

Bobcat Ridge Ranch PALESTINE, TEXAS





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\$26,500,000 | 6,400± ACRES



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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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Executive Summary

Bobcat Ridge Ranch is an East Texas opportunity that exemplifies conservation, elite hunting, sustainable forestry, and unique outdoor experiences. Comprised of an expansive 6,400± acres, this premier property is managed under a Working Forest Conservation Easement, ensuring a perfect balance of ecological stewardship and world-class recreation.

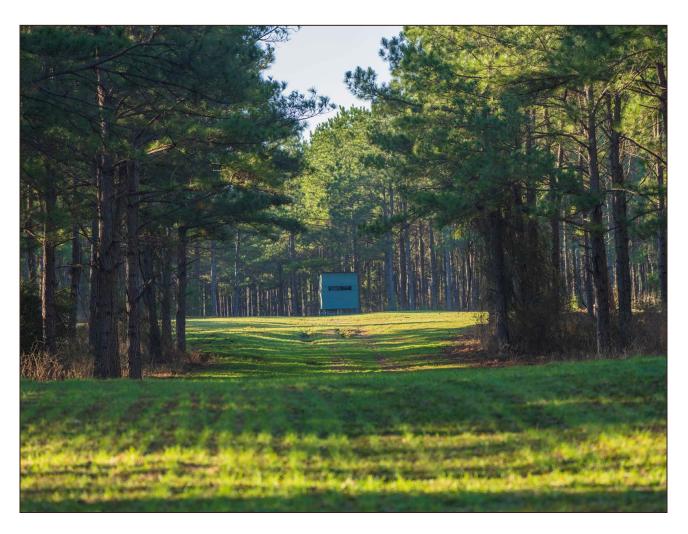
With a reputation as a leading whitetail hunting destination, Bobcat Ridge has been successfully harvesting mature trophy-quality bucks for over a decade. The locale is not renowned for producing the caliber of deer that Bobcat Ridge has become synonymous with. It has become a reality in a unique landscape through time, dedication, and excellent management practices. The ranch has improved its genetic base through the introduction, which is now hardwired into the ranch. The ranch is supplementally fed in addition to improved native browse. The ranch harvests an average of twenty-five mature bucks a year.

Bobcat Ridge Ranch is a haven for wildlife enthusiasts and hunters alike, with intensive management programs for South Texas whitetail and Eastern wild turkey. Its diverse landscape features 3,324± acres of pine timberlands, 1,236± acres of hardwoods, 724± acres of mixed timber, and 13 miles of meandering Neches River frontage. The varied large blocks of timber are managed to enhance habitat sculpting, varying harvest schedules, prescribed burns, and basal densities, creating a functional and scenic landscape not often found in modern timberland management. Elevation changes of nearly 300 feet create scenic and memorable panoramic views, scenic roads, and natural settings that are truly unmatched.

The ranch also offers a robust standing timber inventory of 411,000 tons of pine and 112,000 tons of hardwood, ensuring sustainable income opportunities.

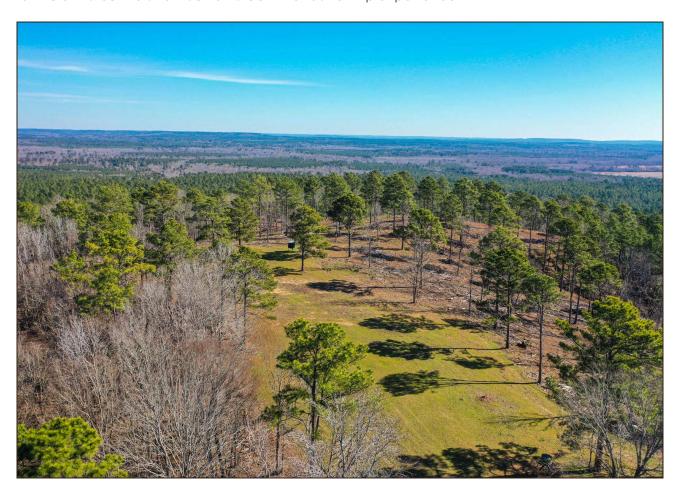
The property is complete with luxury lodging for up to 23 guests, a five-stand skeet range, rifle and pistol ranges, and dog kennels. Bobcat Ridge Ranch is fully equipped to deliver an unparalleled experience. Significant personal property and equipment will be included in the sale as well, list available upon request.

Whether enjoying lodge vistas and sundowners, hiking the upland hills, navigating through the bottomlands, or going on family hunting trips, Bobcat Ridge Ranch offers the opportunity to own and enjoy one of East Texas's jewel properties. The rare combination of stewardship, conservation, sporting, and income potential in one legacy property is found on Bobcat Ridge.



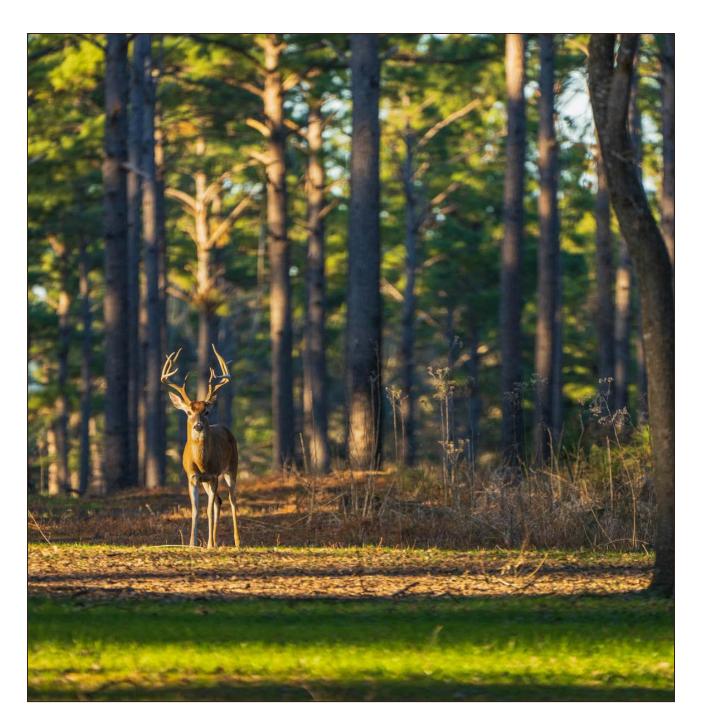
Location

Located near the historic community of Palestine, Bobcat Ridge Ranch offers convenient access via well-maintained rural roads typical of the region. It lies within practical driving distance of Tyler (50 miles), Dallas (110 miles), and Houston (120 miles), offering both regional and major commercial air service. Smaller airstrips, suitable for private aircraft, are accessible within the area, and commercial flights are readily available through Tyler and Dallas-Fort Worth. There are 13 miles of Neches River frontage, thus positioned uniquely amongst distinctive beauty and geography within the East Texas timber corridor. The historical Texas State Railroad tracks a portion of the northern boundary, where vintage steam and diesel locomotives take passengers through the Piney Woods Route between the quaint East Texas towns of Palestine and Rusk on a 50-mile round-trip experience.



Locale

The surrounding region is defined by timber tracts, managed forests, and recreational properties, creating a peaceful and private setting suited for outdoor living. Properties neighboring Bobcat Ridge Ranch are focused on forestry, rural agriculture, and wildlife management. The nearby town of Palestine provides essential services, including lodging, dining, healthcare, and retail. The region is known for its outdoor lifestyle, pine forest landscapes, the dogwood bloom, and proximity to lakes and seasonal attractions. Scenic features such as upland ridges, bottomlands, and views of the Neches River contribute to the ranch's scenic and recreational value.



General Description

Bobcat Ridge Ranch experiences a visual transition from rolling uplands into hardwood-bottom river valleys. The landscape unfolds across nearly 300 feet of elevation change, producing dramatic terrain and broad vistas from ridge-top vantage points. Vegetative cover ranges from mature pine and hardwood forests to open food plots and managed clearings, all supporting a diverse wildlife population. The ranch includes a variety of water features, sloughs, riparian areas, and sites identified for future lake development. Its lodge area acts as a central operations hub, with high-end accommodations and support facilities. The property's varied aspects offer multiple potential homesites, each with its own unique views of ridges, meadows, or river bottoms.



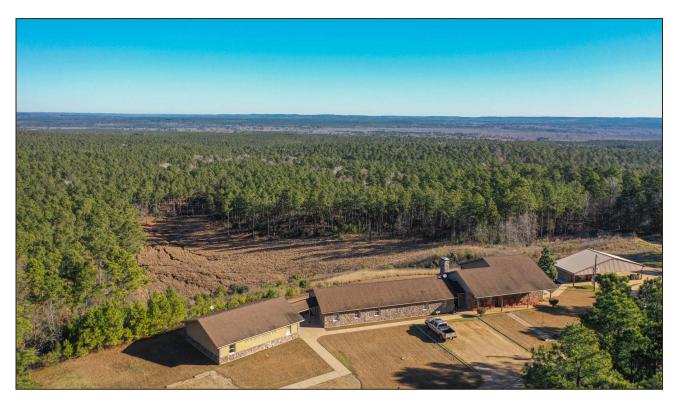
Acreage Breakdown

The total footprint of Bobcat Ridge Ranch comprises 6,400± deeded acres. Of this, 3,324± acres are dedicated to pine timberlands, 1,236± acres to hardwood forests, and 724± acres to mixed timber stands. An additional 403± acres include food plots, internal road systems, and strategically placed open spaces. Water and sloughs encompass 146± acres, further enhancing the habitat value and aesthetic appeal. The Neches River frontage forms a significant natural boundary. The property is high-fenced on three sides, providing enhanced wildlife and operational management opportunities.



Improvements

Improvements on Bobcat Ridge Ranch reflect advanced design, functionality, and guest comfort. The main lodge complex serves as the heart of the property and accommodates up to 23 guests in luxury. The ranch includes an integrated suite of recreational and operational infrastructure, such as a five-stand skeet range, rifle and pistol ranges, and well-appointed dog kennels. Additional guides' quarters are adjacent to the lodge, offering a perfect nexus between guests and guides. The entire compound is supported by on-demand generators. A network of 65 professionally designed hunting stations, each paired with cool-season food plots and elevated blinds, supports one of the most sophisticated whitetail management programs in the region. The processing building includes freezers and refrigeration. Roads, food plots, and support facilities are thoughtfully laid out to serve both short-term and generational operational needs and recreational. The house floor plan is divided into two wings. The main portion of the home has the master suite, kitchen, offices, and living area. The guest wing is accessed through a vestibule and contains five bedrooms, two bathrooms, a full kitchen, and a living area with vaulted ceilings.

















Climate

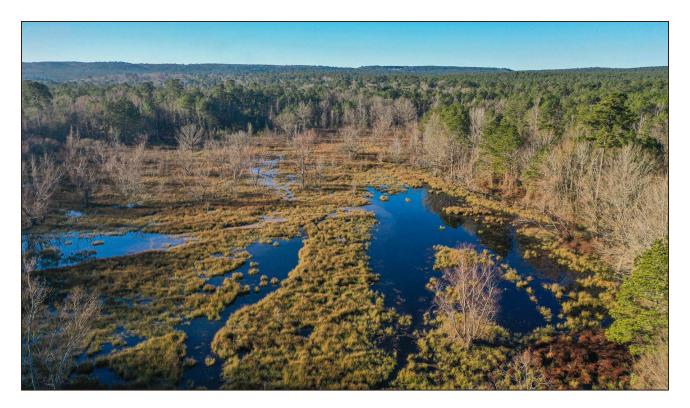
The climate in the Palestine area typifies East Texas, with mild winters, warm and humid summers, with highs in July and August between 80 and 90 degrees, ensuring a lengthy growing season. Average lows in January are in the 30s to 40s, with an average in the mid-50s. Annual rainfall levels are generous at about 46 inches per year. Rainfall is well distributed throughout the year, with the dry season typically being in July. The long growing season and stable precipitation patterns promote vegetation productivity and provide a favorable environment for both timber and wildlife management.



General Operations

In the fall of 2025, the 15-year lessee, a corporate entity, sold its interest, resulting in the termination of all hunting operations and client-based activities. Consequently, Bobcat Ridge is currently without a tenant. At present, the seller has elected to keep the ranch unleased to maintain greater market flexibility. Should a buyer wish to secure a new tenant, it is strongly anticipated that attracting a replacement, potentially at a higher lease rate, will be readily achievable.









Water Resources

The property's water resources are headlined by its 13 miles of Neches River frontage, providing aesthetic value, ecological stability, and riparian habitat. In addition, 146± acres of sloughs and wetland features contribute to seasonal water availability and habitat diversity. The Working Forest Conservation Easement allows for the development of a future 20-acre lake near the lodge, creating opportunities for enhanced fishing, waterfowl habitat, and additional recreational use.

There is a water well at the lodge servicing the entire compound.

Wildlife Resources

Renowned for its exceptional whitetail program, Bobcat Ridge Ranch is managed to produce mature, South Texas genetic bucks uncommon to East Texas. The development of the program began in 2003, when game fencing was constructed on all upland boundaries (not along the river), and much of the native whitetail population was thinned for four consecutive seasons. In 2007, South Texas deer were captured and released for six consecutive years, ensuring a genetic dominance of superior quality. Now the ranch averages approximately 25 mature buck harvests per year, demonstrating the efficacy of its management program over the last decade, while not over-harvesting the potential for future trophies. Habitat features, including extensive timber cover, sloughs, riverine corridors, and planted food plots, support not only whitetail deer but also strong populations of Eastern wild turkey and other native species.









The ranch participated in the Super Stocking Program of Eastern Wild Turkeys in the Neches River Corridor in the early 2000s. While there is no current season for turkey in Anderson County, the ranch's population is dependable and thriving. The aggressive prescribed burn program benefits the turkey and other upland game species as well.





Feral pigs are abundant and thrive in the corridors of major waterways such as the Neches River. Most land management plans would include aggressive approaches to minimize these populations. The improved quail habitat has made significant strides in recent years. As is common practice on southeastern quail plantations, timber stands approaching their final thinning are harvested at a predetermined basal area, creating a tree canopy ideal for upland game birds such as turkey and quail, which ensures both food and cover from predators. There have been a few landowners in the region who have dedicated resources to reestablishing native Bobwhite quail through trapping and relocation, with measurable success. However, many stewards would enjoy the sporting experience of releasing farm-raised birds, and the satisfaction of the habitat work, and certainly, it is more economical, even at a large scale.



Fishery Resources

The Neches River supports a diverse species list, including largemouth bass, spotted bass, channel catfish, flathead catfish, white bass, and crappie. The obvious varying species of sunfish, gar, and carp are also present. The extensive river frontage offers fishing to all ages to enjoy. The allowance of the construction of a 20-acre lake grants an owner the opportunity to design something special, targeting their specific desires in a trophy lake.







Recreational Opportunities

Bobcat Ridge Ranch offers year-round recreation beyond hunting and fishing. Guests can explore the property via hiking trails, truly endless ATV routes, and scenic ridge tours. On-site shooting amenities, including a skeet range and rifle/pistol ranges, provide additional activities. With its rich natural diversity, the ranch offers wildlife viewing and nature tourism, while its location affords easy access to East Texas lakes, forests, and parks for boating, hiking, and seasonal exploration.

Taxes

2024 Ad valorem Taxes in Anderson County totaled approximately \$33,879.19.

Water Rights

Some commercial water rights have been reserved by prior ownership.

Mineral Rights

All oil and gas rights are believed to have been reserved by prior ownership.

Additional Information

The ranch is protected under a Working Forest Conservation Easement, ensuring long-term ecological conservation and land stewardship. The Texas Forest Service is the acting conservator of the easement, aiming for continued forestry excellence and open space protection. The most notable restriction is the prohibition of any future division of the ranch. The 13 acres surrounding the lodge complex are not under the easement, allowing for some additional infrastructure development.

The ranch is currently enrolled in TPWD's Managed Lands Deer Program (MLDP), extending the whitetail season and management flexibility.





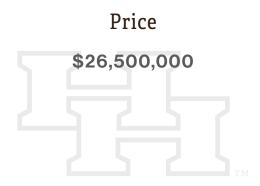
Broker's Comments

Bobcat Ridge Ranch stands apart as one of the most distinctive conservation-based recreational ranches in East Texas, and I don't believe I have ever had the chance to represent something of this quality in East Texas. Its scale, elevation, and diverse landscapes offer unmatched potential for outdoor enjoyment, timber investment, and wildlife management. With a proven whitetail program, luxury accommodations, and a conservation framework that protects its legacy value, the ranch represents an extraordinary opportunity for those seeking a balance of recreation, sustainability, and long-term investment. Whether as a personal retreat, family holding, or strategic acquisition, Bobcat Ridge Ranch offers enduring quality and purpose.





Click on map above for link to Land id™ map of property.



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. Jerome Chvilicek, Dan Bergstrom at (406) 656-7500, or Jim Fryer at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. <u>Jerome Chvilicek</u>, <u>Dan Bergstrom</u> at (406) 656-7500, or <u>Jim Fryer</u> at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact Scott Shuman at (800) 829-8747.
- 4. APPRAISALS Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. Chad Dugger at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Information About Brokerage Services



Texas law requires all real estate license holders 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 acts 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 transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 license 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 writing to do so by the party, disclose:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o any confidential information or any other information that a party specifically instructs the broker in writing 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:

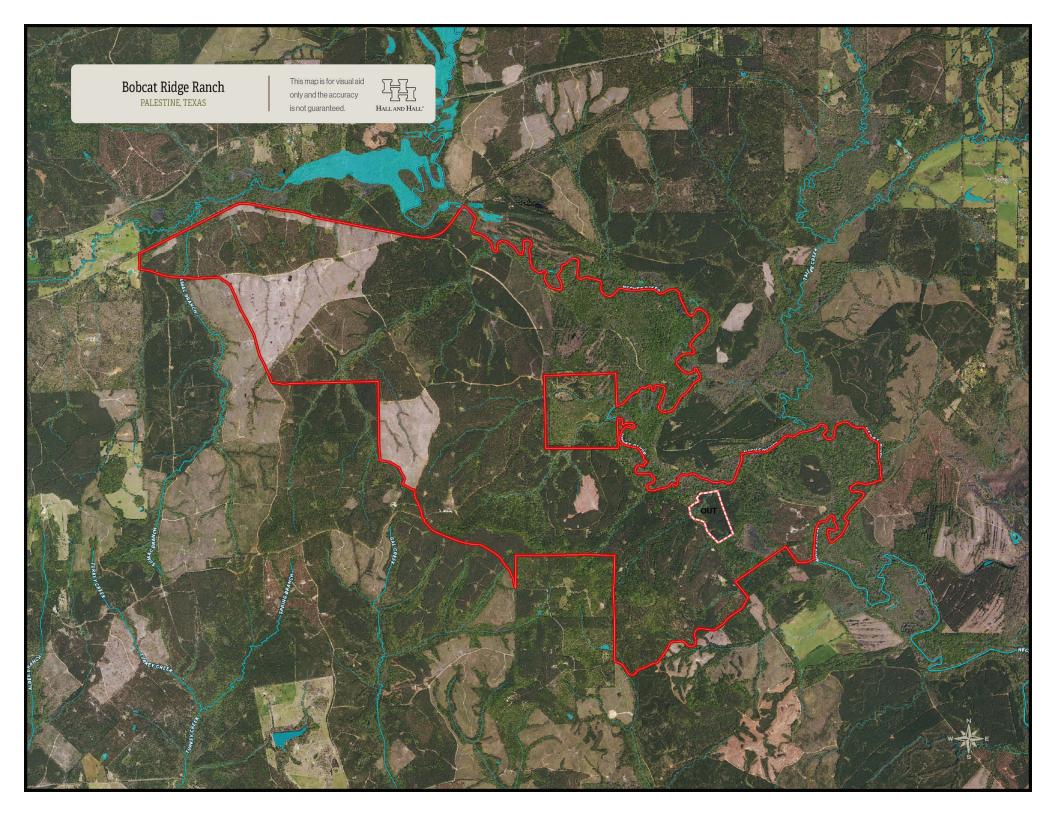
- · The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- · Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

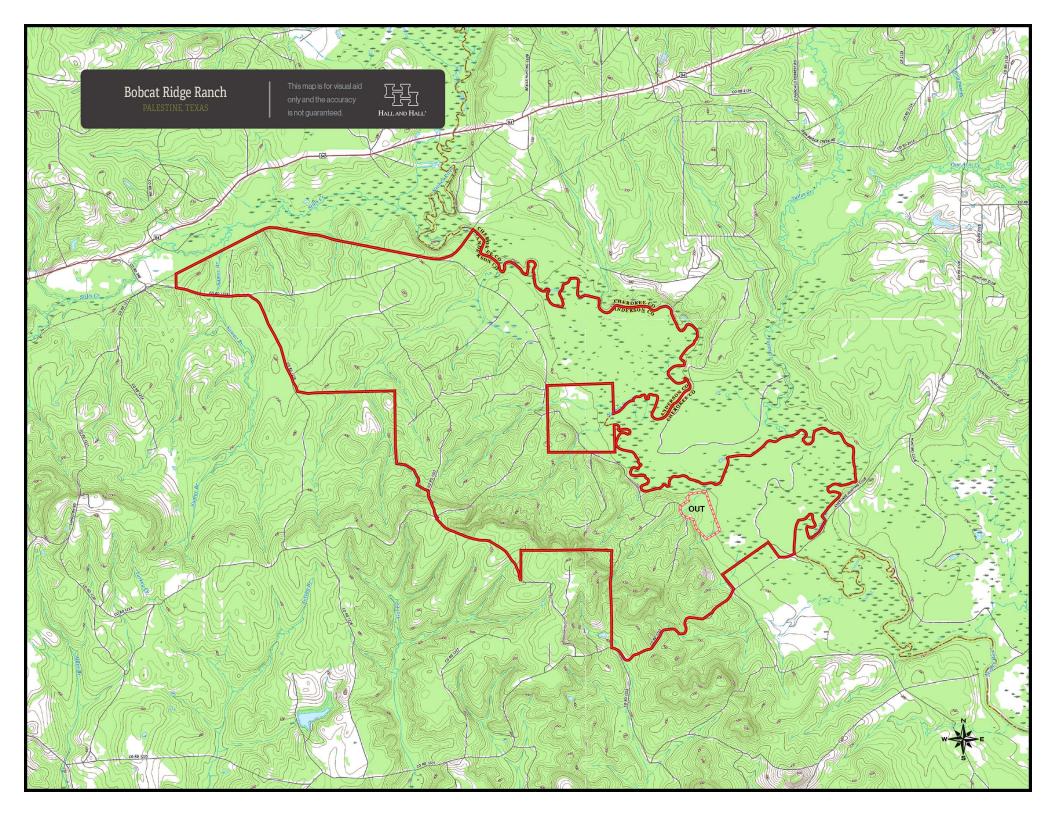
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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