

An aerial photograph of a large, lush green ranch. The property is divided into several fenced-in pastures. In the center, there is a large, multi-story house with a grey roof and a large white barn. To the left of the barn, there is a smaller white building. To the right of the barn, there is a circular pond. The ranch is surrounded by a dense forest of trees. The sky is blue and clear.

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FOR SALE
SEPTEMBER 2026

Twin Hills
RANCH

±650 ACRES | LEGACY EQUESTRIAN ESTATE | FOLSOM, LA

Twin Hills RANCH

79234 LA-25, FOLSOM, LA 70437

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| EXECUTIVE SUMMARY

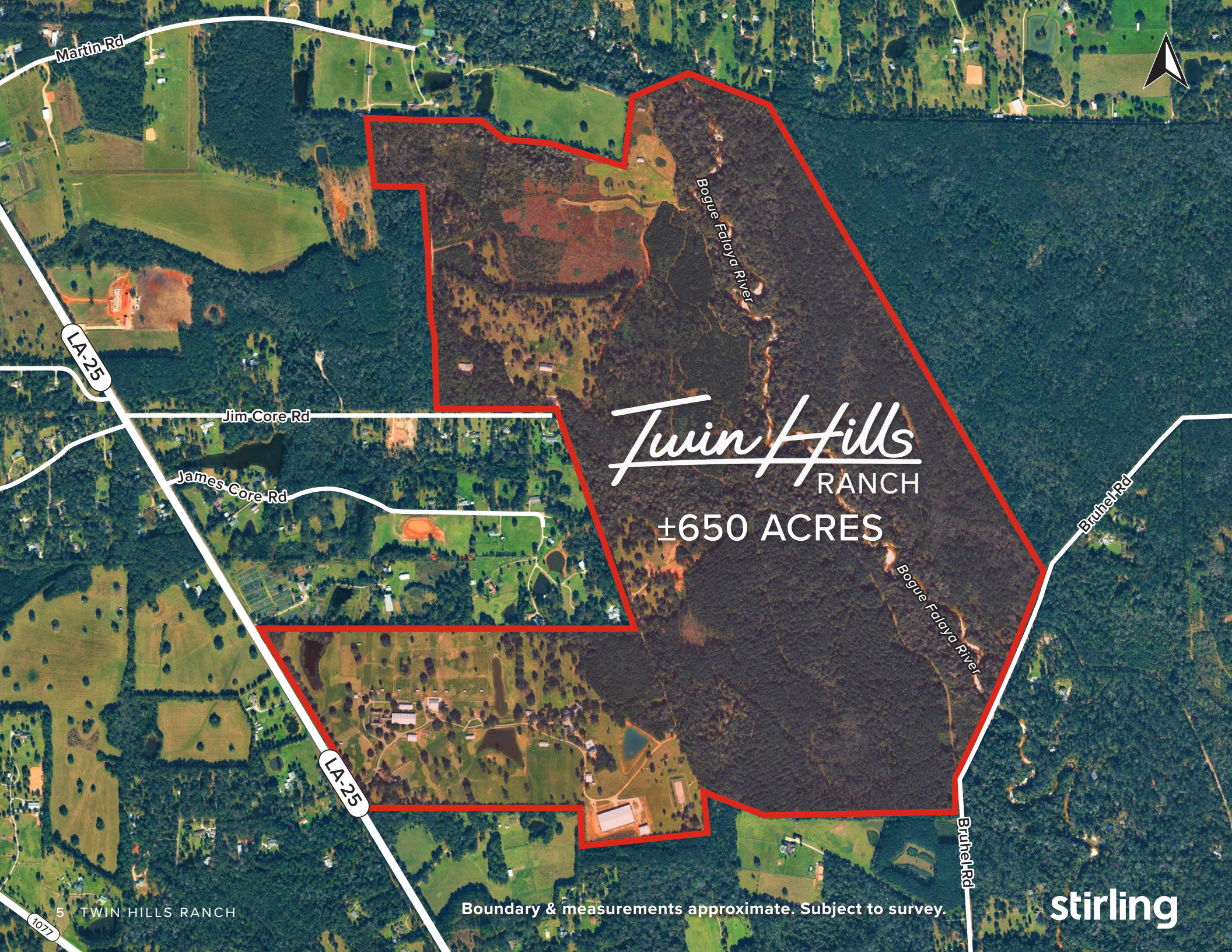
Twin Hills Ranch is an approximately 650-acre legacy estate located in the rolling countryside of Folsom, Louisiana. Formerly known as Oak Hill Ranch, the property combines a nationally recognized equestrian history with an exceptional natural setting characterized by rolling terrain, mature hardwoods, manicured grounds, improved pastures, ponds and the Bogue Falaya River.

The ranch features a main residence, multiple guest accommodations, more than 50 stalls across numerous stable and barn facilities, two covered riding arenas, outdoor training areas and substantial equipment storage. Internal roads and trails connect the residential, equestrian and recreational areas, positioning Twin Hills Ranch for use as a private legacy estate, professional equestrian operation, multi-generational compound, recreational retreat or long-term land investment.

PROPERTY HIGHLIGHTS

- Approximately 650 contiguous acres in Folsom, Louisiana
- Bogue Falaya River frontage with white-sand beaches, stocked ponds and extensive trails
- Rolling terrain, mature hardwoods, improved pastures and wooded recreational acreage
- Main residence with multiple guest accommodations
- More than 50 stalls across numerous stable and barn facilities
- Two covered riding arenas totaling approximately 68,625 SF, plus outdoor training facilities
- Approximately 25 improved pastures and paddocks
- Multiple equipment warehouses, storage barns and equipment sheds
- Two public-road access points, internal roads and a substantial river bridge
- Greenhouse, landscaped grounds, fountains and notable sculpture collection





Twin Hills
RANCH
±650 ACRES

Martin Rd

LA-25

Jim Core Rd

James Core Rd

Bogue Falaya River

Bruhel Rd

Bogue Falaya River

LA-25

Bruhel Rd

5 TWIN HILLS RANCH

Boundary & measurements approximate. Subject to survey.

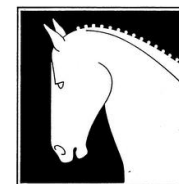
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HISTORY & LEGACY

Twin Hills Ranch began as Oak Hill Ranch, established by Richard Freeman in 1987, with its Warmblood breeding program launched in 1992. Freeman transformed the property into one of the nation's leading Danish Warmblood breeding operations and helped advance American sport-horse breeding through the early use of embryo transfer, imported frozen semen and elite European bloodlines. The program produced more than 200 foals, earned numerous United States Dressage Federation honors and hosted clinics, inspections and educational events for breeders and riders.

After acquiring the property in 2021, prominent New Orleans hotelier and real estate developer Joe Jaeger renamed it Twin Hills Ranch and began a new chapter for the estate. Known for investing in distinctive properties, Jaeger brought renewed energy and significant investment to the ranch, expanding and improving its roads, fencing, ponds, trails, barns, residences, utilities and supporting infrastructure.

Today, Twin Hills Ranch reflects the vision of both owners: Freeman's pioneering equestrian legacy and Jaeger's commitment to restoring, enhancing and preserving the property. Their combined stewardship created an estate that is not only historically significant, but also exceptionally positioned for its next chapter.



| NATURAL SETTING

Twin Hills Ranch's improved areas feature manicured grounds, open pastures, mature live oaks, ponds and established equestrian facilities, while the back acreage transitions into wooded hunting and recreational land with a distinctly private, off-grid character.

The Bogue Falaya River winds through the property, creating scenic white-sand beaches, shaded riverbanks and opportunities for fishing and paddling. The river supports a variety of freshwater species, including bass, crappie, catfish, bluegill and other native fish, while snapping turtles and additional aquatic wildlife are also present. Multiple stocked ponds provide further fishing and recreational opportunities throughout the ranch.

The back acreage offers excellent habitat for white-tailed deer, wild turkey, feral hogs, quail and other game species. The surrounding hardwood and river-bottom environment may also support squirrels, rabbits, woodcock, waterfowl, raccoons, otters and a wide variety of native birds and wildlife. An extensive network of horseback-riding and recreational trails connects the pastures, forests, ponds and river corridor, giving an owner the best of both worlds: an upscale, highly improved estate and a private wilderness retreat within the same property.

NATURAL & RECREATIONAL FEATURES

- Bogue Falaya River frontage with white-sand beaches
- Stocked ponds and freshwater fishing opportunities
- Productive deer, turkey, hog and small-game habitat
- Rolling terrain, open pastures and wooded back acreage
- Mature live oaks, hardwoods, pines and native vegetation
- Extensive horseback-riding and recreational trails
- Opportunities for hunting, fishing, paddling, hiking and wildlife viewing
- Substantial bridge connecting the river corridor
- Refined estate grounds combined with secluded, off-grid recreational land





8 TWIN HILLS RANCH



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PROPERTY MAP

RESIDENTIAL & GUEST

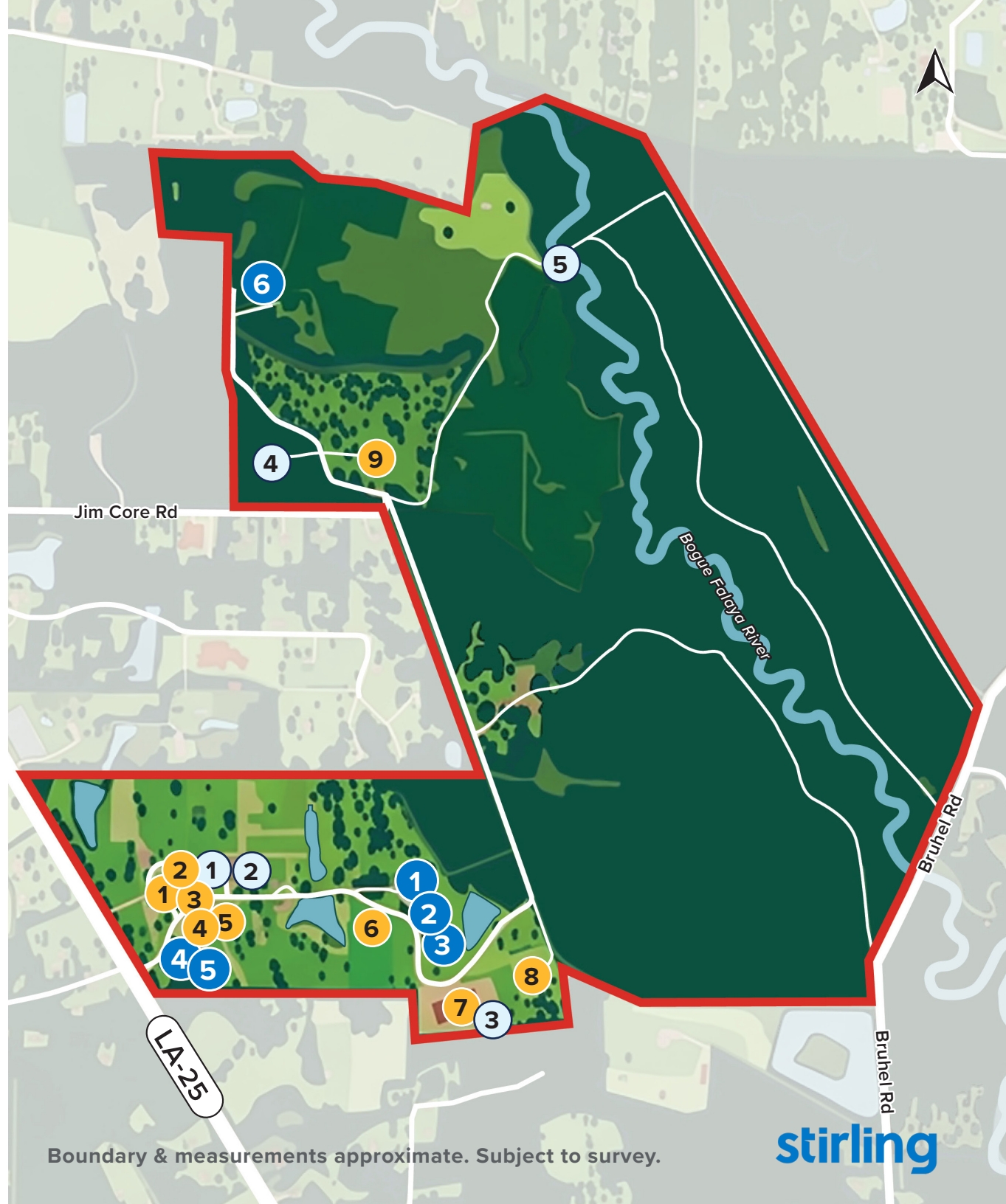
- 1 Main Residence ±5,688 SF 3B / 3B with Detached garage, 2 detached carports
- 2 Pool House ±2,080 SF
- 3 Guest House / Art Studio ±3,570 SF 4B / 4B
- 4 Guest House ±629 SF 1B / 1.5B
- 5 Guest House ±2,849 SF 3B / 2.5B
- 6 North Acreage Residence 2B / 2B

EQUESTRIAN

- 1 Primary Stable Complex
- 2 Training Circle
- 3 Front Covered Arena ±19,170 SF
- 4 Mare Barn
- 5 Mechanical Horse Walker
- 6 Colt Barn
- 7 Back Covered Arena ±49,455 SF
- 8 Outdoor Dressage Arena ±13,455 SF
- 9 North Acreage Storage Barn/Shop

EQUIPMENT & OPERATIONS

- 1 Equipment Warehouse ±4,920 SF
- 2 Implement & Hay-Barn Warehouse ±4,526 SF
- 3 Back Equipment Warehouse ±3,901 SF
- 4 North Acreage Equipment Shed
- 5 Substantial Bridge



I IMPROVEMENTS AT A GLANCE

RESIDENTIAL & GUEST ACCOMMODATIONS

- **Main Residence**

±4,067 SF of living area and 5,688 SF total, with three bedroom suites, multiple living areas, kitchen, butler's pantry and laundry

- **Main Residence Parking**

Detached four-car garage, detached four-car carport and attached two-car carport with electric-vehicle charging

- **Pool House**

±2,080 SF with a completed exterior and slate roof; the unfinished interior is fully stubbed for electrical and plumbing, allowing a purchaser to complete the space to personal specifications

- **Guest House One / Art Studio**

±3,570 SF with four bedroom suites, kitchen, living room, workout room and laundry

- **Guest House Two**

±629 SF with one bedroom, efficiency kitchen, living area, one full bathroom and one half bathroom

- **Guest House Three**

±2,849 SF with three bedrooms, two full bathrooms, one half bathroom and multiple living areas

- **North Acreage Residence**

Two bed / two bath with a full kitchen and living room, providing a private residence within the ranch's more secluded recreational acreage



MAIN RESIDENCE

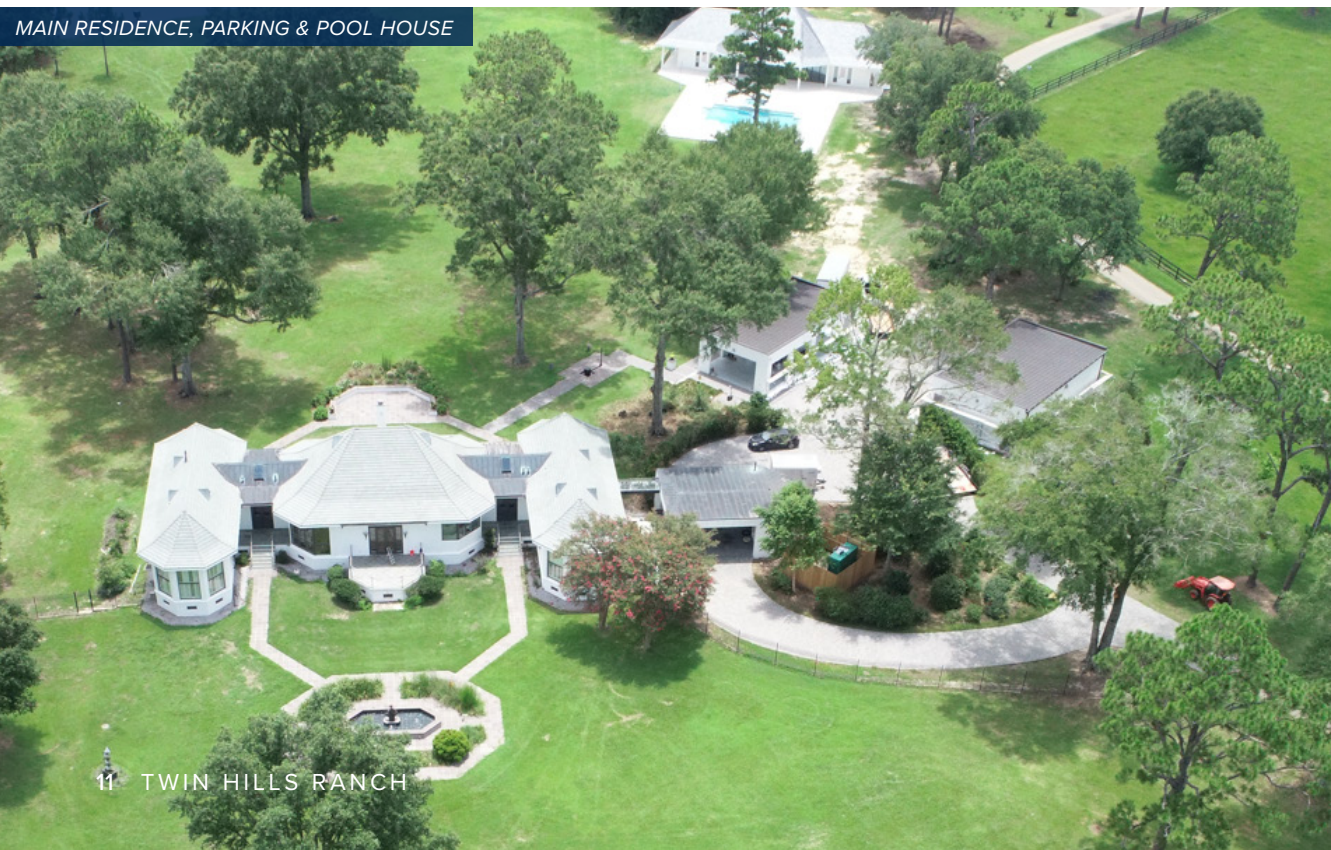




MAIN RESIDENCE



POOL HOUSE



MAIN RESIDENCE, PARKING & POOL HOUSE



MAIN RESIDENCE PARKING



I IMPROVEMENTS AT A GLANCE

EQUESTRIAN IMPROVEMENTS

- Multiple facilities across the ranch totaling more than 50 stalls
- **Primary Stable Complex** with 13 stalls, courtyard, wash bays, office, restroom and support areas
- **Mare Barn** with 9 stalls and two wash bays
- **Colt Barn** with 8 stalls
- **Private Barn** with 8 stalls
- **Additional Front Stable** with at least 6 stalls
- **North Acreage Barn** with at least 8 stalls
- **Circular Stable** between the primary stable and front arena
- **±25 improved pastures and paddocks**
- Extensive horseback-riding and recreational trail systems

RIDING & TRAINING FACILITIES

- **Front Covered Arena:** ±19,170 SF (attached to the main barn)
- **Back Covered Arena:** ±49,455 SF (fully enclosed, newly built)
 - Combined Covered Arena Area: ±68,625 SF
- **Outdoor Dressage Arena:** ±13,455 SF
- **Training Circle** with an ±150-foot interior diameter
- **Mechanical Horse Walker** with a ±230-foot exterior diameter
- Specialty footing, watering systems, fans and other training features to be verified

PRIMARY STABLES COMPLEX



MECHANICAL HORSE WALKER



OUTDOOR DRESSAGE ARENA



PRIMARY STABLES COMPLEX



I IMPROVEMENTS AT A GLANCE

EQUIPMENT & OPERATIONAL BUILDINGS

- **Equipment Warehouse** ±4,920 SF with six oversized roll-up doors
- **Implement and Hay-Barn Warehouse** ±4,526 SF with mezzanine storage, climate-controlled shop and multiple service doors
- **Back Equipment Warehouse** ± 3,901 SF with a rear overhang and four oversized roll-up doors
- **North Acreage Equipment Shed** Dedicated equipment storage serving the back-acreage residence

POWER, UTILITIES & ESTATE INFRASTRUCTURE

- All buildings connected to public electrical service
- Backup generators serving every residence and warehouse building
- Multiple private wells and water-softener systems
- Septic systems serving the residential improvements
- Natural gas service at the main residence
- Underground drainage and landscape-irrigation systems
- Extensive internal roads, fencing, gates and pasture-water systems
- Substantial bridge across the Bogue Falaya River
- Greenhouse with a supporting water system

EQUIPMENT WAREHOUSE



IMPLEMENT / HAY-BARN WAREHOUSE



NORTH ACREAGE EQUIPMENT SHED



LOCATION

FOLSOM, LA & THE NORTHSHORE EQUESTRIAN TRADITION

Folsom's equestrian identity took root in 1958 when Andrew Erwin established Folsom's first horse farm named the Broken R Ranch. That legacy expanded over subsequent decades into a cluster of dedicated training and breeding operations.

This concentration of horse country has made Folsom and the broader Northshore a recognized center for equestrian real estate within reach of both New Orleans and Baton Rouge. Facilities such as Lagniappe Equestrian Center and the 300-acre Clear Creek Stud Farm, the largest horse training facility in Folsom and the largest full-service thoroughbred farm in Louisiana. Other facilities in the area include Premier Pastures of Louisiana, Hidden Creek Stables, Fox Ridge Farm, Equi-Best Equestrian Center, Hunter's Bluff Farm, Ridemore Equestrian Center and Madisonville Equestrian Center.

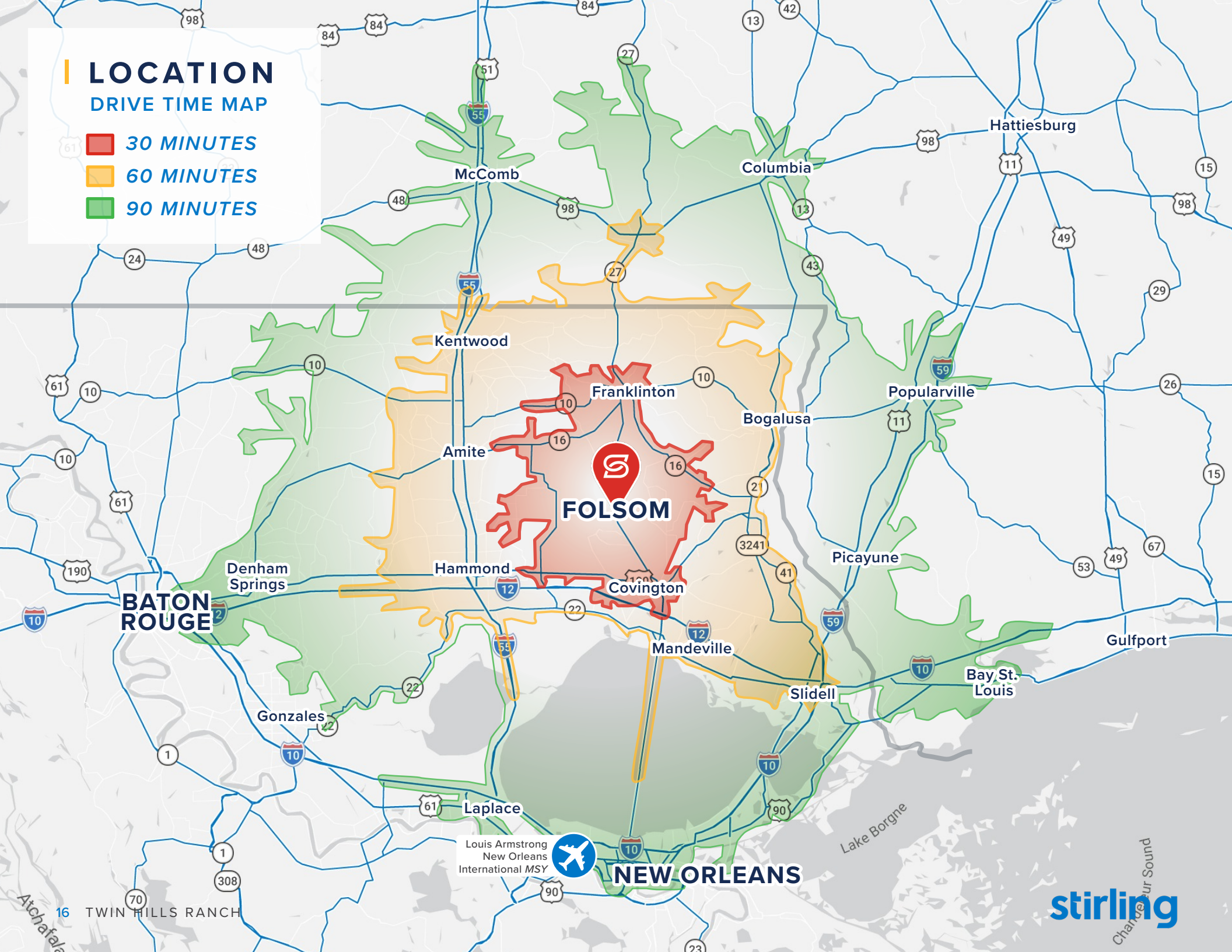
Today, Folsom is recognized as a crossroads surrounded by thoroughbred farms and equine support businesses like veterinarians and feed stores. Collectively, this infrastructure — from working thoroughbred operations to boutique dressage and hunter/jumper facilities to sprawling private estates — has cemented Folsom's reputation as the heart of Northshore horse country and the greater New Orleans metropolitan market.



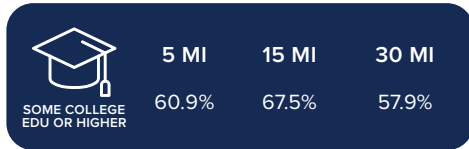
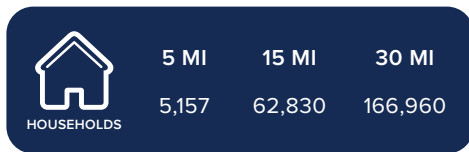
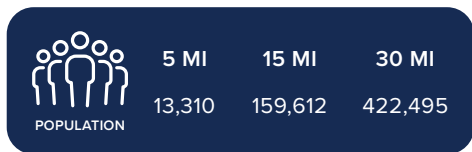
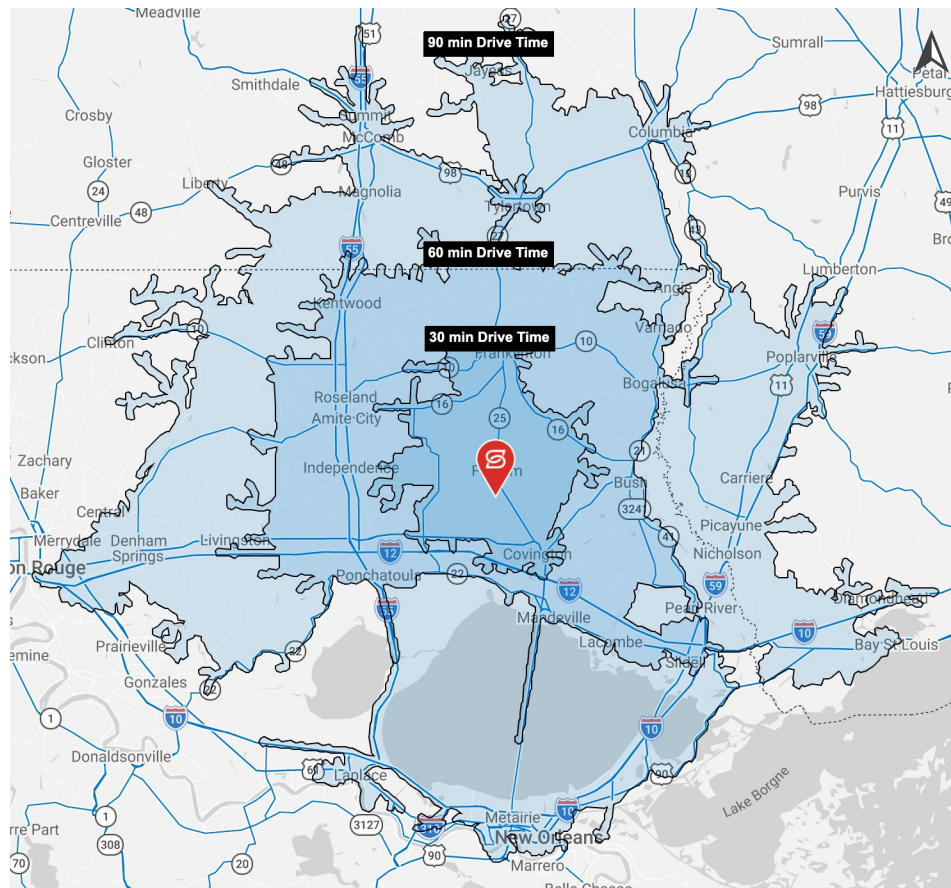
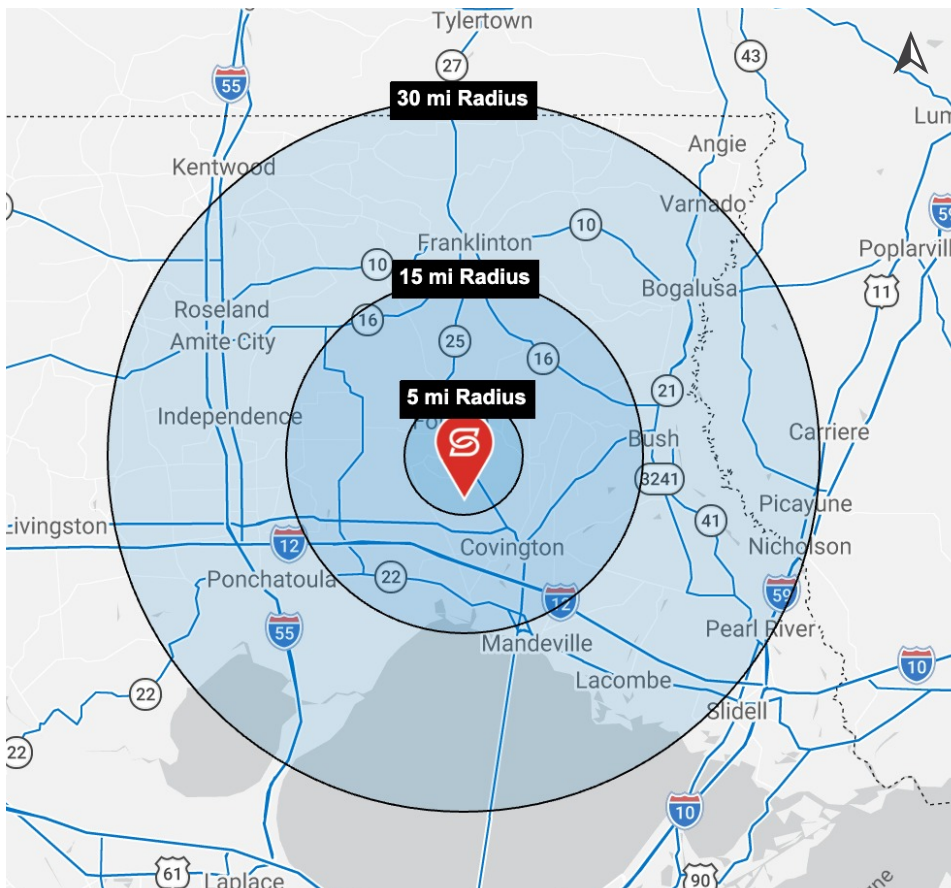
LOCATION

DRIVE TIME MAP

- 30 MINUTES
- 60 MINUTES
- 90 MINUTES



DEMOGRAPHICS



COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

COMPANY OVERVIEW



BEEZIE LANDRY

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Beezie Landry currently serves as Vice President of Investment Advisors and has been with Stirling for over 20 years. In this role, Mr. Landry is responsible for the management of a highly skilled team of advisors specializing in the sale of investment properties across all property types...Multifamily, Retail, Hospitality, Healthcare, Office and Industrial. Mr. Landry has represented a range of client types including private and institutional investors and has completed transactions with REITs including Weingarten Realty Investors, General Growth, Realty Income, AEI Funds, and Agree.

Mr. Landry also works closely with the Stirling Development Team coordinating the financing, refinancing, development, redevelopment, and acquisition of properties across property types. Previously, he gained extensive experience in Landlord Representation in leasing new developments and existing shopping centers.

Mr. Landry is currently a member of the International Council of Shopping Centers (ICSC), The Retail Broker's Network (RBN), and The New Orleans Metropolitan Association of Realtors – Commercial Investment Division. Mr. Landry is also a member of the Tangipahoa Economic Development Foundation Board and the Southeastern Louisiana University Foundation Board.



BRADLEY COOK, MS, CCIM

Senior Advisor / Market Leader
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Bradley Cook, CCIM, serves as a Senior Advisor with Stirling's commercial real estate team, working from the company's Covington, Louisiana office. His practice focuses on large land tracts and portfolios, industrial sales and development, redevelopment opportunities, and investment advisory across Louisiana and Mississippi.

Bradley is known for approaching commercial real estate as both a strategic advisor and a long-term market builder. He works with landowners, investors, developers, companies, institutions, and public-sector partners to identify opportunities that align real estate strategy with economic growth. His work often sits at the intersection of site selection, development feasibility, industrial expansion, land planning, and community advancement.

Bradley holds the Certified Commercial Investment Member (CCIM) designation and is licensed in both Louisiana and Mississippi. He is actively involved in the Louisiana CCIM Chapter and Realtor Land Institute (RLI) where he currently serves as President of the Realtor Land Institute Louisiana Chapter and is pursuing both the Accredited Land Consultant and Certified Louisiana Economic Developer designations. He is also currently serving his second term as an at-large board member for Louisiana Realtors.

Since joining Stirling, Bradley has been involved in a wide range of commercial, industrial, land, and development assignments for clients and projects including Ontivity, Carvana, Burger King, Smalls, Dollar General, DSLD, St. Tammany Health System, Ochsner Health, Dana Incorporated, Fremaux Park, Gulf South Commerce Park, Hancock County Port Commission, and Tangipahoa Parish School System. He also led efforts for Stirling Properties' first build-to-suit industrial facility for Dana Incorporated, now operational within Fremaux Park in Slidell, Louisiana.

Bradley is an alumnus of Louisiana Tech University, Leadership St. Tammany, the New Orleans Regional Leadership Institute, and Louisiana Leadership.

| COMPANY OVERVIEW



DANIEL COOK

Advisor

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Daniel Cook is an Advisor with Stirling, based in the firm's Covington, Louisiana office. Born and raised in the Mandeville–Covington area, Daniel has built a strong foundation in commercial real estate with experience spanning retail, industrial, land, and investment transactions throughout Southeast Louisiana.

Now three years into his commercial real estate career, Daniel has successfully represented clients in a wide range of lease and sale transactions, including retail leasing, industrial properties, land sales, land leases, and development opportunities. While he maintains a broad understanding of the commercial real estate market, his primary focus is centered on industrial properties and land transactions, particularly agricultural, recreational, and rural land assets.

A graduate of Southeastern Louisiana University, Daniel brings a unique hands-on perspective to the industry through his background in both oilfield operations and agriculture. His firsthand experience working in industrial environments and on various farming operations provides practical insight that benefits clients navigating complex land and industrial transactions.

In addition to his brokerage work, Daniel serves on the CID Education Committee and the CID New Orleans Forecast Planning Committee, further strengthening his involvement within the commercial real estate community and keeping him actively engaged in industry trends and market development.

Daniel's combination of real-world operational experience, market knowledge, and relationship-driven approach allows him to provide strategic guidance tailored to each client's goals while delivering practical solutions across a wide range of commercial real estate needs.



EMMA BATTIATO

Junior Advisor

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Emma Battiato is a Junior Advisor at Stirling Properties. She works closely with advisors and agents, helping support day-to-day operations and client needs.

Emma is a licensed real estate agent in the state of Louisiana and a graduate of Louisiana State University, where she earned a bachelor's degree in mass communication with a concentration in public relations and a minor in entrepreneurship.

Outside of real estate, Emma is passionate about animal welfare and serves on the board of a local nonprofit focused on dog adoption and community outreach. In her free time, she enjoys cooking and spending time with her family, friends, and her dog..

| TOURS & CALL FOR OFFERS

TOURS BY APPOINTMENT ONLY

Property tours will be conducted by appointment during a designated tour window to be announced. All visitors must be registered and accompanied by an authorized Stirling Properties representative. No unaccompanied access will be permitted.

CALL FOR OFFERS

The offering is expected to be conducted through a structured call-for-offers process. Buyers should have their acquisition structure and capital plan substantially in place before submission. Ownership does not intend to remove the property from the market for a purchaser seeking time to assemble financing or equity after contract execution.

QUALIFICATIONS

Prospective purchasers will be required to provide acceptable evidence of financial capacity, including proof of funds and/or lender preapproval, before receiving full diligence access, touring the property or submitting an offer, as determined by ownership and its representatives.

| CONFIDENTIALITY / DISCLAIMER

CONFIDENTIALITY

This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Stirling Properties or its agents, representatives or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Stirling Properties was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Stirling Properties, LLC or any of the affiliates or any of their respective officers. Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.



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