

ESTABLISHED GRASS FARM OPERATION

# Loyd Brigance

## *Grass Sales*

805.86± acres across two Greenville-area production sites with irrigation infrastructure, improvements, equipment, and book of business.

805.86±  
TOTAL ACRES

2  
PRODUCTION SITES

\$3.086M  
SELLER EST.  
EQUIPMENT

Book  
OF BUSINESS



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# Established. Productive. Scalable.

A rare opportunity to acquire a long-running, family-owned grass production operation with productive land, substantial improvements, irrigation infrastructure, operating equipment, and an established book of business.

Family-owned and operated by Loyd and Linda Brigance since 1975. Two production sites totaling 805.86± acres serving wholesale and retail customers across Greenville, surrounding areas, and the DFW Metroplex with premier-quality Bermuda and Zoysia varieties.

The offering includes land, improvements, irrigation infrastructure, operating equipment, and a continuing customer base — a turnkey acquisition for an operating buyer or a long-hold investment for a 1031, family-office, or land-holding strategy.

<p>FAMILY-OWNED SINCE</p> <p>1975</p>	<p>REPORTED AVG. ANNUAL SALES</p> <p>\$1.9M</p> <p><i>Seller-reported</i></p>	<p>EQUIPMENT INVENTORY ESTIMATE</p> <p>\$3.086M</p> <p><i>Seller-estimated</i></p>	<p>GRASS VARIETIES</p> <p>6</p> <p><i>Bermuda &amp; Zoysia</i></p>
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## PRODUCTION VARIETIES & ACREAGES

<p><b>BERMUDA</b></p> <p>NorthBridge Bermuda</p> <p>~250 acres</p>	<p><b>BERMUDA</b></p> <p>Latitude 36 Bermuda</p> <p>~5.5 acres</p>	<p><b>ZOYSIA</b></p> <p>Innovation Zoysia</p> <p>~180 acres</p>
<p><b>ZOYSIA</b></p> <p>Palisade Zoysia</p> <p>~40 acres</p>	<p><b>ZOYSIA</b></p> <p>Jamur Zoysia</p> <p>~25 acres</p>	<p><b>ZOYSIA</b></p> <p>Zeon Zoysia</p> <p>~15 acres</p>



*A turnkey, year-round Texas sod operation — established market access, comprehensive water infrastructure, in-place housing for staff, and a deep operating fleet.*

**GREENVILLE · HUNT COUNTY · TX**



**LOCATION & MARKET ACCESS**

~55 mi NE of Dallas

Direct serving the Dallas–Fort Worth Metroplex via I-30. Wholesale and retail customers across the DFW region, Greenville, and surrounding North Texas counties.



**TRACK RECORD**

50 years family-owned

Continuously operated by Loyd & Linda Brigance since 1975. Seller-reported average annual sales of \$1.9M with an established book of business.



**PRODUCTION CAPACITY**

~515 acres in active sod

Six premier Bermuda and Zoysia varieties in production year-round — NorthBridge, Latitude 36, Innovation, Palisade, Jamur, and Zeon.



**WATER INFRASTRUCTURE**

Four 12-acre ponds

Three pivot systems totaling ~3,860 linear feet, five 10-acre in-ground sprinkler blocks at the primary site, Camel Back primary pumps plus 6" PTO-driven units.



**IMPROVEMENTS**

5,100± sq. ft. residence

2009 red-brick & grey-stone home, eight workshop buildings, three on-site employee living quarters, 1,456 sq. ft. mobile home at second site.



**EQUIPMENT FLEET**

\$3.086M · 100+ assets

From the \$250K Firefly ProSlab 155 sod harvester and \$210K Trebro Auto-Stack down to hand tools. Fleet spans 1969–2020 model years; newest additions are 2019 Case forklifts and a 2020 Princeton.



**OPERATIONAL CONTINUITY**

Housing for 3+ employees

Three on-site employee living quarters at the primary site plus employee quarters at the second-site 5,076 sq. ft. workshop — supporting day-one operational handover.



**FUEL & SELF-SUFFICIENCY**

10,000 gal on-site fuel

Two 3,000-gallon and two 2,000-gallon fuel tanks. Two climate-controlled shops (5,000 sq. ft. each) and four general workshops supporting year-round operations.



**INVESTMENT PROFILE**

Turnkey or long-hold

Fits an operating-buyer takeover, a 1031 exchange, or a family-office or land-holding strategy with cash-flowing ag operations and substantial improvements.

*Mineral rights, ag-use valuation, water rights, easements, customer contracts, payroll, and detailed financials are addressed in the full offering memorandum available on request.*



## PRIMARY SITE

### 752 CR 3103

*Headquarters & main residence*

- ◆ Two 12-acre ponds (irrigation + catch)
- ◆ Pivot system approximately 1,160 ft.
- ◆ In-ground sprinkler — five 10-acre blocks
- ◆ Office & three employee living quarters
- ◆ Four 5,000 sq. ft. workshops
- ◆ Two 5,000 sq. ft. climate-controlled shops
- ◆ 2,500 ft. x 12 ft. concrete drive · wrought-iron entry gate
- ◆ Approximately 80 treed acres of mature oaks



## SECOND SITE

### 377 CR 1003

*Pure production site*

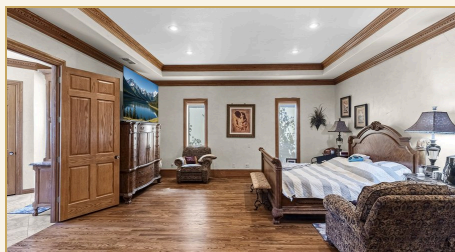
- ◆ Two 12-acre ponds (irrigation + catch)
- ◆ Two pivot systems — 1,260 ft. & 1,440 ft.
- ◆ 5,076 sq. ft. workshop with employee living quarters
- ◆ 1,456 sq. ft. mobile home (double-wide)
- ◆ Adjacent irrigated production acreage
- ◆ Direct access to county road frontage
- ◆ Aerial photography includes summer pivot patterns
- ◆ Full site walkthrough available on request

# Main Residence & Private Entrance



A substantial 5,100± sq. ft. red-brick and grey-stone residence built in 2009, anchoring the property's private headquarters-style operational setting. Secluded at the end of a 2,500-ft. concrete driveway behind a wrought-iron electric entry gate, surrounded by mature oak trees.

<b>BUILT 2009</b>	<b>5,100± SQ. FT.</b>
<b>5 BEDROOMS</b>	<b>4.3 BATHS</b>
<b>4-CAR GARAGE</b>	<b>WROUGHT-IRON GATE</b>



SELLER-ESTIMATED EQUIPMENT INVENTORY

# \$3,086,450

More than 100 itemized assets — anchored by the \$250,000 Firefly ProSlab 155 sod harvester and the Trebro Auto-Stack pallet handler. Full inventory and condition reports available on request.



### Tractors

25+ field & road tractors — six Peterbilt road tractors, John Deere 6615/5245/S3209, multiple Ford and New Holland units, Case 7140 and MX240.



### Harvesters & Implements

Firefly ProSlab 155, Trebro Auto-Stack, Magnum Big-Roll harvesters, Brower and New Holland sod-handling equipment.



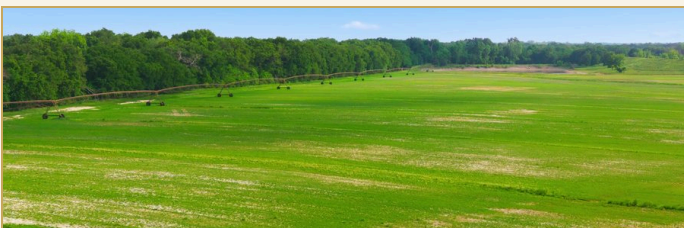
### Trucks

Peterbilt road-tractor fleet plus a dozen military-surplus ARMY transport trucks, 1984 International dump, and a 2019 Chevy 1500 support pickup.



### Mowers & Trailers

Premium Trimax mowing fleet — Pegasus, Snake, Warlord, ProMax. 15+ trailers including Great Dane flatbed, Aztec, and gooseneck dump.



### Irrigation

Three pivot systems totaling ~3,860 linear feet, five 10-acre in-ground sprinkler blocks, Camel Back primary pumps plus 6" PTO-driven units.



### Shops & Support

Two 5,000 sq. ft. climate-controlled shops, four 5,000 sq. ft. workshops, 5,076 sq. ft. workshop at second site, 10,000 gal on-site fuel storage.

◆ Photos are representative selections from seller-provided imagery. Not all equipment is photographed. Full inventory and condition reports available on request.

PRESENTED BY

# Request Offering Details

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For the full offering memorandum, detailed equipment inventory, financial summary, video tour, water-rights and mineral-rights disclosures, and seller-provided production materials, please contact LaQuita Marshall directly.



## LaQuita Marshall

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Information deemed reliable but not guaranteed. Acreage, square footage, equipment values, sales figures, and operational metrics are seller-provided or seller-estimated. Buyer should independently verify all property, financial, equipment, mineral-rights, water-rights, and operational information prior to closing. Photos depict the actual property and operating equipment offered. © 2026 CENTURY 21 First Group.