

Forreston Farm
1500 Lumkins Road
Forreston, TX 76041

\$2,999,000
12± Acres
Ellis County



Forreston Farm
Forreston, TX / Ellis County

SUMMARY

Address

1500 Lumkins Road

City, State Zip

Forreston, TX 76041

County

Ellis County

Type

Farms

Latitude / Longitude

32.22482 / -96.84342

Acreage

12

Price

\$2,999,000

Property Website

<https://www.mockranches.com/property/forreston-farm-ellis-texas/87669/>



PROPERTY DESCRIPTION

1500 Lumkins Road, Forreston, Texas.

Incredibly unique opportunity! Own your own breeding facility and make hunting season this year and the next decade the best they have ever been. This premier upland bird rearing facility spans 237,600 sq. ft. under protective netting, featuring 69 expertly designed pens, each 150 feet long with 40 feet of protective roofing, crafted to the ideal height for optimal flight conditions to ensure superior bird development. The setup includes 46 advanced 12x14 brooder rooms, each equipped with hydronic radiant flooring and digital thermostats for precise control of heat and exhaust fans, plus a 24x36 office/incubator room for enhanced operations. Automated auger feed lines and a comprehensive watering system, supported by a 100 bbl, 4,200-gallon steel tank providing days of emergency water, maximize efficiency. The facility also includes four 15-ton feed bins and two 12-ton feed bins, complemented by a detached 60x12 brooder.

Designed by the renowned Dr. Thornberry, former Texas A&M poultry division leader, this facility is a near-perfect model for upland bird production, free-range chicken farming, or any poultry venture, refined through three iterations. With minimal adjustments, it can transform into an elite equine facility, offering 46 heated, well-ventilated horse stalls with automated feeders, ideal for equestrian enthusiasts seeking a turnkey operation. The facility comprises four buildings totaling 16,464 sq. ft. of concrete under roof, with Building 1 and 2 each at 3,696 sq. ft., Building 3 at 5,040 sq. ft., and Building 4 at 4,032 sq. ft.

Located right off I-35, just 45 miles south of Dallas this easy to access property is perfect for transporting inventory, reaching customers and clients. 3,700 feet of road frontage makes for easy truck accessibility. Modern breeding facilities, flight pens, storage barns, equipment sheds, and well-maintained fencing. It has everything a large game bird breeder, **regenerative farmer**, or other commercial operator needs.

- Facilities:
 - Climate-controlled breeding houses
 - Flight conditioning pens
 - Feed and supply storage
 - Automated watering system
- Capacity: 200,000 birds per year
- Turnkey Operation: Includes all infrastructure, equipment, and ownership of 12 acres.
- Agricultural Tax Valuation: Eligible for ag exemption to lower property taxes.
- Expansion Potential: Additional acreage or diversification into other game birds or livestock.

Great cross fencing, facility management, with the possibility for adding additional acreage. Please contact listing agent to take a full tour and discuss expansion plan.

Contact:

Dusty Harvard

Land & Ranch Realtor @ Mock Ranches – Texas

[307-259-4621](tel:307-259-4621)

dustylharvard@mockranches.com

MORE INFO ONLINE:

Mockranches.com

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

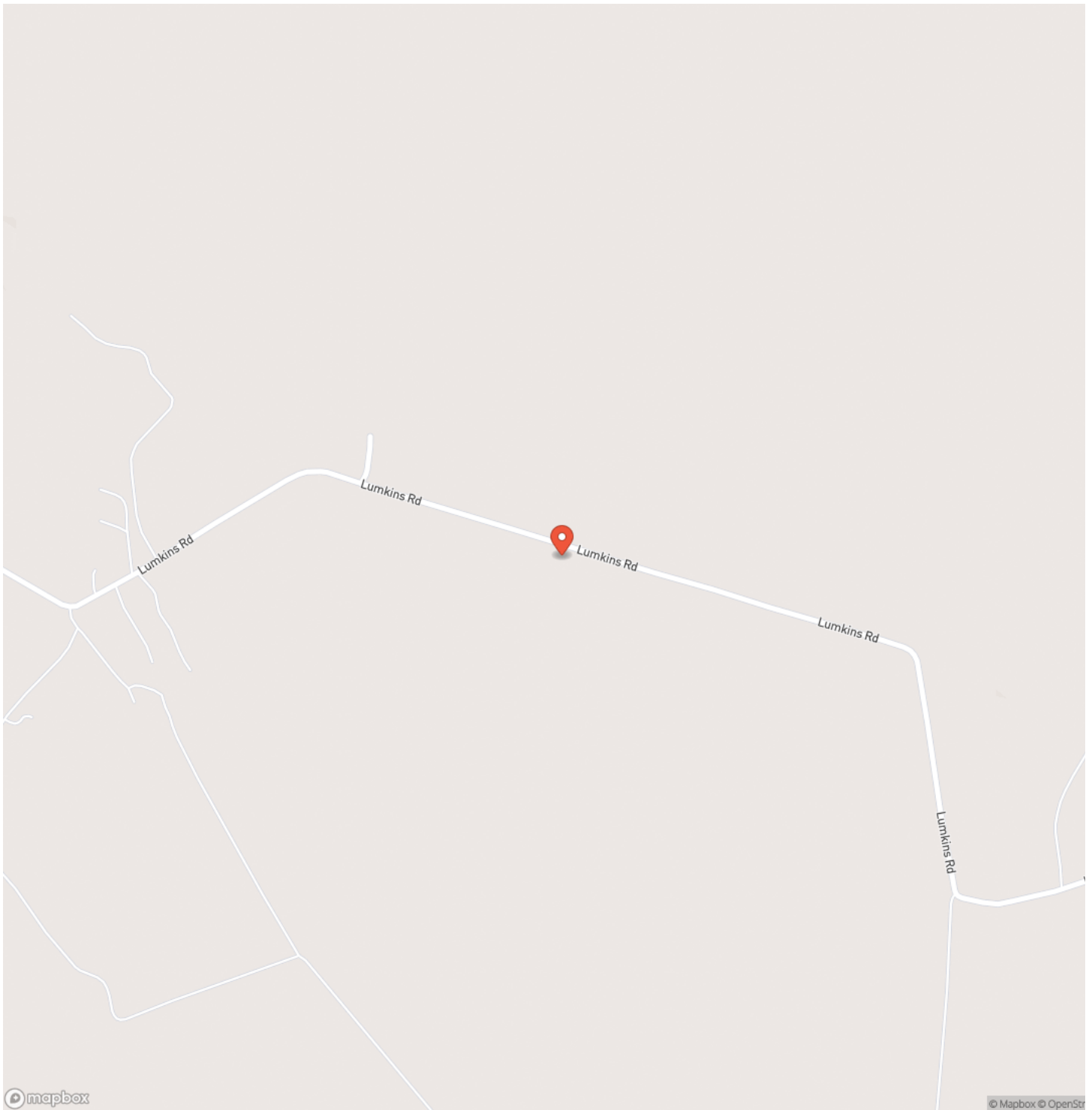
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

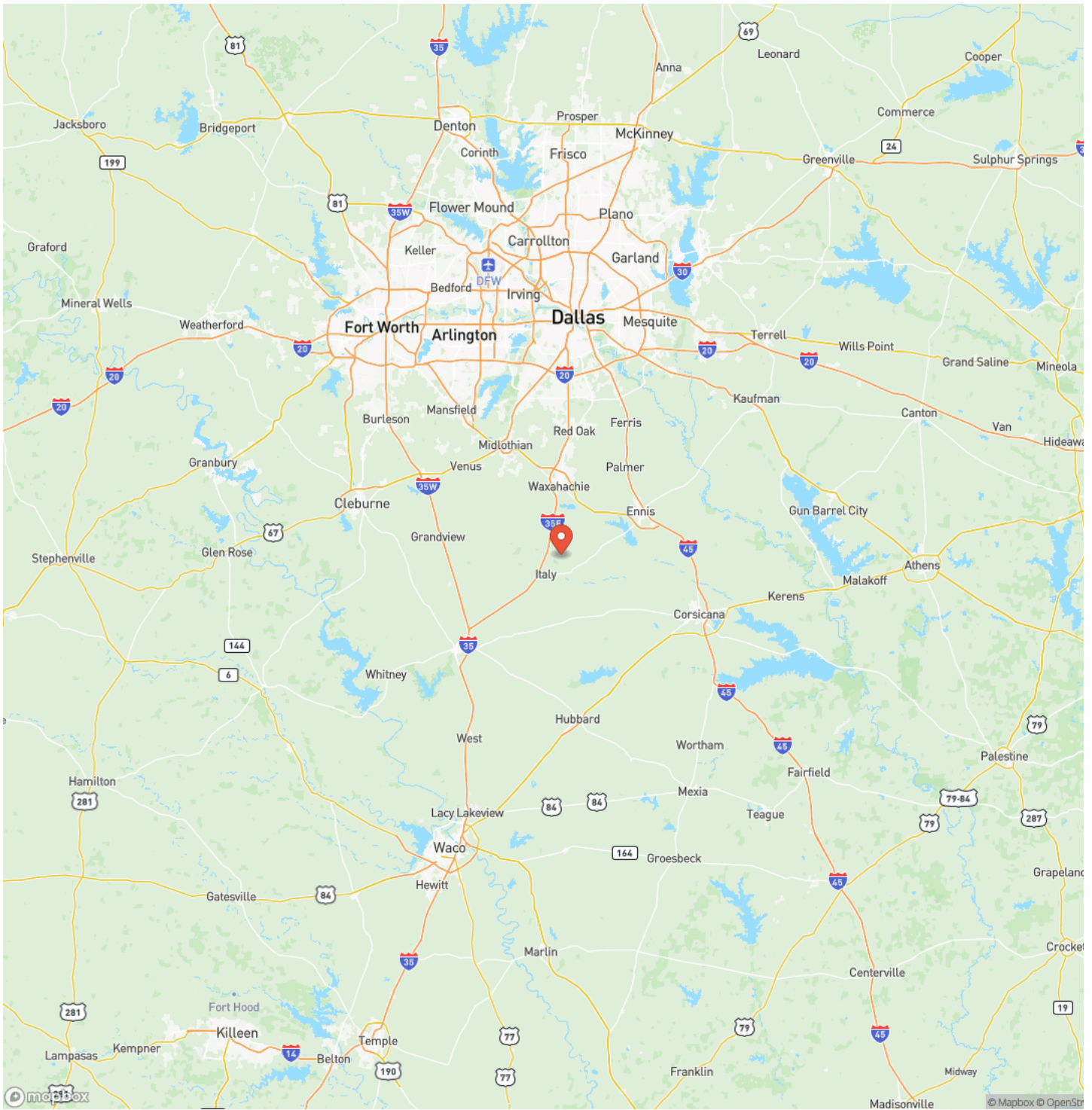
Forreston Farm
Forreston, TX / Ellis County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dusty Harvard

Mobile

(307) 259-4621

Email

Dustyharvard@mockranches.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

NOTES

[illegible]

DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
439 S Graham St
Stephenville, TX 76401
(512) 275-6625
Mockranches.com
