

18,000 +/- ACRE KNOX COUNTY, TEXAS RANCH BENJAMIN, TEXAS

LOCATION: Approximately 90 miles southwest of Wichita Falls. The southern ranch boundary adjoins the City of Benjamin. The western ranch boundary fronts on State Highway 6 and the north has 2 private access easements to County Road 3560.

TERRAIN & RANCH LAND DESCRIPTION:

Diverse terrain from Mesquite bottom land on both sides of the South Wichita River to 1072 acres of cultivated wheat fields; 200 acres of cultivated perennial warm and cool season food plots planted with various forbs mixes for wildlife; some rugged cedar brush country and pasture land with excellent grasses, browse and forbs desirable for cattle ranching and wildlife.

WATER: 10 1/2 miles (21 miles both sides) of the South Wichita River through the ranch, 58 tanks and lakes, the majority having been cleaned and deepened during the drought. 15 1/2 miles of City of Benjamin and Red River Co-op water lines serving the ranch with numerous metal and concrete water tubs. Several shallow wells for livestock.

WILDLIFE: Abundant white tailed deer, turkey, hogs, quail, dove, mule deer, Sand Hill cranes, ducks and geese. With a Parks and Wildlife TTT permit in March 2007 and March 2008 – 25 white-tailed bucks and 150 bred does were released in a 12,200 acre 8 foot game fenced (new) pasture. With a Parks and Wildlife TTT Permit – 25 bred mule deer does and 5 mule deer bucks were released in 2445 acre 8 foot game fenced (new) pasture in March & December, 2007. In March 2008, 18 Mule deer, (4 bucks and 14 bred Mule deer does) were released in 2445 acre game fenced pasture with a Parks and Wildlife TTT Permit. Total Mule deer 48.

IMPROVEMENTS:

5 bedroom, 5 bath lodge with 2 dens
2 bedroom, 2 bath with den – river house
3 bedroom, 3 bathhouse for tenant or housekeepers or cooks
All homes have just been completely remodeled and painted
Airport – paved, lighted Knox County Airport – 11 miles
4 sets of cattle working pens with scale, ranch is fenced into 21 pastures.
28.5 miles of new 8 foot game fence, 54 miles of barbed wire fence with cedar and steel T-post.
49 fenced wildlife feeding areas, with feeders.
Large Barn
2 overhead feed storage bins
Many miles of well-maintained ranch roads

MINERALS: Owner will convey 1/2 minerals owned

SALES PRICE: \$1,389.00 per acre

18,000 acres Berryman Knox Ranch Summary of Ranch Improvements

The following is a partial list of substantial permanent improvements made to the ranch within the last three years. Some of the improvements are:

1. Land clearing, root plowing and grubbing approximately 400 acres.
2. Construction of 18 new stock tanks and in addition, as to numerous existing tanks, we have constructed terraces and deepened most of the tanks. We completed a 600' to 800' long drive- across dam to impound at least 17 acres of water. Some lakes have been stocked with Coppernose Bluegill, Redear Bream, and Fathead Minnows. In April 2011 some lakes were stocked with additional forage fish and Hybrid Bass.
3. Many miles of new road construction.
4. With two D7-G Dozers pulling 2 Lawson aerators (with seeders) we have chopped and seeded more than 1000 acres. Several hundred acres more have been chained and wait stacking.
5. Completed the construction of 30.5 miles of 8' high game proof fence in pastures, a 12,200 acre white-tailed pasture, and a 2445 acre mule deer pasture and a 142 acre pasture, 72 acres of which was cleared and planted with Hondo Velvet Bundleflower. In addition to the game fence we have built and installed gates and major water gaps on the South Wichita River, Sheep Creek, Cedar Creek and over major drains on our perimeter fence. The cost to build a fence with the same specifications today is more than \$25,000 per mile.
6. Several hundred acres of the aerial spraying of Herbicides for mesquite tree control.

7. Clearing and seeding 200 acres with warm and cool season Perennial Forbs, including \$100+ per acre in seed cost.
8. We have enclosed with purling rails and metal sides the 100' by 38' – 14' high shed at the headquarters (which previously had a roof only). Also, we have purchased and installed a 30 ton dual feed storage bins and have completed the construction of a 20' by 20' metal tool and shop room with a concrete floor located at the headquarters. Also, we have painted, repaired and remodeled portions of the ranch houses.
9. With Texas Parks & Wildlife TTT permits we have brought from Webb County in South Texas 175 white-tailed deer (150 bred doe + 25 bucks) see the attached sheet entitled "Berryman KC Ranch Summary of Webb County Sombrerito Ranch (Genetics) Ranch Owned by Bill Carter". These deer are in the 12,200 acre white-tail pasture and come off the Sombrerito Ranch (South Texas) in Webb County. In 2007-2008 alone the Boone & Crockett scores of the deer killed on the ranch had 16 deer scoring 170 and more including 2 scoring 200 and 204. This ranch owned by Bill Carter, has been gamed fenced and managed for more than 30 years and he is in a league of his own. Go to their website at SombreritoRanch.com and look at the pictures of a few of the deer taken on the ranch. Enclosed is a disc showing some of the deer on my ranch taken in the protein feeding areas with our game cameras. I was surprised at the number of quality bucks, both native and those from Sombrerito Ranch. In three years under a Texas Parks and Wildlife Managed Land Deer Permit, which we have been issued, we are allowed to hunt for 5 months, and each year harvest a number of quality bucks. In addition, in that we will be over populated in 2-3 years, as opposed to taking doe by rifle they should be removed to other Northwest Texas Ranches with TTT Parks and Wildlife permits. The one year farming and grazing income totals \$108,032.
10. As to the 2445 acre mule deer pasture, we have, a TTT Permit from Texas Parks and Wildlife and brought in from the Rancho de Ceilo Ranch (Northwest of Alpine) 4 bucks and 39 bred mule deer doe, plus 5 additional mule deer bucks from another West Texas ranch. See the attached page entitled "Berryman KC Ranch 2445 Acre Mule Deer Pasture". In that in Texas very few are involved in this type of mule deer operation, it should be profitable.
11. We have 49 bulk protein feeders, 45 of which are in the 16,600 acre game fenced portions of the ranch and inside new fenced feeder areas (pipe and hog panel) that we recently completed.

12. Wind turbines: The ranch has two electric transmission lines that go through the approximate center of the ranch. Two companies have contacted me regarding a wind turbine lease.