

GIBBS RANCH MASTER PLAN AND PROGRAM INITIATIVE

DEPARTMENT OF AGRICULTURAL SCIENCES
SAM HOUSTON STATE UNIVERSITY



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SEPTEMBER 20, 2005



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HISTORICAL PERSPECTIVE AND OVERVIEW OF GIBBS RANCH

Gibbs Ranch has been a prominent ranch in Walker County for many decades. Once owned and managed by local businessman, rancher and community leader, Mr. W.S. Gibbs, the property was later leased to local ranchers for a period of about 10 years following his death. In 1993, Mrs. Ruth Farrington Farris, Mr. W.S. Gibbs' widow, deeded a 124.94 acre tract, known as "the home place" to Sam Houston State University. In June of that year, the remainder of the Gibbs' property, 1459.95 acres, was deeded to SHSU by the Sam Houston Foundation. The ranch was then put under the administration of the Department of Agricultural Sciences in replacement of the previous Agriculture Center Farm (current location of Raven Nest Golf Course) and Country Campus, which had been sold to Sam Dominey, along with the entire beef cattle herd.

At the time Gibbs Ranch was acquired, many of the perimeter and interior fences, facilities, and roads were dilapidated or non-serviceable. Hence, some funding was allocated to the department to improve the facilities, purchase breeding cattle, develop a classroom and offices, and renovate publicly accessible areas. During the initial renovation phase, the department made significant enhancements to the property:

- Razed several unsafe or unserviceable structures, re-constructed a USDA swine research facility
- Contracted with the Texas Department of Criminal Justice to clear brush and rebuild some of the fences
- Located and purchased two young herds of cows and used capital equipment funds to assist in purchasing equipment and upgrade the facilities
- Renovated pastures using weed and brush control plans developed under the guidance and supervision of agronomy faculty
- Established hay pastures and implemented an aggressive pasture improvement plan involving the integration of legumes, small grains and ryegrass
- Diversified the beef enterprise into commercial, registered Angus, and registered Brangus herds after receiving a generous donation of registered Angus cows from Circle A Ranch in Missouri



To date, the cattle herds are the primary revenue generating enterprises on the ranch with supplemental income generated from goat sales, grazing leases, and timber sales. The USDA swine research project was abandoned in 1999 due to discontinued funding.

Under the management of the Agricultural Sciences Department, Sam Houston State University's Gibbs Ranch has remained financially solvent while serving as a teaching and research facility for our faculty and students as well as a demonstration farm for continuing education programs sponsored by the Texas Cooperative Extension Service. Although, renovations of Gibbs Ranch have been ongoing over the past 12 years, progress has been slow due to rising costs, the extensive project scope, and negligible revenue available for capital improvements. Moreover, with the current income and funding levels, it is becoming increasingly difficult to maintain the level of educational activities needed by the students while at the same time renovating pastures, fences, buildings, roads, equipment, laboratory facilities, and enhancing the property for public and aesthetic appeal.



EXECUTIVE SUMMARY

The Gibbs Ranch facility is integral to meeting the objectives of the Agricultural Sciences department and mission of the university. Significant progress can only be made with outside funding of key strategic initiatives for this facility. The following summary and plan provides an overview of the funding needs and expected benefits.

Objective. The Agricultural Sciences Department at Sam Houston State University aspires to be a national leader in both education and applied research resulting in:

- 1) an increase in the number and quality of students;
- 2) a stronger partnership between the department and industry;
- 3) a leading resource for continuing education or professional development programs;
- 4) expanded income sources;
- 5) broader community outreach and expanded services; and
- 6) differentiation that will benefit both the department and university through positive notoriety and recognition.

Environmental Factors. Technology, genetics and production principles and practices are evolving at an ever-increasing pace. These factors are changing industry resource needs and reshaping the focus of the agricultural science curriculum. Graduates entering the workforce must now possess both a strong academic foundation as well as significant hands-on experience. Therefore, Agricultural Sciences must have a state-of-the art infrastructure to support the theoretical and experiential programs needed by students of today and tomorrow.

While the standards of education are forced higher by changes in the industry, state funding resources continue to decline. Since 2000, state appropriated support for SHSU has dropped to less than a third of the total budget forcing the university to shift a greater financial burden for the cost of education to students and their families. While raising tuition and fees can only partially cover the shortfall, it also reduces the accessibility to higher education and increases student debt. These combined factors



make it increasingly difficult for the department to make significant progress toward building and maintaining the necessary infrastructure to meet the future challenges of a rapidly changing environment.

Scope. Currently, the Agricultural Sciences Department enjoys an exceptional reputation for its strong academic program and is positioned to provide the level of applied research experience now needed by students. The Gibbs Ranch facility presents that unique opportunity for the university and department to move rapidly towards the objective of becoming a national leader in both education and applied research.

The plan for this facility incorporates three strategic initiatives: 1) property renovation and maintenance; 2) laboratory and classroom relocation and construction; and 3) development of alternative enterprises and income sources.

Strategic Initiatives

Estimated Costs

Property Renovation and Maintenance

\$225,200

Maintaining and confining livestock enterprises as well as enhancing the aesthetic appeal of the property will set the foundation for additional improvements.

- Interior and perimeter fencing
- Swine facility improvements
- Pasture renovation, improvement and maintenance
- Main entrance and office building renovation

Laboratory & Classroom Relocation and New Construction

\$17,493,000

Top priorities include the consolidation of laboratory facilities and an indoor or covered arena as well relocating the Meat Science Laboratory and Horticulture Center.

- Food and meat science teaching and research facility
- Plant science and floral design lab
- Aquaculture and wildlife teaching and research facility
- Equine Center
- Instructional center
- Multi-use barns and covered arena
- Animal demonstration unit classroom extension
- Beef cattle show barn
- Goat barn and flock expansion
- Student housing



Strategic Initiatives

Estimated Costs

*Alternative Enterprises and Income Sources**

\$74,200

The facility currently generates some revenue; however with a relatively modest investment in key areas, this can become a more sustainable enterprise.

- Timber management
- Grass and grazing leases
- Wildlife and aquaculture management

** Costs will be offset by future income streams*



RENOVATION AND PROPERTY MAINTENANCE

Maintaining and confining livestock enterprises as well as enhancing the aesthetic appeal of the property will set the foundation for additional improvements.

Fencing. Perimeter fences are an important priority for maintaining and confining livestock enterprises at Gibbs Ranch. The ranch has many miles of perimeter fences that are likely over 50 years old and need to be re-built. This will require brush clearing (dozer work), fencing materials, and labor. Likewise, interior (cross) fences are important for proper livestock and pasture management. While some have been replaced or improved, many miles of interior fencing are currently inferior or non-functional. For aesthetic appeal, welded and painted pipe or white PVC fencing is desired for all frontage and entrance fencing. This would include approximately one mile of perimeter fencing adjacent to State Highway 75 North. The extension of these fencing materials at the main entrance to Gibbs Ranch and near the Gibbs Ranch Conference Center and Agricultural Sciences Livestock Demonstration Facility is recommended. This type of fencing material would also enhance the entrance into the proposed Agricultural Sciences Teaching Center and Indoor Arena.

Swine Facilities. The former USDA swine facilities include two pole barns and a feed room. The smaller barn has concrete flooring and has been utilized as a farrowing facility or small finishing floor. The larger of the two barns has a concrete pad extending down the center of the barn with multiple dirt runs extending from the center of the barn. This facility is ideal for feeding individual pigs or sectioning into larger pens for multiple animals. Though each barn is equipped with waste management lagoons, water, and electricity, the waste management and water systems need some work to make the facility functional.

To date, the department does not have any intentions of re-establishing a production swine unit. From a revenue perspective, it has not been a profitable venture for the department. However, making this facility available to local youth groups (4-H



and FFA) as a Youth Project Facility for area youth would be a positive commission by extending our educational and service mission to the community. Access to the project barn would be by way of Booker Road. With installation of additional gates, this entrance would prevent public traffic from driving through Gibbs Ranch and allow the Resource Manager to maintain security and sustain the department's bio-security plan for the ranch.

Supervision of the proposed Walker County Youth Project Facilities would be the responsibility of the tending groups (Walker County Cooperative Extension Agents and Huntsville Independent School District Agri-Science Instructors). This arrangement would be ideal for department students preparing to become secondary agri-science teachers or county agents by providing them field experience on managing youth projects and by serving as a resource workforce. This could be another positive aspect of our curriculum and teacher certification program by adding depth and field experience in animal science.

Pasture Renovation and Improvement. Several of the pastures at Gibbs Ranch cannot currently be efficiently utilized by cattle or for forage production. To enhance the property and increase its productivity, strategic brush and weed management plans are necessary. Unfortunately, this is not a one-time expense, but requires continual oversight and additional expenditures. However, the greatest expenses will be incurred with the initial brush clearing and renovation phase of the pastureland. Once improved, increased livestock performance and production and subsequent sales will cover the cost of maintenance.

Main Entrance and Office Building Renovation. Aesthetics of the main entrance into Gibbs Ranch is very critical in building a positive image for students, businesses, invited guests, visitors, and the Huntsville community. This area of "first impression" extends beyond the highway frontage into all areas readily accessible by the public. Several projects are proposed to accomplish this goal:

1. **Remove double-wide trailer.** This structure is visually unappealing and is structurally unsound. This area could be used as a green space, additional

parking for the Gibbs Ranch Conference Center, or to construct an open pavilion and park area for student or local groups and their activities. Currently, the area is equipped with all utilities, making it feasible as a potential recreational site.

2. Raze storage building. This building is not aesthetically appealing and has rotten wood throughout. Extending the pole barn over this area and including a storage room would allow space for registration at field days and other producer activities but also serve as a storage facility for tables, chairs, and other items. As part of the department's bio-security plan, this facility could serve as a registration and sanitation station.
3. Renovate small pole barn. This structure, located behind the ranch office, would be utilized for employee's horses but could also be used as display pens for sale animals, demonstration pens for livestock clinics and workshops, or a quarantine area as part of the department's bio-security plan.
4. Enclose goat house, horse stall area, and display area. Fencing, similar to that used at the main entrance, would extend from the Livestock Demonstration Barn and beyond the show team facilities.
5. Remodel student house. The student house adjacent to the Gibbs Ranch Conference Center would be remodeled into a Ranch Office with meeting rooms for the Resource Manager and his staff. This would provide a professional environment for visitors and potential buyers of livestock.
6. Add computer projection equipment to Conference Center. Computer projection equipment would be added in the main meeting room to enhance the versatility of that facility.
7. Construct storage room. A newly constructed storage room would house paint, pesticides, and cleaning supplies that can be secured from the public.

LABORATORY AND CLASSROOM FACILITIES

The consolidation of laboratory facilities at Gibbs Ranch is a major goal and undertaking for both the University and Department. Relocating the Meat Science Laboratory, Horticulture Center including greenhouses, and constructing an indoor or covered arena are top priorities.

Food and Meat Science Teaching and Research Facility. This facility will be used to provide instruction and conduct research on processing food animals, proper sanitation procedures, and preparation and preservation of meats, dairy products, fruits, and vegetables. This facility will meet all USDA standards for processing and handling food animals with appropriate animal holding areas. Likewise, the infrastructure will contain offices, restrooms with dressing and locker rooms, and a retail sales area.



Plant Science and Floral Design Lab. This multi-use lab will provide instructional space for plant and soil science, forage crops and pasture management, plant and seed identification, floral design and preservation, hydroponic crop production, plant propagation and field production sites for both agronomic and horticultural crops. State-of-the-art greenhouses will provide adequate space for both research and production projects. The facility will contain floral coolers, laboratory and workroom areas, with adequate storage for supplies and samples. Adjacent to the laboratory area, field sites will include raised beds, shaded areas for propagation and growing species sensitive to high light



intensity, greenhouses, and field plots.

Aquaculture and Wildlife Facility. This teaching and research facility will house units for commercial aquatic species and storage space for cameras, traps, and other field equipment used in the study of common and rare wildlife species. Off-site from the facility and strategically located on the ranch, two ponds will be constructed with pumps and equipment for moving, treating, and aerating water for research and production of aquatic species.

Instructional Center. Prior to hands-on and live animal demonstrations, classroom instruction is frequently required. This facility will allow for group instruction while additionally serving as a site for data management of various field projects. The classroom will be equipped with all multi-media devices and serve as a meeting space for continuing education for producer groups and organizations.

Multiple-Use Facility and Covered Arena. This building concept allows for greater cost and labor efficiency with maximum versatility for many types of functions and activities. This structure will include several multi-use clear span barns with tack,



storage and feed rooms, wash racks, and restroom facilities with showers for both males and females. These structures would be utilized for horse stalls, cattle shows, equestrian events, livestock sales, and exposition facilities for events sponsored by the department. They could also be rented out to private entities for income generation to help cover maintenance and staffing expenses. Equally, a

covered arena would enhance the entire facility and replace the decrepit Indoor Arena at the Agriculture Center on I-45.

East Texas and the I-45 corridor have a large livestock and equine population and several of the surrounding communities serve as host to many of these livestock events.

Building these structures would be appealing to the private sector for rodeos, horse shows, cutting horse events, and state and national junior breed association shows, to mention only a few. Hosting these events would not only provide an alternative source of revenue but also be an excellent means of recruiting potential students. The equine facility would serve as an excellent home for a future NCAA-sanctioned Equestrian Team. With stalls for their horses, the facility could serve as a form of scholarship offering to attract rodeo athletes.



Livestock Demonstration Facility Classroom Extension. Extension of a classroom off of the new Livestock Demonstration Facility, located behind the Gibbs Ranch Conference Center, would make that a more functional structure. The classroom, with the ability to move to the demonstration area for practical activities, makes for an ideal learning situation. This could also serve as a location for smaller livestock sales and producer meetings, with easy access to the pens and working facilities.

Animal Demonstration Unit. This component will be adjacent to the multi-use facility. It will include a section for swine, sheep, goats, cattle, poultry, and small animal housing for teaching and demonstration purposes.

Beef Cattle Show Barn. The Beef Cattle Show Team has become a solid and reputable student-oriented organization within our department. As the team continues to exhibit purebred cattle raised at Gibbs Ranch, a larger show barn is imminent. The current barn was moved by the department from what is now Raven Nest Golf Course. It was modified to accommodate the show cattle once moved to Gibbs Ranch. A new barn is needed to more adequately accommodate the increase in cattle



on the show string and aid in the proper handling of the cattle.

Goat Barn and Flock Expansion. Modify the current beef cattle show facility and area for the goat flock. The current location of the goats and goat facilities is remote from the headquarters. Relocating the goat flock to the beef show barn would improve accessibility to the goats for the Resource Manager and his staff and also provide better grazing paddocks for the goats. More importantly, the relocation would improve security for the animals. The current goat facility is easily accessible from Highway 75 N by the general public. As the quality of our goats improves each year, it becomes an even greater concern that the relatively lightweight animals could be stolen from the existing pasture.

QuickTime™ and a
TIFF (LZW) decompressor
are needed to see this picture.

Expansion of the goat flock and their relocation would facilitate meaningful faculty and student research on the management, nutrition, and parasitology of goats. Upgrading the flock to 80 producing does would provide enough offspring for feeding trials, grazing management, parasite control, and other studies needed by the rapidly-expanding meat goat industry.

Student Housing. A student housing or dormitory style residence on the ranch is necessary to develop both year round and summer programs. Some lodging could be reserved for participants during continuing education training, agricultural mechanics and horticulture workshops, and for student exchanges with other cooperating universities. The living facility will have ranch style architecture with parking and accommodations for 40 residents/students.

The location and sketched plans for all of these facilities are available upon request from the Department Chair of Agricultural Sciences.



ALTERNATIVE ENTERPRISES AND INCOME SOURCES

The facility currently generates some revenue; however with a relatively modest investment in key areas, this can become a more sustainable enterprise.

Timber Management. In 1996 and 1998, approximately 150 acres of existing forestland on Gibbs Ranch was selectively thinned. In 1997, 80 acres of pastureland was converted into pine production by the planting of genetically superior pine seedlings. According to the administrators at the Texas Forest Service, Gibbs Ranch has several additional relatively small areas that would make desirable pine timber production areas; however, they are currently either overpopulated with hardwoods or in thick bahiagrass pasture. The Forest Service recommends thinning some existing forested areas while clear cutting and replanting others. They also recommend planting two additional cleared areas. This will entail land preparation and planting expenses along with additional fencing, though not elaborate, to prevent livestock damage to the seedlings. The initial source of funding to establish these timber production areas is an issue while significant revenue would not be realized for years.

Grass and Grazing Leases. In seasons of surplus grass, the department has leased pastureland to an area producer on a per head basis. Each lease agreement has clauses that stipulate the responsibilities of the producer and the department, the number of head allowed, and allowances for termination. This management option allows additional revenue in times of excess forage production. However, to promote such a strategy, security and fencing become major issues for the lessee and us.

Wildlife and Aquaculture Management. Wildlife is a multi-billion dollar industry and a major source of income for land owners in Texas. Gibbs Ranch is rich with wildlife and has abundant stock ponds, providing the department with possible opportunities to utilize these resources by leasing certain areas of the ranch for hunting and fishing purposes. Biologists from the Texas Parks and Wildlife Department support the feasibility of such an activity. The managed program could be expanded into



reestablishing a bob white quail population and extend the wildlife program into guided hunts. These wildlife programs would complement our curriculum with holistic farm and ranch management and provide additional study by the wildlife ecology minors in both Agricultural Sciences and Biology.

An added attraction for hunters or wildlife enthusiasts could be transforming the storage unit (formerly Physical Plant Office building) at the Wire Road Entrance into a hunting lodge for corporate and private hunting and fishing excursions or wildlife observation experiences. The university has the opportunity to market a unique package that could include hunting/fishing, wildlife observation, lodging, use of the Gibbs Ranch Conference Center, and golf for corporate and private retreats. However, capital is needed to renovate the stock ponds and develop the wildlife management areas.

Recreational Facilities. As with hunting, Gibbs Ranch has unique areas that can be transformed into recreational areas for weekend retreats, company activities, and university-related events. Gibbs Ranch has several stock tanks that would make ideal fishing ponds while having suitable landscape for recreational activities, a pavilion, picnic tables, etc. These facilities and green space could be rented on a daily basis as is the Gibbs Ranch Conference Center. Revenue from the recreational facilities would be managed by the department for upkeep and development of the recreational areas and other parts of the ranch.

SUMMARY AND CONCLUSIONS

The SHSU Gibbs Ranch has remained a financially solvent agricultural production operation while serving out its mission as a teaching and research facility for both faculty and students. Likewise, with nationally and regionally recognized faculty and academic programs, the Agricultural Sciences Department is on the threshold of advancing to a new level of excellence in teaching, research, and service. The Department has experienced continual enrollment growth (over 50%) for the past ten years with increased university admission standards. Alumni giving has increased



dramatically and donor participation continues to flourish. With these strengths and positive attributes, the department continues to prepare future teachers, businesspersons, public servants, entrepreneurs and leaders who successfully address the complex challenges of the world's international, national, regional, and local agribusiness communities. However, for continued growth and improved program quality, it is time for the department to make improvements in laboratory facilities and the infrastructure at Gibbs Ranch to meet student and faculty needs, public expectations and societal demands. This proposed plan will help us meet those demands and be at the forefront of education in the many academic disciplines falling under the umbrella of Agricultural Sciences and related fields of study.

ADDENDUM

COST PROJECTIONS



Most of the figures listed here are projections based upon estimated square footages needed for the various facilities and using data available to planners, architects and engineers for estimating construction costs. Some construction estimates were provided by manufacturers of the actual structures and may not include expenses associated with ADA requirements and other specifications that may be associated with university/state construction projects. Also, costs associated with construction of roads and parking areas are not presented here. Additionally, these figures do not take into account the rapidly rising costs of construction and related materials, especially steel and concrete, and how those may impact the final costs should the project(s) encounter considerable time delays. Mr. John McCrosky, SHSU Facilities Planner, was helpful in preparing estimates of costs associated with the classroom and laboratory facilities.

<i>RENOVATION AND PROPERTY MAINTENANCE</i>	<i>\$225,200</i>
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FENCING	\$139,700
PERIMETER FENCE REPAIR AND REPLACEMENT (29,000 ft @ \$2.25/ft)	\$65,250
CROSS FENCING REPAIR AND REPLACEMENT (15,625 ft @ \$2.00)	\$31,250
DOZER WORK (120 hours @ \$60/hour)	\$7,200
HIWAY FRONTAGE AND ENTRANCE FENCING (4,000 ft @ \$9.00/ft - labor and materials)	\$36,000
SWINE FACILITIES	N/A

If this project is approved as presented, all costs associated with improving the facilities would be assumed by the groups making use of the facilities. If such a project is deemed unacceptable by the administration, we recommend razing the structure, leveling the site and planting it to pine plantation.



PASTURE RENOVATION AND IMPROVEMENT <i>(clearing and establishment only)</i>	\$43,000*
Dozer work (100 hours @ \$80/hr)	\$8,000
Seed or sprigs	\$4,000
Nutrient management and fertilization	\$6,000
Hay storage facility (75' X 100')	\$25,000
<i>* First year only</i>	
RENOVATION OF HEAD QUARTERS AND MAIN ENTRANCE	\$42,500
Removal of the double-wide trailer	\$5,000
Razing of storage building	0
Renovation of the pole barn	\$2,000
Constructing livestock display area	\$12,000
Remodeling student house adjacent into offices	\$17,000
Adding projection equipment in Ranch House	\$3,500
Storage room for chemicals (10' X 12')	\$3,000
LABORATORY AND CLASSROOM FACILITIES	\$17,493,000
FOOD AND MEAT SCIENCE FACILITY (60' X 120')	\$2,200,000
PLANT SCIENCE AND FLORAL DESIGN FACILITY <i>(Includes three 40' X 60' greenhouses, a 30' X 70' headhouse, potting and storage area, and 45' X 180' laboratory and floral design facility)</i>	\$2,500,000
AQUACULTURE AND WILDLIFE FACILITY (50' X 100')	\$1,250,000
GENERAL PURPOSE CLASSROOM (45' X 45')	\$500,000
MULTI-USE FACILITY AND COVERED ARENA <i>(Includes 200' X 425' covered arena, concession and restrooms, 40' X 50' two-story classroom/meeting facility, 100' X 150' equine barn, a 200' X 200' show barn, and a 40' X 60' storage room)</i>	\$7,000,000
ANIMAL DEMONSTRATION UNIT CLASSROOM EXTENSION (75' X 75')	\$1,000,000
BEEF CATTLE SHOW BARN (50' X 60' metal building)	\$36,000
GOAT BARN AND FLOCK EXPANSION	\$7,000
STUDENT HOUSING (40 – 900 square foot units)	\$3,000,000



ALTERNATIVE ENTERPRISES AND INCOME SOURCES***\$74,200****TIMBER MANAGEMENT**

Income from thinning and clear cutting	\$80,000
Planting new trees	(\$14,000)
Fencing around trees	(\$7,500)
Weed control during establishment	(\$500)
Prescribed burning	(\$3000)
<i>Estimated Net Income</i>	<i>\$55,000</i>

GRASS AND GRAZING LEASES

Current income from 100 head/year	\$12,000
Expenses for pasture upkeep	(\$2,000)
<i>Estimated Net Income</i>	<i>\$10,000</i>

WILDLIFE AND AQUACULTURE MANAGEMENT

First year income	33,800
First year expenses	(\$29,400)
<i>Estimated First Year Net Income</i>	<i>\$4,400</i>
Second year income	\$33,800
Second year expenses	(\$17,800)
<i>Estimated Second Year Net Income</i>	<i>\$16,000</i>

RECREATIONAL FACILITIES

Income potential is currently unknown at this time. Requires additional study.