipal or industrial purposes in the region by obtaining an export permit from the Culberson County Groundwater Conservation District.

Water is supplied from Wild Horse Aquifer which is a part of the West Texas Bolsons Aquifer. The Culberson County Groundwater Conservation District predicts that in 2050 the Wild Horse Aquifer will have 1,365,000 acre feet of freshwater in storage and 1,050,000 acre feet of slightly saline water in storage.

Natural recharge occurring in the Wild Horse aquifer is estimated to be 3,700 acre feet per year assuming average rainfall of 11 inches.

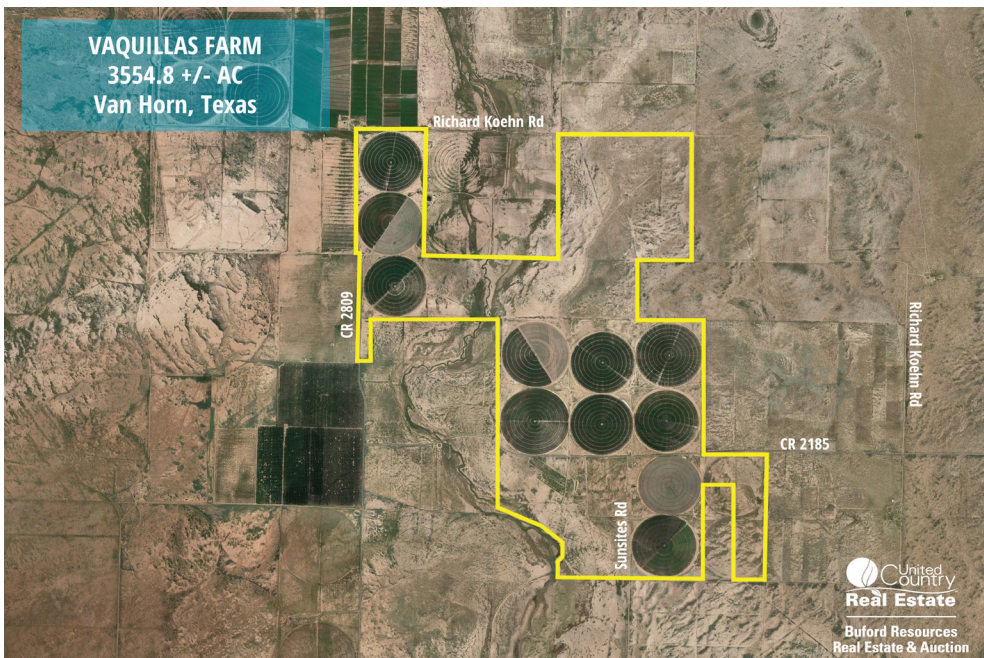
Vaquillas Farm has the opportunity to continue it's current leases under excellent management. This property provides a unique and excellent investment opportunity.

ABOUT THE AREA

Van Horn is located in the southwest part of Culberson County, Texas, 120 miles east of El Paso, Texas and 185 miles southwest of Midland, Texas. Top agriculture commodities in the Van Horn area include irrigated cotton, wheat, sorghum, alfalfa, peanuts, cabbage, onions, carrots, peppers, potatoes, pecans, and cattle.

Van Horn has an average annual rainfall of 12 inches, which occurs typically from June to October. There are approximately 300 days of sunshine each year which presents an excellent environment for growing crops. The climate is semi-arid/ high-elevation desert, with warm days, cool nights, and low humidity.

IRRIGATED FARM LAND & WATER INVESTMENT OPPORTUNITY VAN HORN, TEXAS



VAQUILLAS FARM

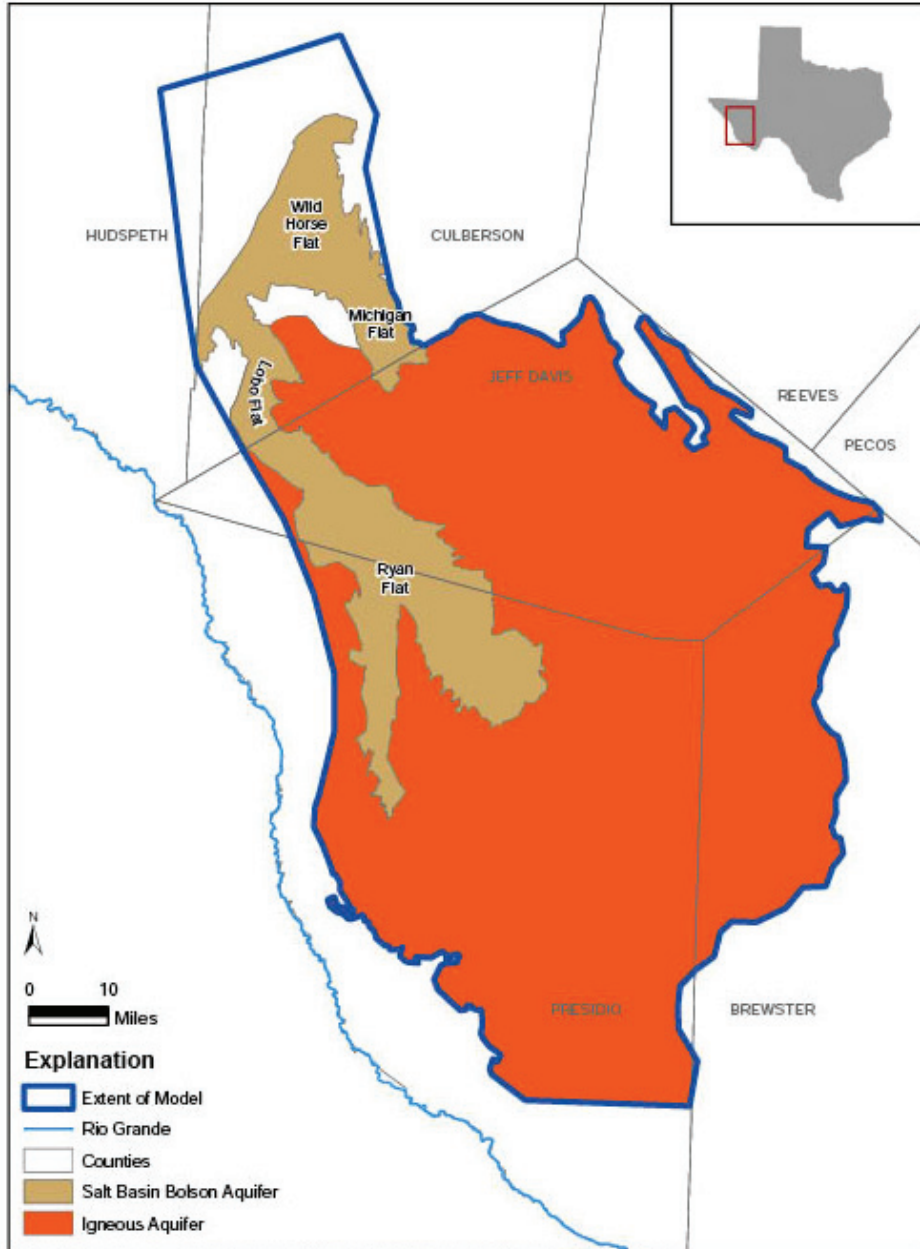
8,845 +/- Acre Feet of
Annually Permitted
Water

3,555 +/- Surface Acres

1,770 +/- Irrigated Acres

CONTACT INFORMATION

CRAIG BUFORD, BROKER (405) 833-9499



*Obtained from the Texas Water Development Board

While every effort has been made to ensure the accuracy of the information provided, investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, make their own decisions, & obtain legal counsel as this is a complex investment.

For a Confidential Data Packet Including Water Reports, Well Reports, Permits, Tax Information, FSA & NRCS Information, and *Culberson County Groundwater Conservation District Rules, Export Application Form, and Water Plan, Contact Craig Buford, Broker (405) 833-9499 or cbuford@bufordresources.com