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“WILDWOOD”

A CENTRAL TEXAS GAME RANCH

Consisting of

950.17 acres Robertson and Limestone Counties

Improvements

- High quality game-proof fencing, perimeter and interior.
- 70 ft. X 38 ft. 3 Bedroom 2 Bath Lodge, commercial grade construction with large stone fireplace, screened-in cook pit, metal roof and ext. walls.
- 14 ft. 6 inch X 22 ft. Animal Dressing Rack, steel construction on cc slab.
- 10 ft. X 15 ft. Steel Storage Building on cc slab.
- 10 ft. X 10 ft. Steel Water Storage Tank on cc slab.
- Walk-in Cold Storage Building.
- Various Animal Feeders and Dispensers.
- Steel Pipe Fence fronting CR 704 with Primary and Secondary Gate.
- “L” shaped Lake, several ponds.



Front view of Lodge



Rear view showing cooler, animal rack



Storage Building and water tank



Cold Storage



"Great Room"



Commercial Grade Cook Pit



Commercial Feed Dispenser



Kitchen

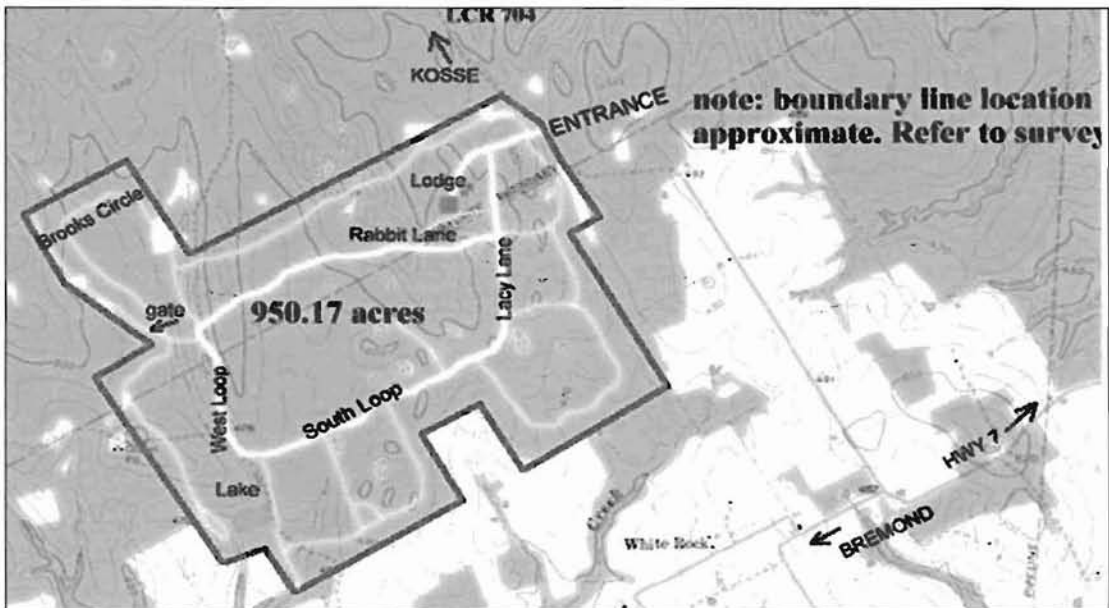
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2,883 acre delux cattle ranch

Sold 3rd quarter of 2006

\$4.3M cash

X Four Corners Ranch

The Four Corners Ranch situated in East Central Robertson County consists of 2,883 +/- acres with excellent pastureland and wooded areas, excellent barbed wire fencing throughout, one large open in front equipment barn with attached apartment 2 bedroom, 1 bath. Several small lakes throughout ranch and the pastures are mostly in jigs bermuda. There is also 2 good sets of working pens. Ranch sold with NO MINERALS.



**1,035.99 acres at end
of Easement Lane**

**SOLD 11-06 \$2.4M
CASH, NO MINERALS**

X Long Hollow Ranch

Probably the best comparable sale for "Wildwood": i.e. similar in size and this is a HIGH FENCED GAME RANCH also. However, the deer are local whitetail fed high protein supplemental feed for growth; at least, when it was owned by Marty and Pam Akins. The most current previous owner was not a deer hunter and bought the ranch primarily due to the small bass lake and living quarters (barn with living quarters upstairs). Reportedly run down in recent years with several oil wells on site.

Other sales (unconfirmed)

The seller of 4 Corners Ranch and his son sold 6,000+/- acres south of Franklin off of FM 1940 To Encanna Oil & Gas USA this last year for between \$22M and \$25M. NO MINERALS.