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MAS DE BADET - FARM IMPROVEMENTS

Agricultural Improvements

- +/- 617 acres
- Two main accesses to property from main road D38 and D38B and multiple access roads to cropland
- +/- 490 acres of irrigated crop land from the Petit Rhone River through stone irrigation canals with two pump houses
- Primary crops: rice, organic rice and melon
- One large open faced cinder block and metal roof equipment shed
- One workshop

Horse Improvements

- Total of 51 horse stalls (approx. 12'x12') in 3 barns/stables
- Office, tack room and wash stalls
- Two automatic horse walkers (8 stalls)
- Two horse treadmills/exercisers
- One large open round pen with jumps
- Approximately 31 small paddocks with run-in sheds and automatic waterers
- Approximately 10 large pastures with run-in sheds and automatic waterers
- 3/4 mile dirt training track for Standardbreds with outer sand track for Thoroughbreds, inner sand track with jumps and 1/4 mile dirt straight

Livestock Improvements

- Approximately 5 large fields for cattle/livestock, some with waterers
- Run in sheds
- Mix of wire fencing and three plank wood fencing for both cattle and horses