

Beautiful, Profitable Aquaculture Farm For Sale in South Texas near Corpus Christi

Built 1995. Owner Charles Chan, lives on site. Has been a profitable farm for many years, and Charlie is ready to retire. Historical production data available upon request and only provided to serious buyers. The farm produced the marine shrimp *L. vannamei* from 1996 to 2007 and still has permits to do so with a full discharge permit from TCEQ. In 2008, Austwell Aqua Farm started growing channel catfish and stocked approximately 7,000 fish per acre. In October 2009, the farm had fish ready to harvest and has been profitable since then with catfish and tilapia. Tilapia are raised in green houses and sold to a Houston seafood market.

The farm can be operated on 100% recirculation with created wetland or water can be discharged into the source (Hynes Bay). Total farm size is 265 acres and has around a mile of highway frontage and bay frontage on the other side of the farm. The farm is conveniently located close to Corpus Christi. There are 20 ponds, of which 12 are 5 acres in size and the others are either smaller or larger. The ponds have an automated oxygen monitoring system that turns paddlewheels on automatically and records all the data in the office, which is a two story building overlooking the farm. Feed silos, office and housing on the farm are included.

Living quarters on site include:

- 4,376 sq ft house with 400 sq ft upstairs office, conference room or whatever combination desired. Equivalent to 6 to 7 bedroom house.
- A 5 car garage and workshop
- 50 ft x 24 ft barn
- House for workers. 24 ft. X 24 ft, one bedroom.

Other equipment: numerous aerators (10 hp and 2 hp.), PTO aerator on wheels, large feed silos.

It is very rare to find Texas coastal property for sale now that does not have hotels or some other commercial venture on it. Below is a Google Earth photo of farm showing major points.



If interested contact owner, Charles Chan at (361) 649-5065 or email aafishrimp@aol.com.

Other details about the farm are as follows:

- 8 ppt to 25 ppt salinity range from Hynes Bay.
- 265 total acres with 165 acres built out (room for expansion).
- Farm currently operating and has been since 1996.
- Benchmark 13 feet and top of dikes are at 21 feet above sea level.
- 7 large green houses on site capable of producing 420,000 lbs of tilapia per year.

- UVI aquaponics system on farm has potential of \$200,000/yr sales of vegetables.
- Farm 100% profitable and has been for years.
- All equipment necessary to operate the farm is included with sales price. Product in ponds negotiable.
- Current wholesale prices received by farm are \$3.15-\$3.25/lb for tilapia; \$2.00-\$2.15/lb for channel catfish and \$3.75/lb for shrimp.
- Exact production and financials will be made available to serious buyers with confidentiality agreement signed.
- State average production for catfish is 8,000 to 10,000 lbs/ac each 18 months.

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