

Scott Land Company, LLC

Ben G. Scott • 1301 Front Street • Dimmitt, Texas 79027

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Triple Draw Ranch

State: Texas
Region: Southwest
County: Crockett
Property Type: Hunting/Cattle Ranch
Acres: 1,458 acres more or less
Price: \$985.00 per acre
Taxes: Approximately \$774.59 annually
Location: Approximately 30 miles south of Ozona, Texas
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Dimmitt, Texas 79027-3246
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Contact Fax: 806/647-0950
Contact's Email Address: robert.nelson@scottlandcompany.com

Comments:

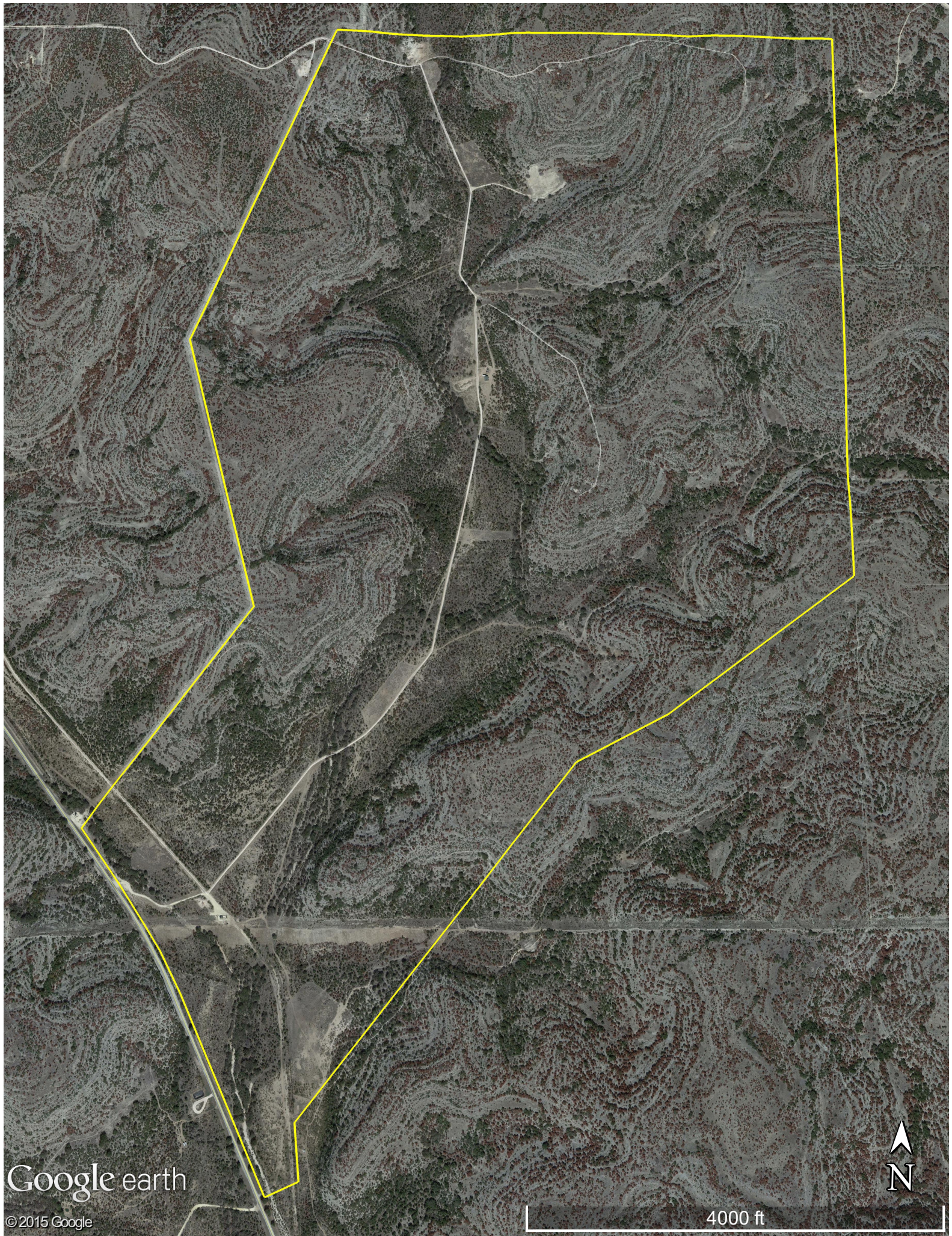
Triple Draw Ranch is a high-fenced 1,458 +/- acre property that would be ideal for a corporate retreat or the avid outdoorsman in a hunting partnership. The property is populated with an improved whitetail herd, axis deer, turkey, dove, quail, and other wildlife. A mountain lion was taken on the property this winter. A deer count was done on the property in November of 2014 and harvest of deer for the season was done according to the recommendation.

Improvements include a nice 1,400 +/- square feet hunting lodge with fireplace. The limestone lodge was constructed in 2007 and consists of a large open room, with one bathroom and a kitchen. Additional improvements include nine deer blinds, nine corn feeders, five protein feeders, water well, eight water troughs, etc... An above average number of Live Oaks cover the draws that comprise the ranch.

This is an exceptional game ranch with great access from highway frontage!

The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.

Farm & Ranch Real Estate

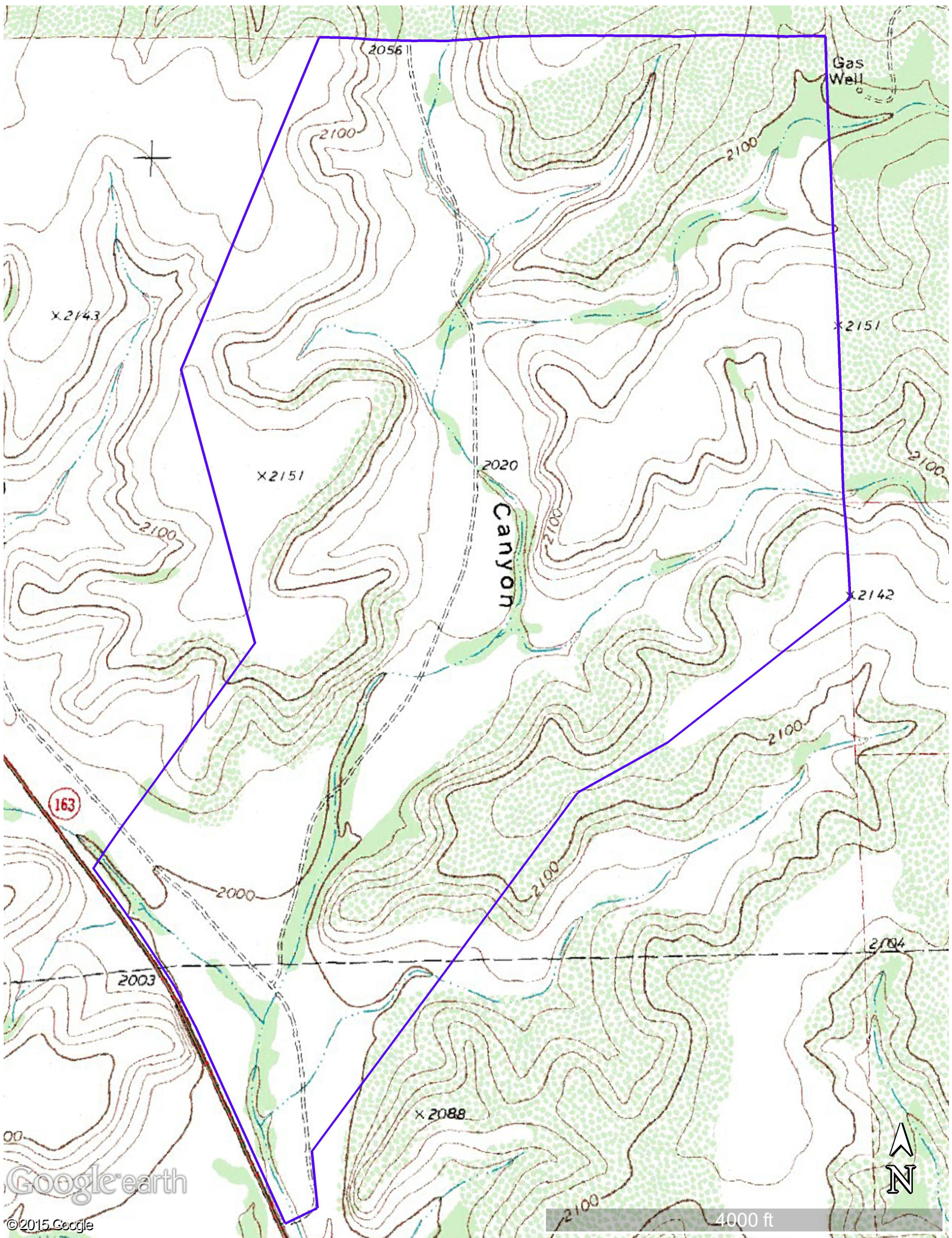


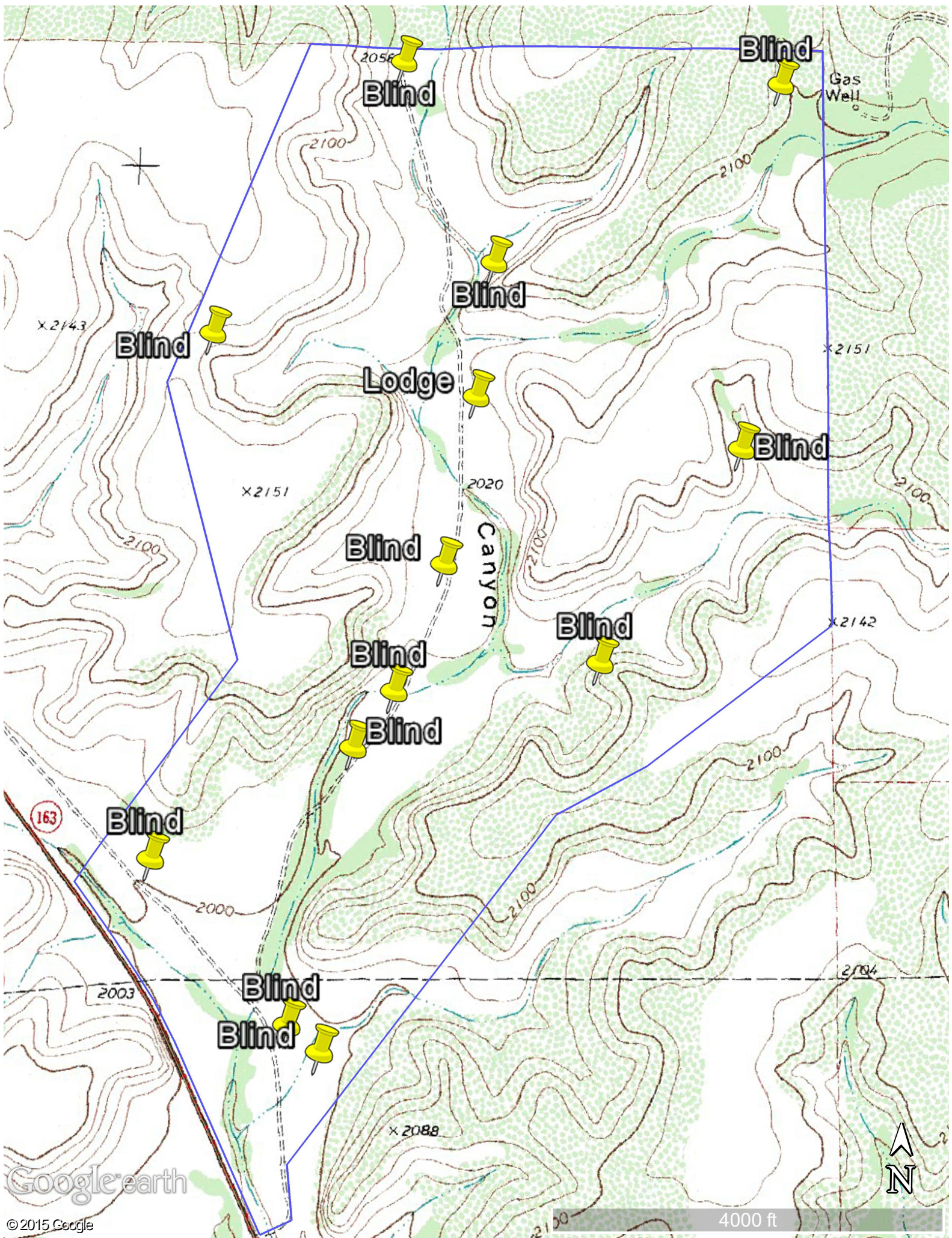
Google earth

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4000 ft







DEER POPULATION SUMMARY

Ranch: King Burney Ranch

Survey Technique: Aerial

County: Crockett

Year: 2014 WT Deer & Axis

Survey Route/Pasture	Date	Deer Observed					Acres Sampled	Acres Per Deer	Deer Per 1,000 Ac.
		Bucks	Does	Fawns	Undet	Total			
Survey No. 1	11/25/2014	26	71	45	0	142	1,448	10.20	98.0
Combined AXIS					56	56			
Survey Totals		26	71	45	56	198	1,448	7.31	136.8
Incidental Observations									
Combined Totals		26	71	45		142			

Ranch Size (ac.): 1,448

Harvest Recommendation

Antlered Bucks:

Acres/Deer: 7.31

Does/Buck: 2.73

Fawns/Doe: 0.63

Composition -

Bucks: 18.3%

Does: 50.0%

Fawns: 31.7%

Antlerless Deer:

Deer/1,000Ac: 136.74

Adult/1,000Ac: 93.41

Acres/Adult: 10.71

Estimated Population -

Bucks: 36

Does: 99

Fawns: 63

Total: 198

Remarks:

B

D

$$\begin{array}{r}
 36 \\
 - 14 \\
 \hline
 22 \\
 + 32 \\
 \hline
 54
 \end{array}$$

$$\begin{array}{r}
 99 \\
 - 30 \text{ WT} \\
 \hline
 69 \\
 + 31 \\
 \hline
 100 \\
 - 20 \text{ Axis} \\
 \hline
 80
 \end{array}$$

DEER POPULATION SUMMARY

Ranch: King Burney Ranch

Survey Technique: Aerial

County: Crockett

Year: 2014 WT

Survey Route/Pasture	Date	Deer Observed					Acres Sampled	Acres Per Deer	Deer Per 1,000 Ac.
		Bucks	Does	Fawns	Undet	Total			
Survey No. 1	11/25/2014	26	71	45	0	142	1,448	10.20	98.0
Survey No. 2									
Survey Totals		26	71	45	0	142	1,448	10.20	98.0
Incidental Observations									
Combined Totals		26	71	45		142			

Ranch Size (ac.): 1,448

Harvest Recommendation

Acres/Deer: 10.20

Antlered Bucks:

Does/Buck: 2.73

Take 5-8 spikes; also harvest 3-4 cull bucks and no more than 2 trophy or mature management bucks.

Fawns/Doe: 0.63

Composition -

Bucks: 18.3%

Does: 50.0%

Fawns: 31.7%

Antlerless Deer:

Harvest 25-30 does

Deer/1,000Ac: 98.07

Adult/1,000Ac: 66.99

Acres/Adult: 14.93

Estimated Population -

Bucks: 26

Does: 71

Fawns: 45

Total: 142

Remarks:

original survey

Harvest 15-20 Axis

DEER HARVEST RECOMMENDATION

Ranch: King Burney Ranch County: Crockett Year: 2014 WT

Objective & Goals: To improve the quality of the deer population and manage for the harvest of
mature age class bucks. Also, to harvest an adequate number of does to
reduce/maintain the deer population to the carrying capacity of the range.
Manage for 12 acres per adult deer with a sex ratio of 1.5 does per buck
(winter broodstock). That's 120 deer comprised of 50 bucks and 70 does.

Ranch Size: 1,448 acres

Estimated Deer Population:	Bucks	26
	Does	71
	Fawns	45
	Total	142

1. Recommended Population Harvest
142 Total Deer X .31 Kill Rate = 44 Total Deer Harvest Quota

2. Recommended Buck Harvest
26 Total Bucks X .52 Kill Rate = 14 Total Buck Harvest Quota

3. Recommended Doe or Antlerless Deer Harvest
44 Recommended Deer Harvest Quota
-14 Recommended Buck Harvest Quota
30 Recommended Doe Or Antlerless Deer Harvest Quota

42% Of The Does Recommended To Be Harvested

4. Recommended Spike Buck Harvest
14 Buck Harvest X .86 Spike Kill Rate = 12 Spike/Cull Buck Quota

5. Potential Effect of The Harvest

	Bucks	Does	Fawns
Census	26	71	45
Rec. Har. (2014-15) →	-14	-30	
	<u>12</u>	<u>41</u>	
Yearlings	23	22	
Carryover (2015) →	35	63	

Estimated Winter Density 14.78 acres/deer
Estimated Winter Sex Ratio 1.80 does/buck

Remarks: _____



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K