

Rare Van Zandt County, TX LAND AUCTION

383[±]

*Contiguous Acres
Offered in 19 Tracts*



Tract 1

405.332.5505 • SchraderAuction.com

Twin Lakes Farm

*An East Texas Gem in
Martins Mill School District*

Tuesday, May 14 at 6:00pm

held at Farm Bureau Event Center, Canton TX • Online Bidding Available

- Bid on Single Tracts or ANY COMBINATION!
- Extensive Hard Surface Road Frontage
- 4 Large Watershed Tanks – 3.5[±] to 8.6[±] Acres Each!
- 26[±] Acres of Total Surface Water!
- Stunning Rural Homesites
- Excellent Bermuda Pastures

NO BUYER'S PREMIUM

INFORMATION

Booklet

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



COOPERATE OFFICE: 950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

OKLAHOMA OFFICE: 101 N. MAIN ST., STILLWATER, OK 74075
405.332.5505

Follow us and download our Schrader iOS app



Auction Terms & Conditions

PROCEDURE: Tracts 1 through 18 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price. Tract 19 will be offered as a single parcel and will not be permitted to combine with any of auction tracts 1 through 18.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. Seller shall furnish a standard owner's title insurance policy in the amount of the purchase price insuring marketable title to the Purchased Tracts in the name of Buyer, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. The cost of standard owner's title insurance policy shall be shared 50:50 between Buyer and Seller. The cost of any lender's title insurance shall be charged to Buyer. Seller agrees to provide

merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related

materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



Auction Manager: **BRENT WELLINGS**

405.332.5505 • brent@schraderauction.com

in
cooperation
with

**PAUL A. LYNN
& ASSOCIATES, LLC**

405.332.5505 • SchraderAuction.com

BOOKLET INDEX



Real Estate Auction Registration Forms

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Tract Descriptions

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BIDDER PRE-REGISTRATION FORM

TUESDAY, MAY 14, 2024

383± ACRES – VAN ZANDT COUNTY, TEXAS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Tuesday, May 7, 2024
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
383± Acres • Van Zandt County, Texas
Tuesday, May 14, 2024

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, May 14, 2024 at 6:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, May 7, 2024**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



LOCATION MAP

LOCATION MAP

Van Zandt County, TX

Auction Location

Farm Bureau Event Center
220 Burnett Trail,
Canton, TX 75103

Property Location

2201 FM1861
Ben Wheeler, TX 75754

Online Bidding Available

You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.



LAND TOUR DATES

Saturday, April 20 from 4:00 - 7:00pm

Thursday, May 2 from 9:00am - 12:00pm

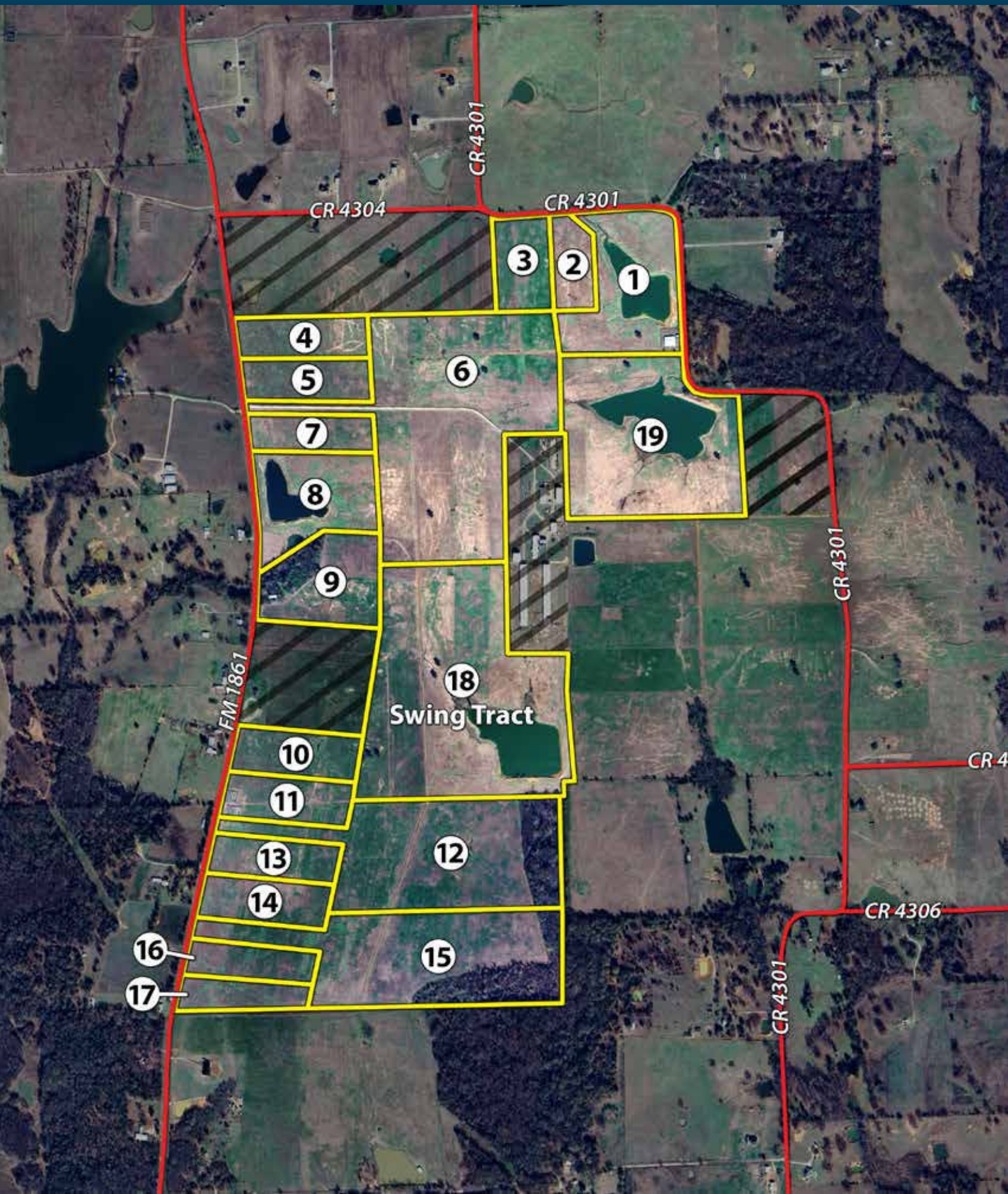
Monday, May 13 from 4:00 - 7:00pm

Meet Brent Wellings at entrance of Auction Tract 6.



TRACT MAP

TRACT MAP





TRACT DESCRIPTIONS

Van Zandt County, TX

383[±]

Contiguous Acres
Offered in 19 Tracts

Twin Lakes Farm

An East Texas Gem in
Martins Mill School District

NO BUYER'S PREMIUM

Rare LAND AUCTION

- Bid on Single Tracts or ANY COMBINATION!
- Extensive Hard Surface Road Frontage
- 4 Large Watershed Tanks – 3.5[±] to 8.6[±] Acres Each!
- 26[±] Acres of Total Surface Water!
- Stunning Rural Homesites
- Excellent Bermuda Pastures

Twin Lakes Farm represents a truly unique opportunity to acquire quality land, in a parcel size that best fits YOUR needs, within one of the most desirable school districts in East Texas! Whether you are seeking a rural homesite or a larger acreage investment, this rare auction event allows Buyers to create the parcel that suits their intentions for the property. Bidders will have the opportunity to bid on any individual parcel or combination of parcels they choose – including the whole property if desired! The farm features numerous panoramic settings to build your potential dream home or enjoy the agricultural value of the property. Excellent quality Bermuda pastures, established in Freestone Fine Sandy Loam soils, along with abundant surface water creates an ideal setting for the equestrian or livestock enthusiasts to launch a top-notch operation. Take advantage of the flexibility provided through our multi-parcel bidding system and don't miss this opportunity to create the property of your dreams in Martins Mill!

TRACT DESCRIPTIONS:

TRACT 1: 21[±] acres located on County Rd 4301 – outstanding potential homesite with a 5[±] acres watershed tank and expansive views of the surrounding landscape! A huge feature of this parcel is the existing domestic well and power service already installed! Check out the photos and video to see the waterfowl that consistently use this water. Also included is a 70'x85' former calf barn with concrete floors, which could be re-purposed to a variety of potential uses.

TRACT 2: 6[±] acres located on County Rd. 4301 – excellent smaller acreage homesite overlooking the watershed on Tract 1. A great individual tract or one to combine with surrounding parcels.

TRACT 3: 8[±] acres located on County Rd. 4301 – excellent small acreage building site featuring an elevation that overlooks all the surrounding landscape!

TRACT 4: 8[±] acres located along F.M. 1861 – quality small acreage tract with level topography and great access along the frontage.

TRACT 5: 8[±] acres located along F.M. 1861 – another quality potential building site with a shared driveway entrance already established on the frontage.

TRACT 6: 62[±] acres with established entrance on F.M. 1861 – beautiful larger acreage parcel with Freestone Fine Sand Loam soils, excellently maintained pastures and an existing water well!

TRACT 7: 7[±] acres located along F.M. 1861 – great potential building site with already established shared driveway entrance!

TRACT 8: 17[±] acres located along F.M. 1861 – absolutely stunning potential homesite on a larger acreage parcel and 3.5[±] acres watershed tank! If you needed more features to consider, this parcel includes 2 domestic wells already drilled AND a private driveway entrance!

TRACT 9: 15[±] acres located on F.M. 1861 – large pecan trees tower over the private entrance to this parcel, creating a beautiful setting and plenty of options for future construction.

TRACT 10: 9[±] acres located along F.M. 1861 – excellent views from this parcel of the surrounding farm and acreage.

TRACT 11: 9[±] acres located along F.M. 1861 – attractive potential homesite with great access and topography.

TRACT 12: 40[±] acres located along F.M. 1861 – beautiful larger acreage parcel with mixture of open pasture and dense forested land with creek running through the back portion of the tract!

TRACT 13: 8[±] acres located along F.M. 1861 – another excellent potential homesite option with farm to market access.

TRACT 14: 9[±] acres along F.M. 1861 – attractive potential homesite with good access!

TRACT 15: 39[±] acres along F.M. 1861 – beautiful balance of open pasture and mixed timber on the south and east edges of the property, great option for the buyer seeking a larger acreage parcel.

TRACT 16: 7[±] acres along F.M. 1861 – another stunning small acreage homesite here.

TRACT 17: 6[±] acres along F.M. 1861 – excellent small acreage site with good access on the farm to market road.

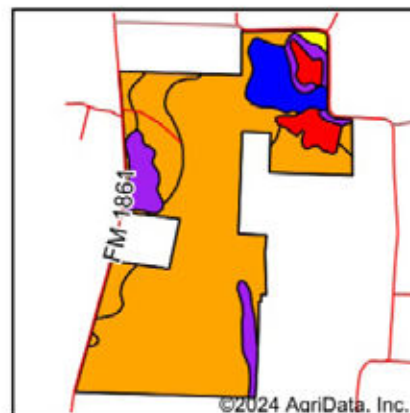
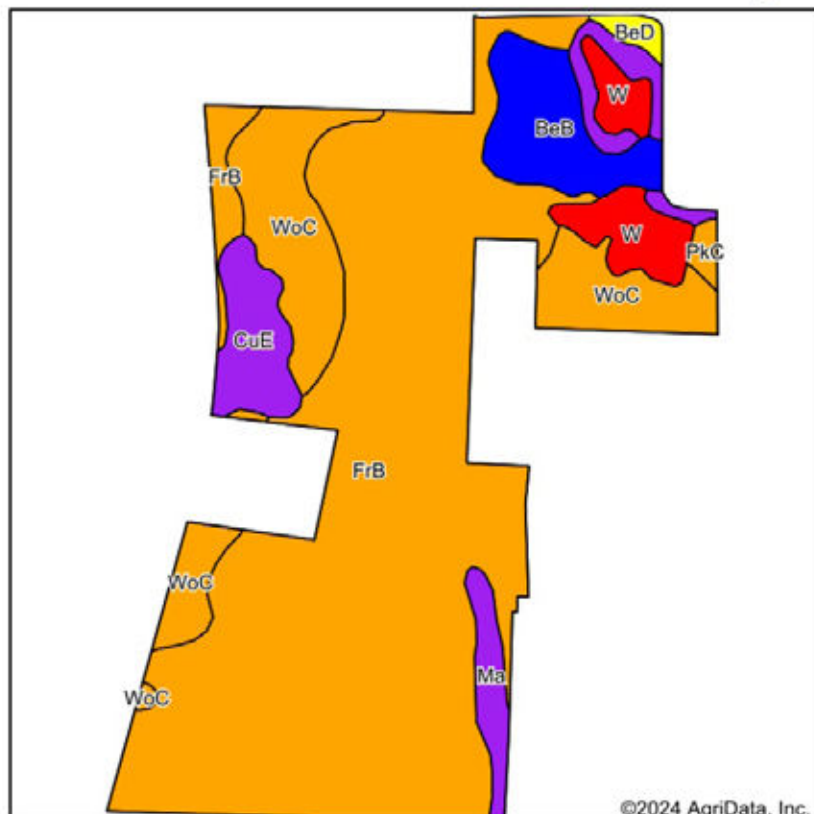
TRACT 18: 63[±] acres “Swing Tract” – stunning central part of the property that features an 8.6[±] acres watershed lake and excellent Bermuda pastures! Buyers have the option to combine this parcel with any adjoining tract, creating the ideal property of your choice.

TRACT 19: 41[±] acres along County Rd. 4301 – what a tremendous parcel! The 8.5[±] acres watershed lake forms the centerpiece of the parcel. With numerous potential building sites surrounding the watershed, this is a true gem of the offering!



SOILS MAP

SOILS MAP



State: **Texas**
 County: **Van Zandt**
 Location: **32° 23' 16.97, -95° 47' 16.2**
 Township: **Ben Wheeler-Edom**
 Acres: **389.28**
 Date: **3/22/2024**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

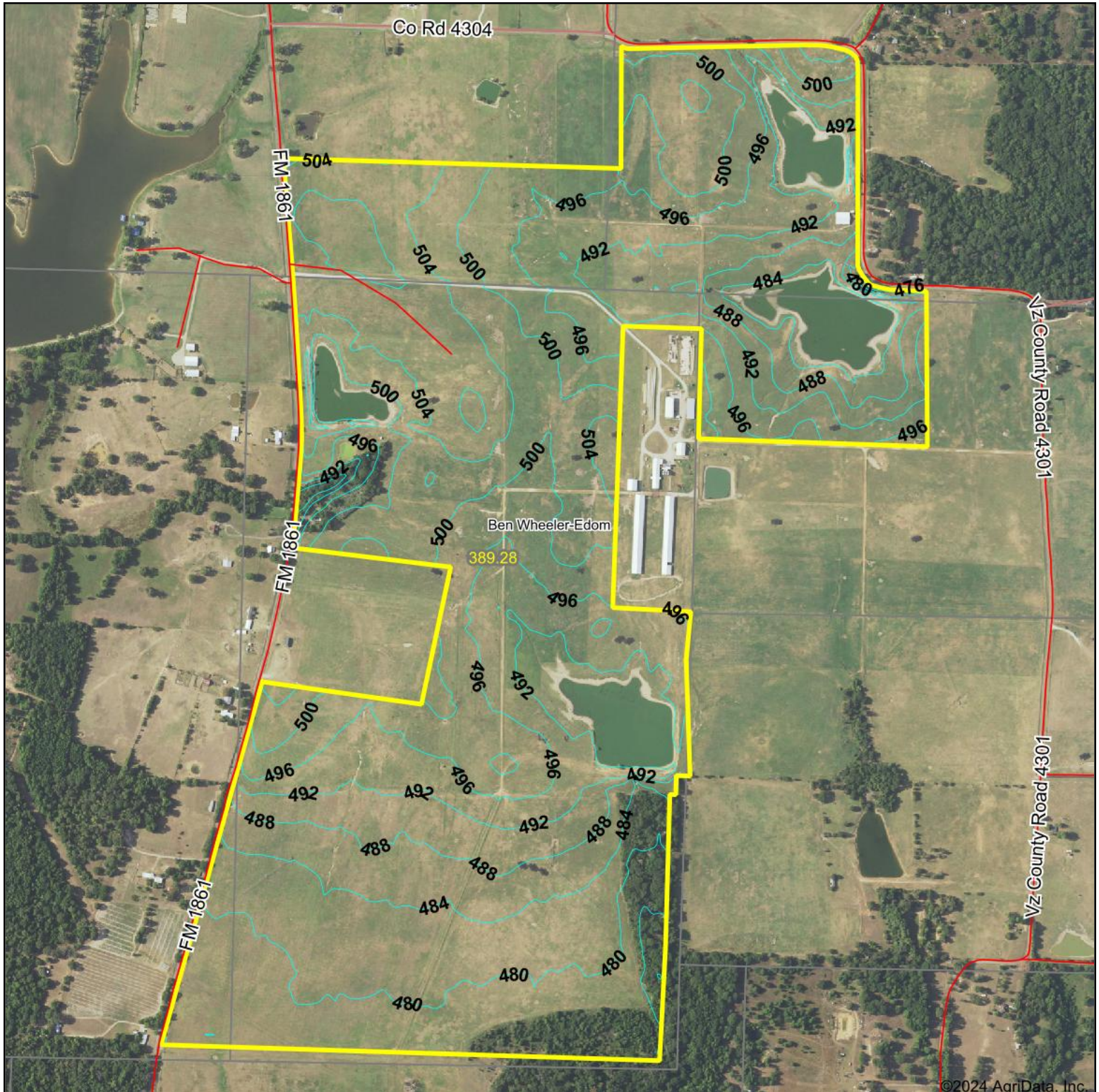
Area Symbol: TX467, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Bahlgass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Green peas Bu	Improved bermudagrass AUM	Peanuts Lbs	Small grains grazeout AUM
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	253.56	65.1%		IIIe		8	7	80	400	55	9		6
WoC	Wolfpen loamy fine sand, 1 to 5 percent slopes	55.89	14.4%		IIIe	IIIe								
CuE	Cuthbert fine sandy loam, 8 to 20 percent slopes	24.86	6.4%		Vle	Vle								
BeB	Bernaldo fine sandy loam, 1 to 3 percent slopes	24.06	6.2%		Ile	Ile								
W	Water	17.43	4.5%		VIII									
Ma	Manco loam, frequently flooded	8.61	2.2%		Vw		2	2						
BeD	Bernaldo fine sandy loam, 5 to 8 percent slopes	2.69	0.7%		IVe	IVe	7					9		
PkC	Pickton fine sand, 1 to 5 percent slopes	2.18	0.6%		IIIs				65		40	6.5	1300	
Weighted Average					3.40	*-	5.3	4.6	52.5	260.5	36	6	7.3	3.9



TOPOGRAPHY MAP

TOPOGRAPHY MAP



SCHRADER
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Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 470.5

Max: 509.7

Range: 39.2

Average: 492.7

Standard Deviation: 8.69 ft

0ft 990ft 1981ft



3/22/2024

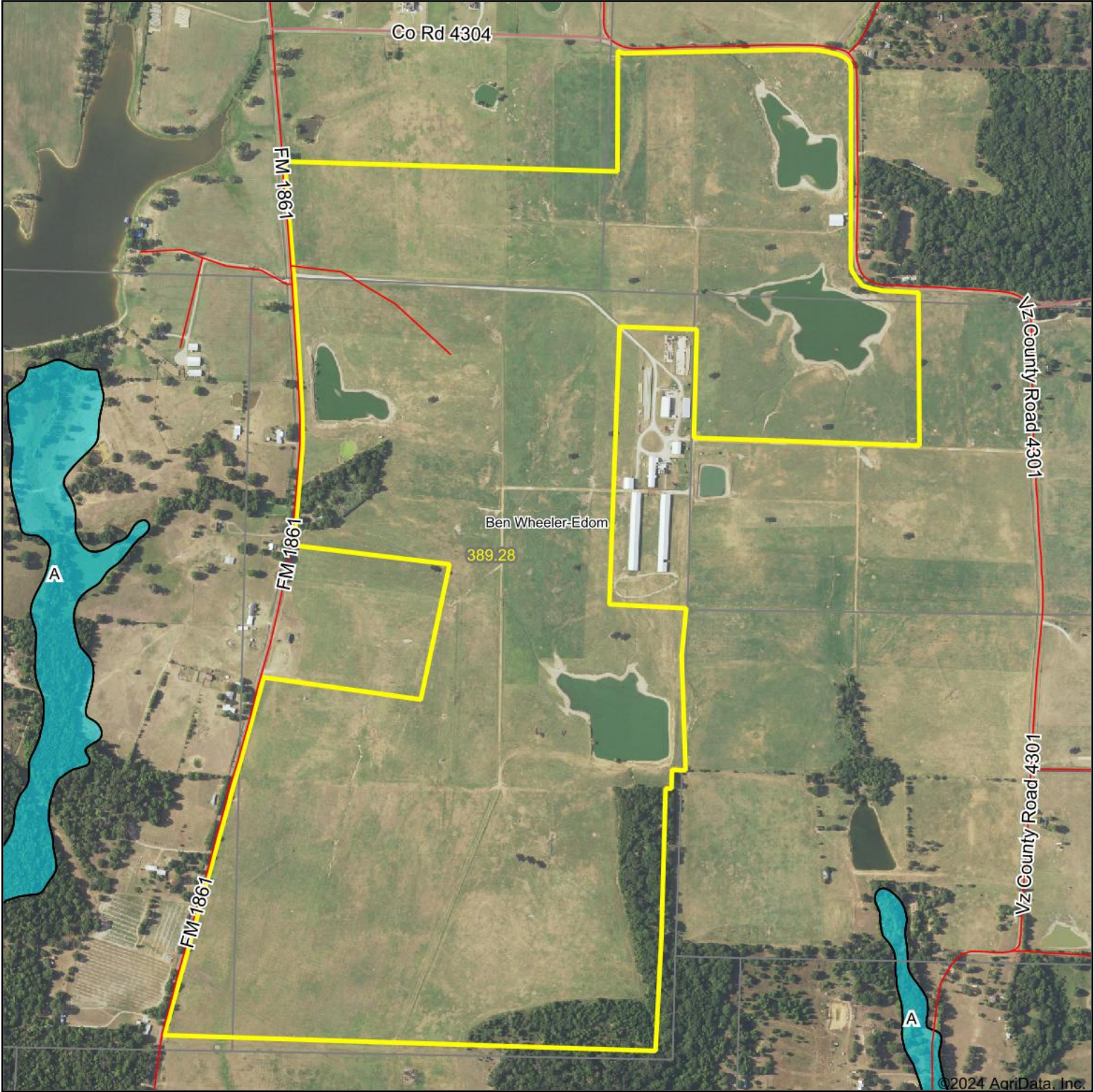
Van Zandt County
Texas

Boundary Center: 32° 23' 16.97, -95° 47' 16.2



FLOOD ZONE MAP

FLOOD ZONE MAP



Map Center: 32° 23' 16.97, -95° 47' 16.2

0ft 1004ft 2008ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Van Zandt County
Texas



3/22/2024

Flood related information provided by FEMA



TAX STATEMENTS

TAX STATEMENT

TRACTS 1, 2 & 3 and PARTIAL TRACTS 6 & 19

Property Details

Account		
Property ID:	R000019432	Geographic I 052.0828.022
Type:	Real	
Location		
Situs Address:		
Map ID:	36A	
Legal Description:	Acres 89.127, ABST: 828 & S SMITH & J WATKINS	
Abstract/Subdivision:	/	
Neighborhood:	R19432	
Owner		
Owner ID:	93121709521027	
Name:	TWIN LAKES DAIRY LP	
Agent:		
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all e are shown online.	

Property Values

Improvement Homesite Value:	\$7,180 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$459,000 (+)
Market Value:	\$466,180 (=)
Agricultural Value Loss: ⓘ	\$441,980 (-)
Appraised Value:	\$466,180 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$24,200
Ag Use Value:	\$17,020

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal

TAX STATEMENT

TRACTS 1, 2 & 3 and PARTIAL TRACTS 6 & 19

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TWIN LAKES DAIRY LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$24,200	\$74.02	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$24,200	\$22.01	
SMM	MARTINS MILL ISD	0.811750	\$24,200	\$196.44	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$24,200	\$24.20	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$316.67

Estimated Taxes Without Exemptions: \$6,100.36

TAX STATEMENT

TRACTS 4 & 5 and PARTIAL TRACT 6

Property Details

Property Values

Account				
Property ID:	R000019389	Geographic Information System ID: 052.0827.011	Improvement Homesite Value:	\$0 (+)
Type:	Real		Improvement Non-Homesite Value:	\$0 (+)
Location				
Situs Address:			Land Homesite Value:	\$0 (+)
Map ID:	36A		Land Non-Homesite Value:	\$0 (+)
Legal Description:	Acres 30.800, ABST: 827, S. SMITH		Agricultural Market Valuation:	\$158,620 (+)
Abstract/Subdivision:	/		Market Value:	\$158,620 (=)
Neighborhood:	R19389			
Owner			Agricultural Value Loss: ⓘ	\$152,740 (-)
Owner ID:	93121709521027			
Name:	TWIN LAKES DAIRY LP		Appraised Value:	\$158,620 (=)
Agent:				
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8			
% Ownership:	100.0%		Homestead Cap Loss: ⓘ	\$0 (-)
Exemptions:	For privacy reasons not all e are shown online.			
			Assessed Value:	\$5,880
			Ag Use Value:	\$5,880

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TAX STATEMENT

TRACTS 4 & 5 and PARTIAL TRACT 6

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TWIN LAKES DAIRY LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$5,880	\$17.99	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$5,880	\$5.35	
SMM	MARTINS MILL ISD	0.811750	\$5,880	\$47.73	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$5,880	\$5.88	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$76.95

Estimated Taxes Without Exemptions: \$2,075.68

TAX STATEMENT

PARTIAL TRACTS 6 & 19

Property Details

Account		
Property ID:	R000019595	Geographic I 052.0933.001
Type:	Real	
Location		
Situs Address:		
Map ID:	36A	
Legal Description:	Acres 90.000, ABST: 933; 54 827, SUR: J WATKINS; A P, MCWILLIAMS;; L THOMPSON SMITH	
Abstract/Subdivision:	/	
Neighborhood:	R19595	
Owner		
Owner ID:	93121709521027	
Name:	TWIN LAKES DAIRY LP	
Agent:		
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all e are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non- Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$463,500 (+)
Market Value:	\$463,500 (=)
Agricultural Value Loss: ⓘ	\$446,310 (-)
Appraised Value:	\$463,500 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$17,190
Ag Use Value:	\$17,190

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TAX STATEMENT

PARTIAL TRACTS 6 & 19

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TWIN LAKES DAIRY LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$17,190	\$52.58	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$17,190	\$15.64	
SMM	MARTINS MILL ISD	0.811750	\$17,190	\$139.54	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$17,190	\$17.19	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$224.95

Estimated Taxes Without Exemptions: \$6,065.29

TAX STATEMENT

TRACTS 7 & 8 and PARTIAL TRACTS 6, 9 & 18

Property Details

Account		
Property ID:	R000019501	Geographic I 052.0859.000
Type:	Real	
Location		
Situs Address:		
Map ID:	36A	
Legal Description:	Acres 79.230, ABST: 859, S THOMPSON	
Abstract/Subdivision:	/	
Neighborhood:	R19501	
Owner		
Owner ID:	93121709521027	
Name:	TWIN LAKES DAIRY LP	
Agent:		
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all e are shown online.	

Property Values

Improvement Homesite Value:	\$228,970 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$408,030 (+)
Market Value:	\$637,000 (=)
Agricultural Value Loss: ⓘ	\$392,900 (-)
Appraised Value:	\$637,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$244,100
Ag Use Value:	\$15,130

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TAX STATEMENT

TRACTS 7 & 8 and PARTIAL TRACTS 6, 9 & 18

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TWIN LAKES DAIRY LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$244,100	\$746.63	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$244,100	\$222.05	
SMM	MARTINS MILL ISD	0.811750	\$244,100	\$1,981.48	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$244,100	\$244.10	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$3,194.26

Estimated Taxes Without Exemptions: \$8,335.69

TAX STATEMENT

PARTIAL TRACTS 9 & 18

Property Details

Account		
Property ID:	R000019508	Geographic I 052.0859.005
Type:	Real	
Location		
Situs Address:		
Map ID:	36A	
Legal Description:	Acres 74.408, ABST: 859, S THOMPSON	
Abstract/Subdivision:	/	
Neighborhood:	R19508	
Owner		
Owner ID:	93121709521027	
Name:	TWIN LAKES DAIRY LP	
Agent:		
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all e are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$8,150 (+)
Land Non- Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$376,220 (+)
Market Value:	\$384,370 (=)
Agricultural Value Loss: ⓘ	\$362,270 (-)
Appraised Value:	\$384,370 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$22,100
Ag Use Value:	\$13,950

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal

TAX STATEMENT

PARTIAL TRACTS 9 & 18

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TWIN LAKES DAIRY LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$22,100	\$67.60	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$22,100	\$20.10	
SMM	MARTINS MILL ISD	0.811750	\$22,100	\$179.40	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$22,100	\$22.10	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$289.20

Estimated Taxes Without Exemptions: \$5,029.80

TAX STATEMENT

TRACT 10 and PARTIAL TRACTS 11 & 18

Property Details

Property Values

Account				
Property ID:	R000019510	Geographic I 052.0859.006	Improvement Homesite Value:	\$42,000 (+)
Type:	Real		Improvement Non-Homesite Value:	\$0 (+)
Location				
Situs Address:			Land Homesite Value:	\$12,760 (+)
Map ID:	36A			
Legal Description:	Acres 36.000, ABST: 859, S THOMPSON		Land Non- Homesite Value:	\$0 (+)
Abstract/Subdivision:	/			
Neighborhood:	R19510		Agricultural Market Valuation:	\$176,640 (+)
Owner				
Owner ID:	93121709521027		Market Value:	\$231,400 (=)
Name:	TWIN LAKES DAIRY LP			
Agent:			Agricultural Value Loss:🔒	\$169,950 (-)
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8			
% Ownership:	100.0%		Appraised Value:	\$231,400 (=)
Exemptions:	For privacy reasons not all e are shown online.			
			Assessed Value:	\$61,450
			Ag Use Value:	\$6,690

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal

TAX STATEMENT

TRACT 10 and PARTIAL TRACTS 11 & 18

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TWIN LAKES DAIRY LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$61,450	\$187.96	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$61,450	\$55.90	
SMM	MARTINS MILL ISD	0.811750	\$61,450	\$498.82	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$61,450	\$61.45	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$804.13

Estimated Taxes Without Exemptions: \$3,028.06

TAX STATEMENT

TRACTS 12, 13, 14, 15, 16 & 17 and PARTIAL TRACT 11

Property Details

Account		
Property ID:	R000019513	Geographic I 052.0859.009
Type:	Real	
Location		
Situs Address:		
Map ID:	36A	
Legal Description:	Acres 116.142, ABST: 859 & L H THOMPSON &, W MCW	
Abstract/Subdivision:	/	
Neighborhood:	R19513	
Owner		
Owner ID:	97050911202211	
Name:	HANNAN MARK C & LAURI	
Agent:		
Mailing Address:	2201 FM 1861 BEN WHEELER, TX 75754-8	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all e are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$598,130 (+)
Market Value:	\$598,130 (=)
Agricultural Value Loss: ⓘ	\$575,950 (-)
Appraised Value:	\$598,130 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$22,180
Ag Use Value:	\$22,180

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal

TAX STATEMENT

TRACTS 12, 13, 14, 15, 16 & 17 and PARTIAL TRACT 11

district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HANNAN MARK C & LAURIE %**Ownership:** 100.0%

Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$22,180	\$67.84	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$22,180	\$20.18	
SMM	MARTINS MILL ISD	0.811750	\$22,180	\$180.05	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$22,180	\$22.18	

Total Tax Rate: 1.308585

Estimated Taxes With Exemptions: \$290.25

Estimated Taxes Without Exemptions: \$7,827.04



WATER WELL DOCUMENTATION

WATER WELL DOCUMENTATION

East Texas Water Well LLC.

25159 Hwy 64

Canton, TX 75103

Date: 03/13/2024

Brent Welling
Twin Lakes Dairy
2201 FM 1861
Ben Wheeler, TX 75754

Dear Mr. Welling:

I have sent you a couple of estimates for deep wells.

We have evaluated the area and our professional opinion is that water wells are viable in the Carrizo-Wilcox aquifer.

If you have any questions, please do not hesitate to contact us.

Sincerely,

East Texas Water Well LLC.
25159 Hwy 64
Canton, TX 75103
(903) 567-4628
etwaterwell@gmail.com

WATER WELL DOCUMENTATION

East Texas Water Well LLC.

25159 HWY 64
Canton, TX 75103
903-567-4628
License #58713

Estimate

DATE	ESTIMATE NO.
3/15/2024	5470

NAME / ADDRESS
Brent Welling Twin Lakes Dairy 2201 FM 1861 Ben Wheeler, TX 75754 972-768-5165
Phone #

PROJECT

DESCRIPTION	QTY	COST	TOTAL
***DOMESTIC WATER WELL *** FINAL PRICE IS BASED ON TOTAL DEPTH DRILLED AND CASED, THE PRICE MAY INCREASE OR DECREASE ACCORDINGLY. WATER QUALITY AND QUANTITY ARE NOT GUARANTEED. WATER QUALITY AND QUANTITY ARE NOT GUARANTEED.		0.00	0.00
*** NOTE: THIS IS JUST AN ESTIMATE, NOT THE FINAL BILL. ***		0.00	0.00T
WARRANTY: ALL MATERIALS AND WORKMANSHIP IS GUARANTEED FOR 1 YEAR, AN EXTENDED WARRANTY FOR 3 YEARS ON THE PUMP ONLY.	1	0.00	0.00
\$2,000.00 DEPOSIT REQUIRED, DEPOSIT IS 100% REFUNDABLE.	1	0.00	0.00T
LABOR ON NEW WATER WELL DRILLED. PRICE PER FOOT DRILLED.	580	23.00	13,340.00
4.5" ID SDR-17 PVC CASING .016 SLOT CASING AND SCREEN PRICE PER FOOT WC1745 PHI	580	15.50	8,990.00T
DRILLING MUD ADDITIVES \$1.00 PER FT	580	1.00	580.00T
LABOR ON ASSEMBLY AND INSTALLATION OF SHOWN	1	3,050.00	3,050.00
3 HP 20GPM FRANKLIN ELECTRIC PUMP, 3 WIRE WITH CONTROL BOX PUMP PACKAGE COMPLETE WITH 1.5 THREADED PVC DROP PIPE, 8/3 SUBMERSIBLE PUMP WIRE, 120 GAL. PRESSURE TANK, PSI SWITCH, HOSE BIB PSI GAUGE.	1	3,050.00	3,050.00T
ALL NEW TURN KEY INSTALLATION READY FOR ELECTRICAL AND WATER LINES			
CONCRETE SLAB 5.5 X 5.5	1	500.00	500.00
Sales Tax 6.25%		6.25%	788.75
Regulated by the Tx Dept. of Lic and Regulation, P.O. Box 12157, Austin Texas, 78711, 1-800-803-9202		TOTAL \$30,298.75	

WATER WELL DOCUMENTATION

East Texas Water Well LLC.

25159 HWY 64
Canton, TX 75103
903-567-4628
License #58713

Estimate

DATE	ESTIMATE NO.
3/15/2024	5471

NAME / ADDRESS
Brent Welling Twin Lakes Dairy 2201 FM 1861 Ben Wheeler, TX 75754 972-768-5165
Phone #

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
***DOMESTIC WATER WELL *** FINAL PRICE IS BASED ON TOTAL DEPTH DRILLED AND CASED, THE PRICE MAY INCREASE OR DECREASE ACCORDINGLY. WATER QUALITY AND QUANTITY ARE NOT GUARANTEED. WATER QUALITY AND QUANTITY ARE NOT GUARANTEED. *** NOTE: THIS IS JUST AN ESTIMATE, NOT THE FINAL BILL. *** WARRANTY: ALL MATERIALS AND WORKMANSHIP IS GUARANTEED FOR 1 YEAR, AN EXTENDED WARRANTY FOR 3 YEARS ON THE PUMP ONLY. \$2,000.00 DEPOSIT REQUIRED, DEPOSIT IS 100% REFUNDABLE. LABOR ON NEW WATER WELL DRILLED. PRICE PER FOOT DRILLED. 4.5" ID SDR-17 PVC CASING .016 SLOT CASING AND SCREEN PRICE PER FOOT WC1745 PHI DRILLING MUD ADDITIVES \$1.00 PER FT LABOR ON ASSEMBLY AND INSTALLATION OF SHOWN 3 HP 20GPM FRANKLIN ELECTRIC PUMP, 3 WIRE WITH CONTROL BOX PUMP PACKAGE COMPLETE WITH 1.5 THREADED PVC DROP PIPE, 8/3 SUBMERSIBLE PUMP WIRE, 120 GAL. PRESSURE TANK, PSI SWITCH, HOSE BIB PSI GAUGE. ALL NEW TURN KEY INSTALLATION READY FOR ELECTRICAL AND WATER LINES CONCRETE SLAB 5.5 X 5.5 Sales Tax 6.25%			
		0.00	0.00
		0.00	0.00T
		0.00	0.00T
	1	0.00	0.00
	1	0.00	0.00T
	620	23.00	14,260.00
	620	15.50	9,610.00T
	620	1.00	620.00T
	1	3,050.00	3,050.00
	1	3,050.00	3,050.00T
	1	500.00	500.00
		6.25%	830.00
Regulated by the Tx Dept. of Lic and Regulation, P.O. Box 12157, Austin Texas, 78711, 1-800-803-9202		TOTAL \$31,920.00	



PROPERTY PHOTOS



TRACT S 1-19 - Southwest Corner



TRACT 1













TRACT 4





TRACT 6 - Northeast Corner



TRACT 6





TRACT 8 - Northeast Corner



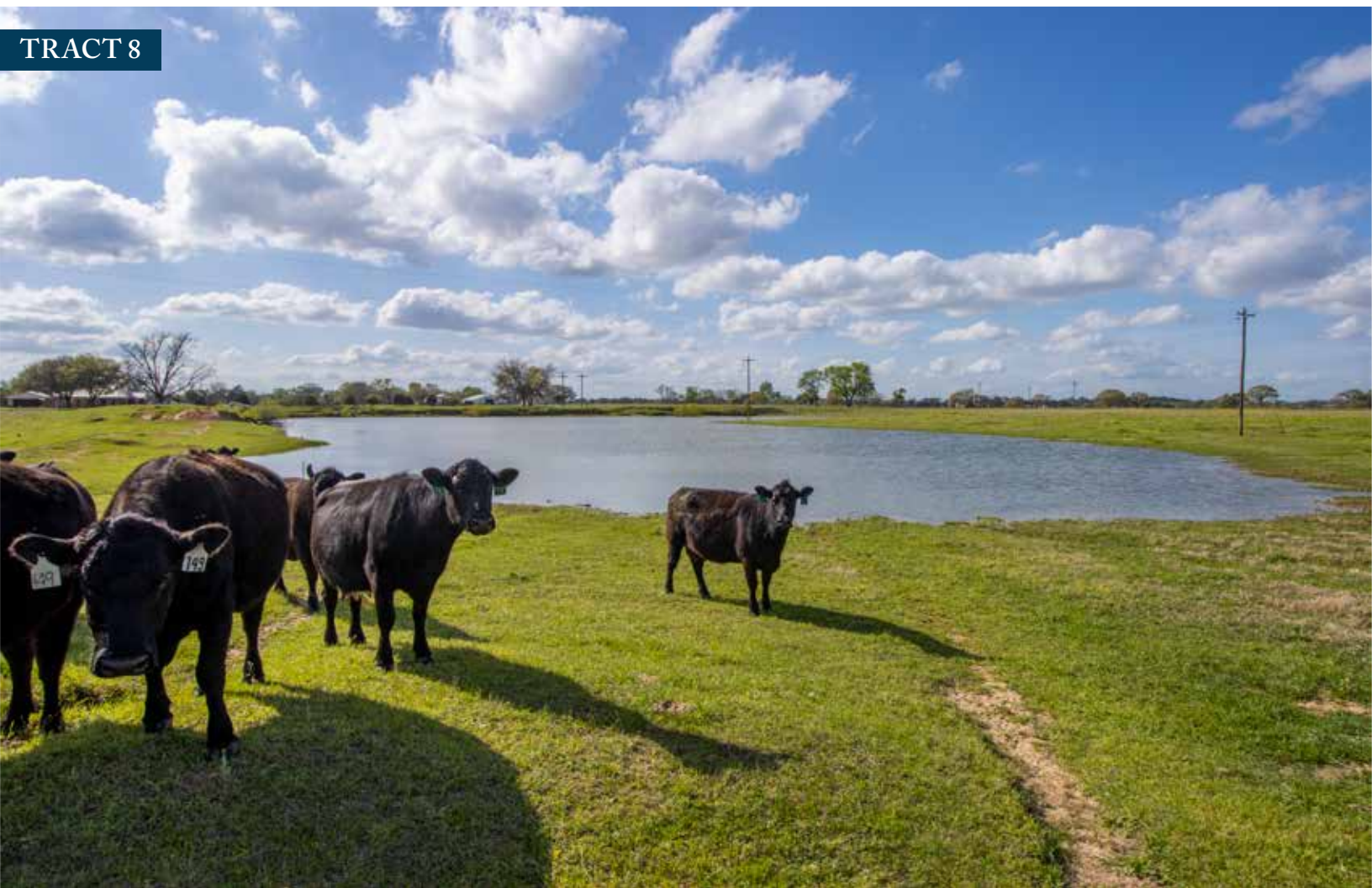
TRACT 8 - Watershed



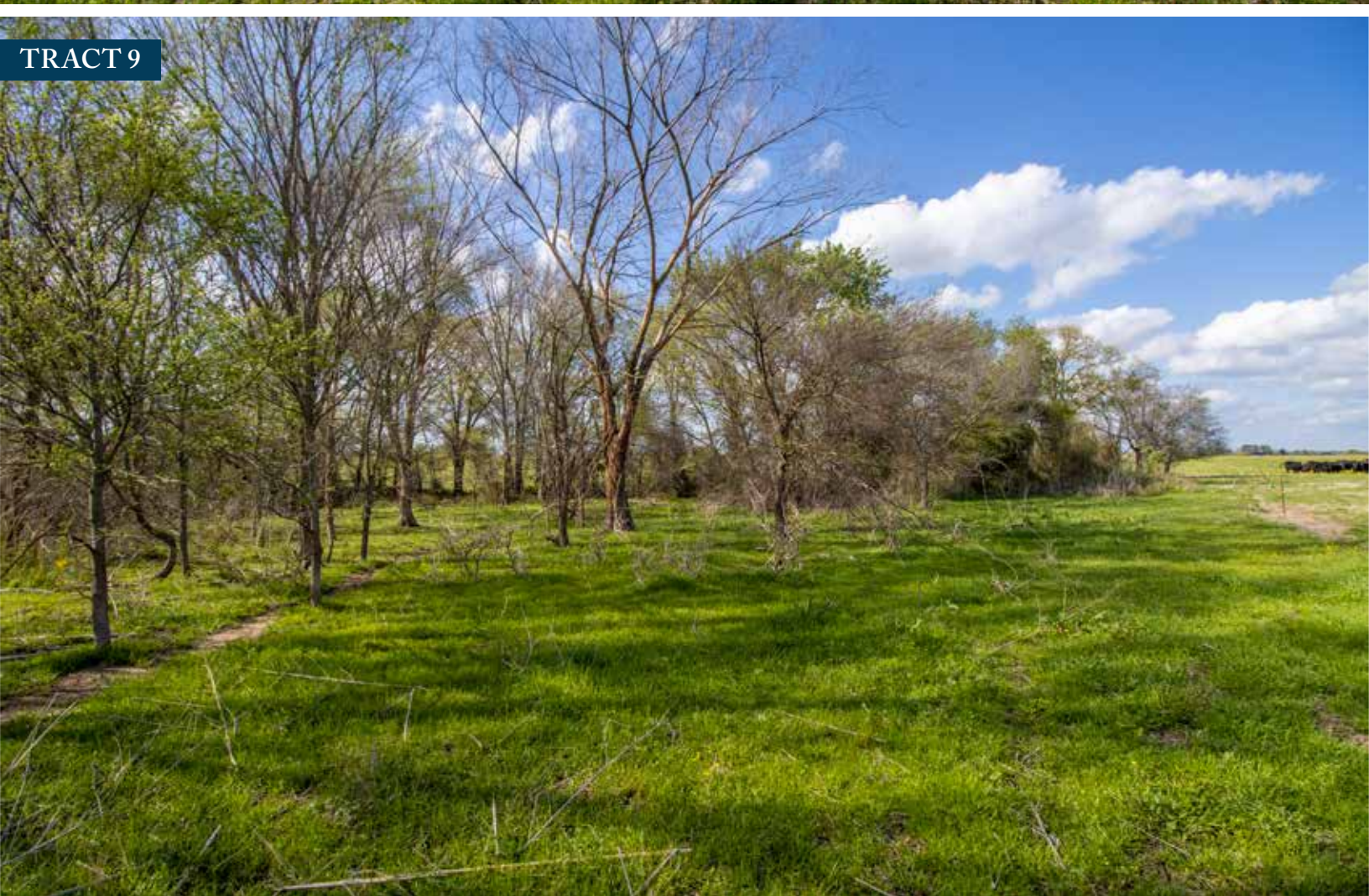
TRACT 8



TRACT 8









TRACTS 10-17 - Northwest Corner



TRACT 10

TRACT 11



TRACT 12



TRACT 12



TRACT 12









TRACT 13



TRACT 13



TRACT 14



TRACT 15







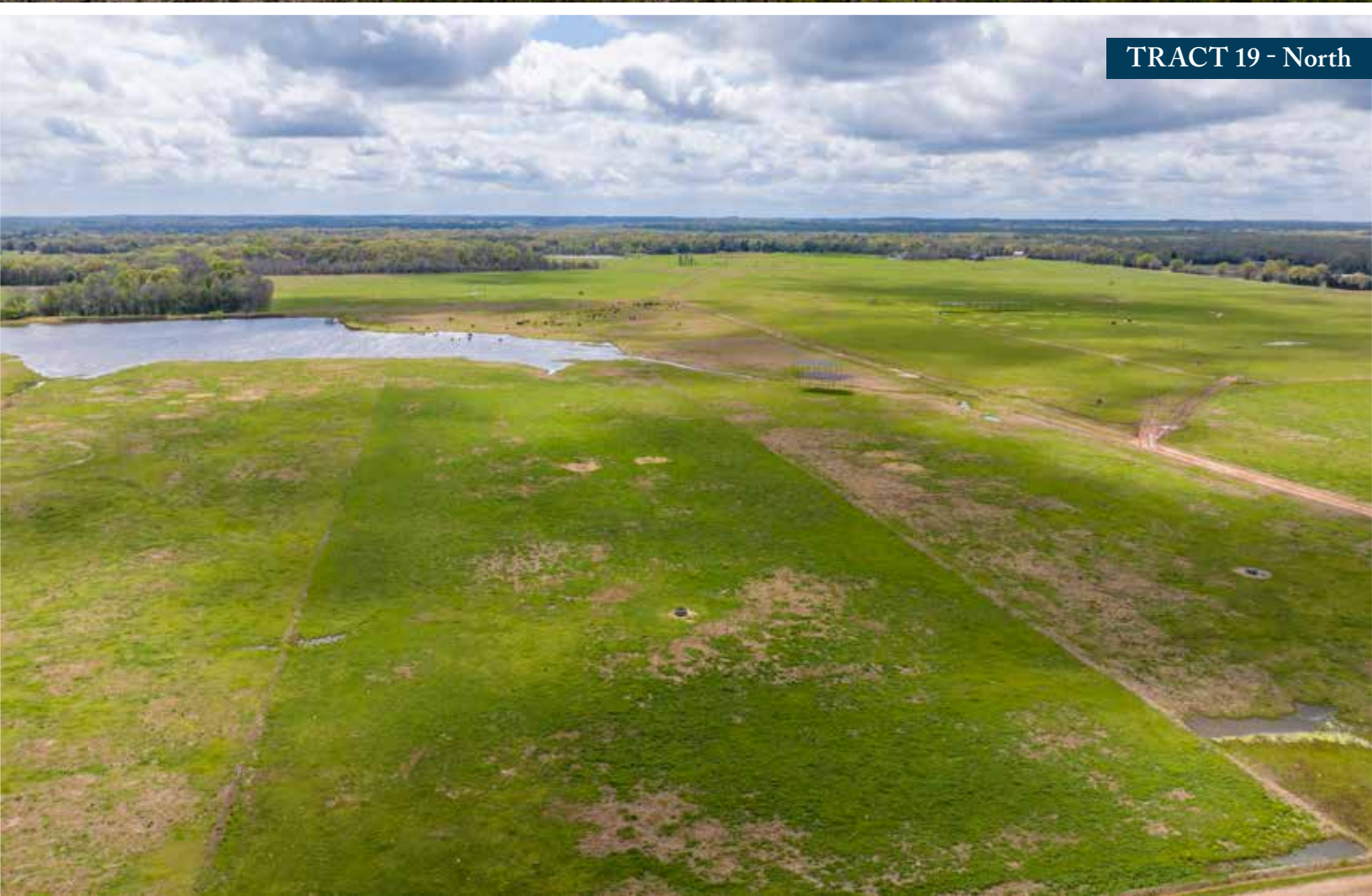


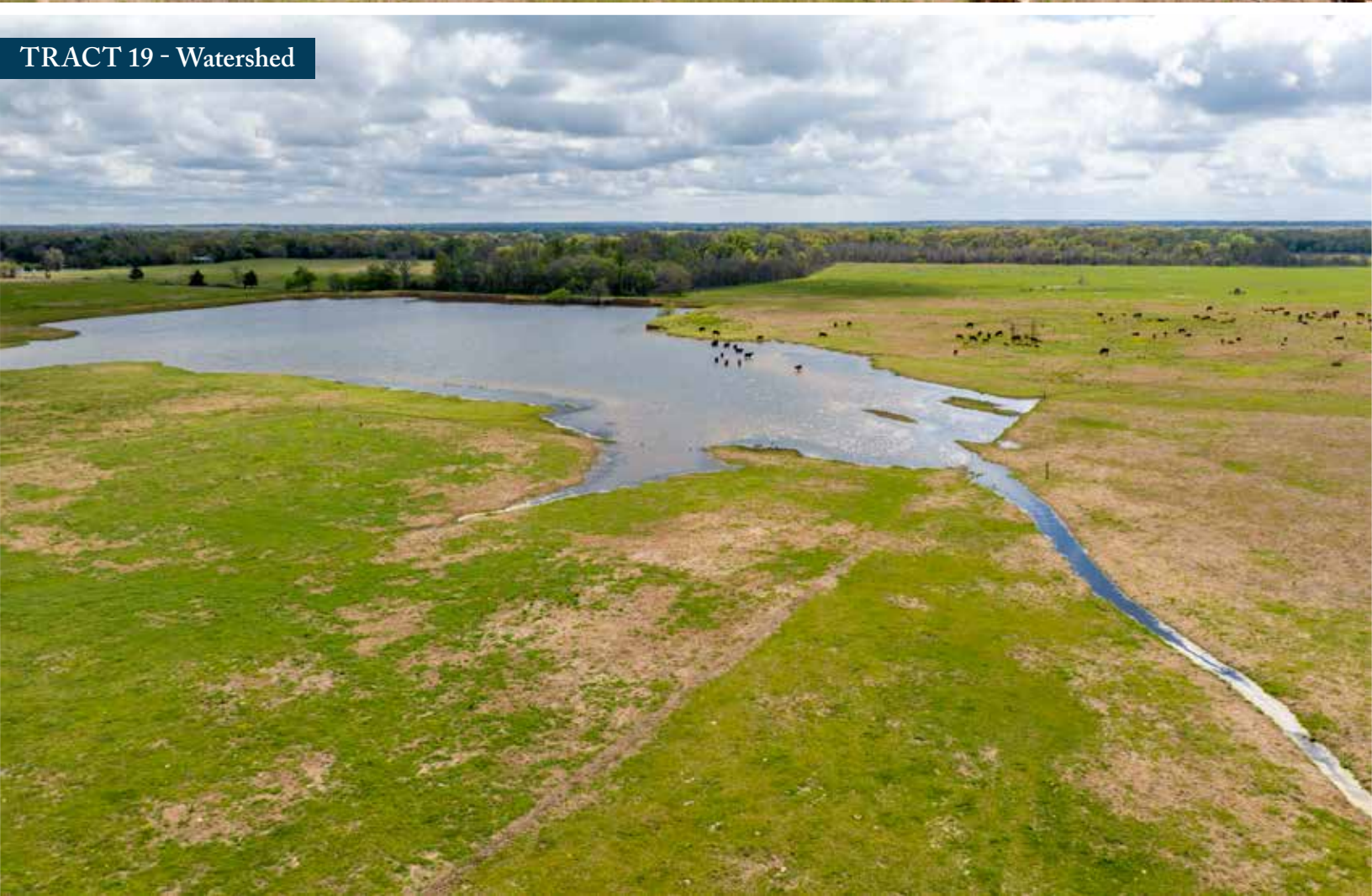




















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