

SANDSTONE RANCH

Near Goldthwaite, TX 76864

Offering Memorandum



JOHN SPILLAR, MBA

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Capella Commercial, LLC

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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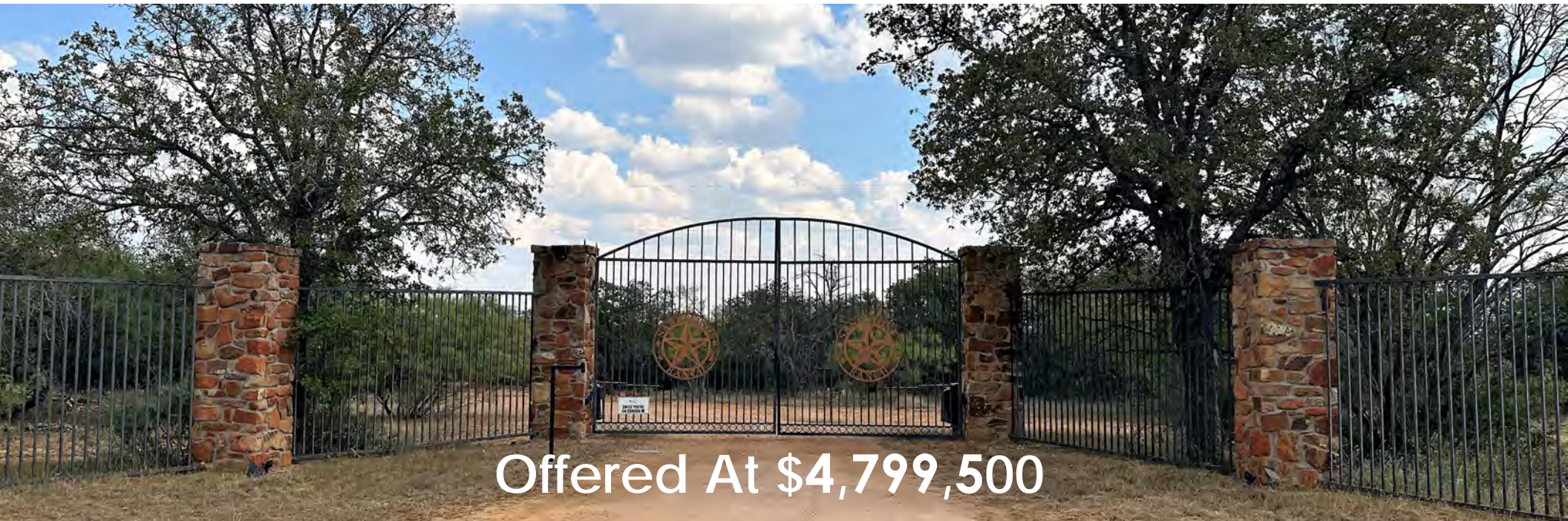
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Property Offering

The Sandstone ranch includes the ranch equipment, tractor, 7 deer stands, 2 bow stands and 9 corn feeders, 15 protein feeders and all the furniture in the house and hunter's lodge.



Offered At \$4,799,500

Capella Commercial, LLC obtained all information from reliable sources. However, no warranty or guarantee is made as to the accuracy of the information. If applicable, Buyers' brokers must be identified on the first contact and must accompany buying prospect on first showing. Shown by appointment only. Please contact John Spillar with Capella Commercial at (512) 552-1910.

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Property Description

Acreage	483 acres (482.47 per survey)
Minerals	100 % conveys to Buyer
Water	4 stock tanks with Flat Rock Creek running thru it
Access	1100 feet of frontage along FM 574 W which runs from Goldthwaite to Hwy 45
Terrain	Rolling Sandstone hills with heavy mixture of oaks and some mesquite
Utilities	Electricity, four water wells, fiber optic Internet, and a septic system
Main Lodge	3,600 sf extensively renovated in 2020 - 6 bedrooms 3 1/2 bath
Hunters Lodge	2,544 sf 2021 built 4 bedrooms 2 1/2 bath
Barns	4,500 sf with attached processing and equipment sheds
Fencing	100 % high fenced with automatic iron front gate with ranch logo on it
Deer Stands	7 large custom high rise deer stands
Deer Feeders	9 All Season corn feeders with 15 large protein Feeders
Deer pens	9 pens with shade, water, and cover
Commission	3% to buyer's agent

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A Hunter's Paradise

This is an amazing opportunity to own a high fenced game ranch that has been producing some of the top Boone and Crockett trophy whitetails in the State of Texas for over 10 years. The Sandstone ranch is completely conveyed as a turn-key property to the buyer. Which includes the ranch equipment, tractor, 7 deer stands, 2 bow stands and 9 Corn feeders, 15 Protein feeders and all the furniture in the house and hunter's lodge. The 7 deer stands are all custom built to hold three hunters at a time. Buyer also gets 100% of the mineral rights. This property is the complete package and one of the premier hunting and recreational ranches in Central Texas.



The Sandstone ranch has trophy whitetail bucks with years of quality genetics bred into the herd and a nice variety of exotic animals as well. There are trophy quality Black

Buck, Axis Deer, Fallow Deer, and Scimitar

Oryx. The property also has turkey, hogs, and dove. There are 5 large deer breeding pens that have shade, water and cover that are available to be used.



The main complex has two houses. The main house is 3600 sq ft with 6 bedrooms and 3 ½ bathrooms. The house has a large living room and family room with a den. It was completely remodeled in 2020 with new flooring with granite countertops in the kitchen and bathrooms. It also had a new roof and insulation with two new AC units. The hunter's lodge, built in 2021, is 2500+ sq ft with 4 bedrooms and 2 and ½ bathrooms. It has a large rustic living room for hunters to enjoy their time there. Both houses have kitchens and washer & dryers and fiber optic internet service with speeds up to 2 GBs per second. There is a large garage area and storage area that

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A Hunter's Paradise

is part of the hunter's lodge and several Morgan buildings for additional storage. For more fun and entertainment, the property also has an above ground pool and firepit/BBQ area.

The barn building is 4500 sq ft with an attached processing shed. The processing area has a walk-in cooler, ice machine, and everything needed for processing animals. There is a 1500 sq ft equipment shed with all the equipment needed for planting and maintaining the ranch.

The ranch has 4 rainwater tanks. All the tanks are large enough to sustain long periods with drought. There is a wet weather creek that runs through the ranch called Flat Rock Creek. The property has 4 water wells throughout. Two of the wells have electric pumps and two have windmill pumps. The terrain is rolling to hilly topography, mostly native pasture with scattered to thick cover with two fenced cultivated fields. The two fields are used to plant oats in the fall and Lablab that is 22% protein in the spring. This is an additional food source for all the animals on the ranch. There are several small intermittent creeks throughout the property. The beautiful hills make the property feel like twice the acreage.



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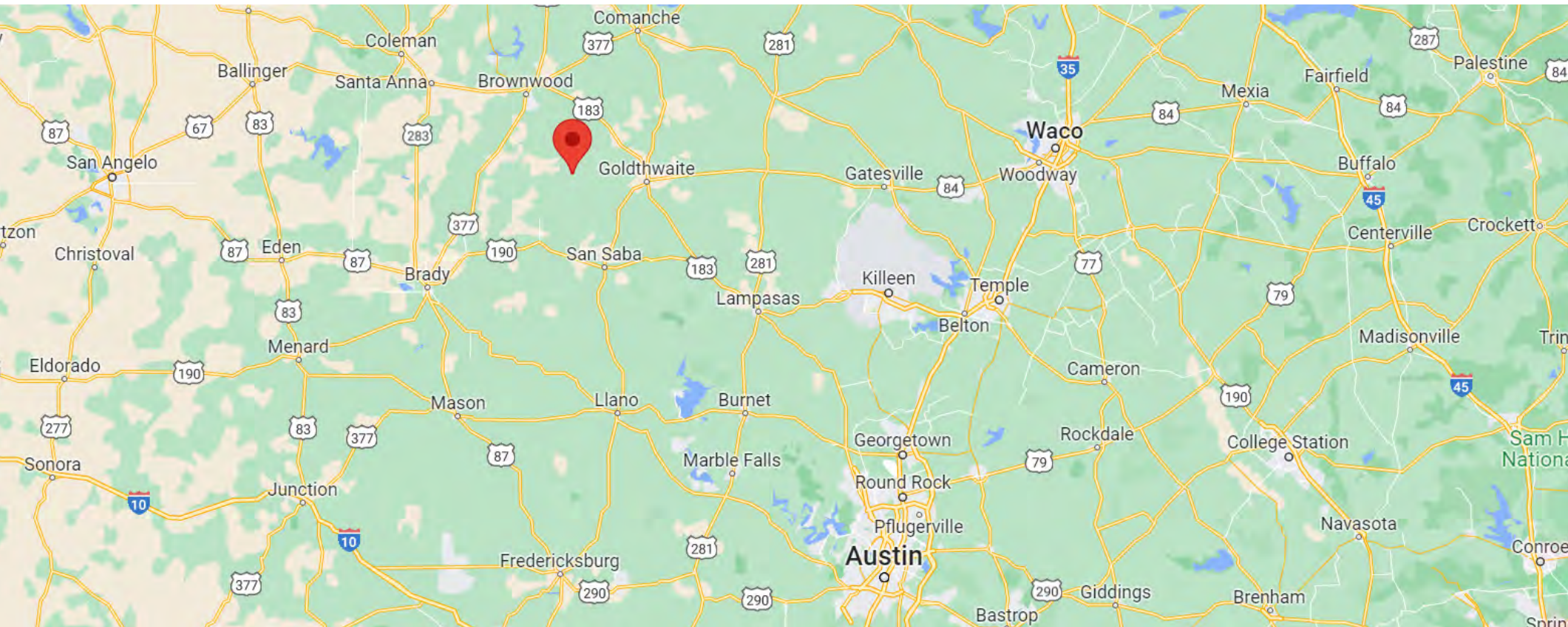
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Location

The property is located 14 miles west of Goldthwaite, TX on FM 574 W. The Sandstone Ranch is less than 2 hours from Austin and about 2 hours to Ft Worth. The property has about 1100 ft of frontage on FM 574 where the property is accessed from.



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Aerial View

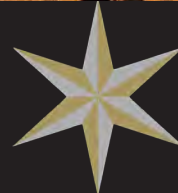


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Night Views



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Well Appointed Interiors



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Ample Storage



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Additional Images



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West Texas About Goldthwaite

The City of Goldthwaite, defines itself less by boundaries on a map than by the sense of shared values their residents hold dear. Small town values, guided growth, preservation of historical, cultural, and natural heritage are just a few of the core principles that makes City of Goldthwaite a wonderful place to call home.

Goldthwaite offers a wide range of events, from outdoor concerts, seasonal festivals, and sports competitions, to spending time in our local parks, and relaxing with your family for an afternoon of outdoor fun. There are lots of activities to choose from. Whether it is your love of shopping, a delicious meal with friends, or a well deserved, relaxing weekend get away, you have come to the right place.

The area is host to an array of hunters retreats. In November, there is an annual hunters appreciation luncheon.



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DISCLAIMER

John Spillar (Broker) has been authorized to present this Offering Memorandum regarding the sale of Sansdtone Ranch near Goldthwaite, Texas.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Broker and Owner, and therefore are subject to variation. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Broker and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Broker or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Broker.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including a.cts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the

broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different licensee holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writting to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Capella Commercial, LLC</u>	<u>9001237</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Helen Jobes</u>	<u>331434</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>John Spillar</u>	<u>629885</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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