

Rare Van Zandt County, TX  
**LAND AUCTION**

**383<sup>±</sup>**

*Contiguous Acres  
Offered in 19 Tracts*



405.332.5505 • [SchraderAuction.com](http://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](http://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](mailto:brent@schraderauction.com)

*in cooperation with*

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

**405.332.5505 • [SchraderAuction.com](http://SchraderAuction.com)**

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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](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto: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](http://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](mailto: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

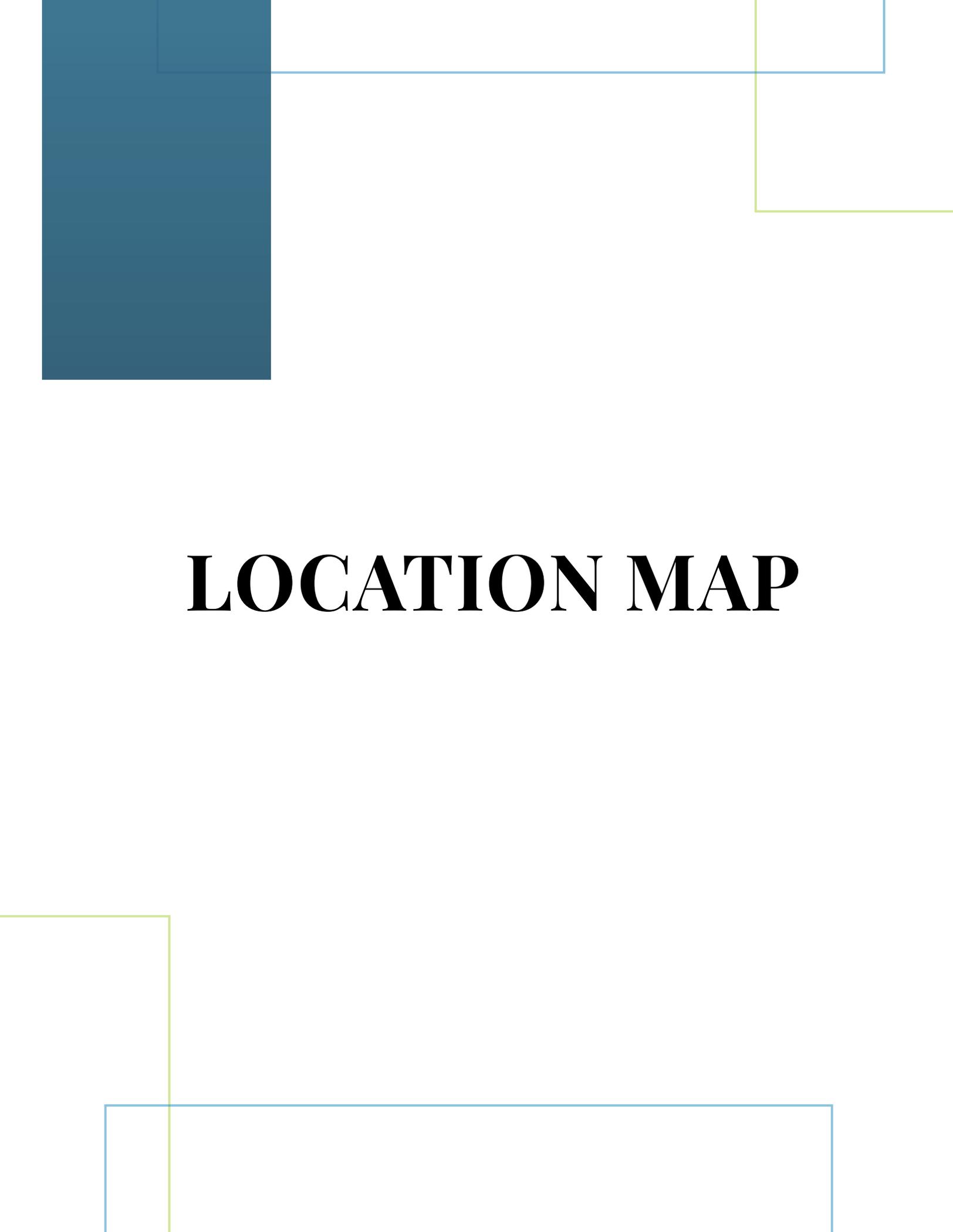
\_\_\_\_\_  
Printed Name

***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

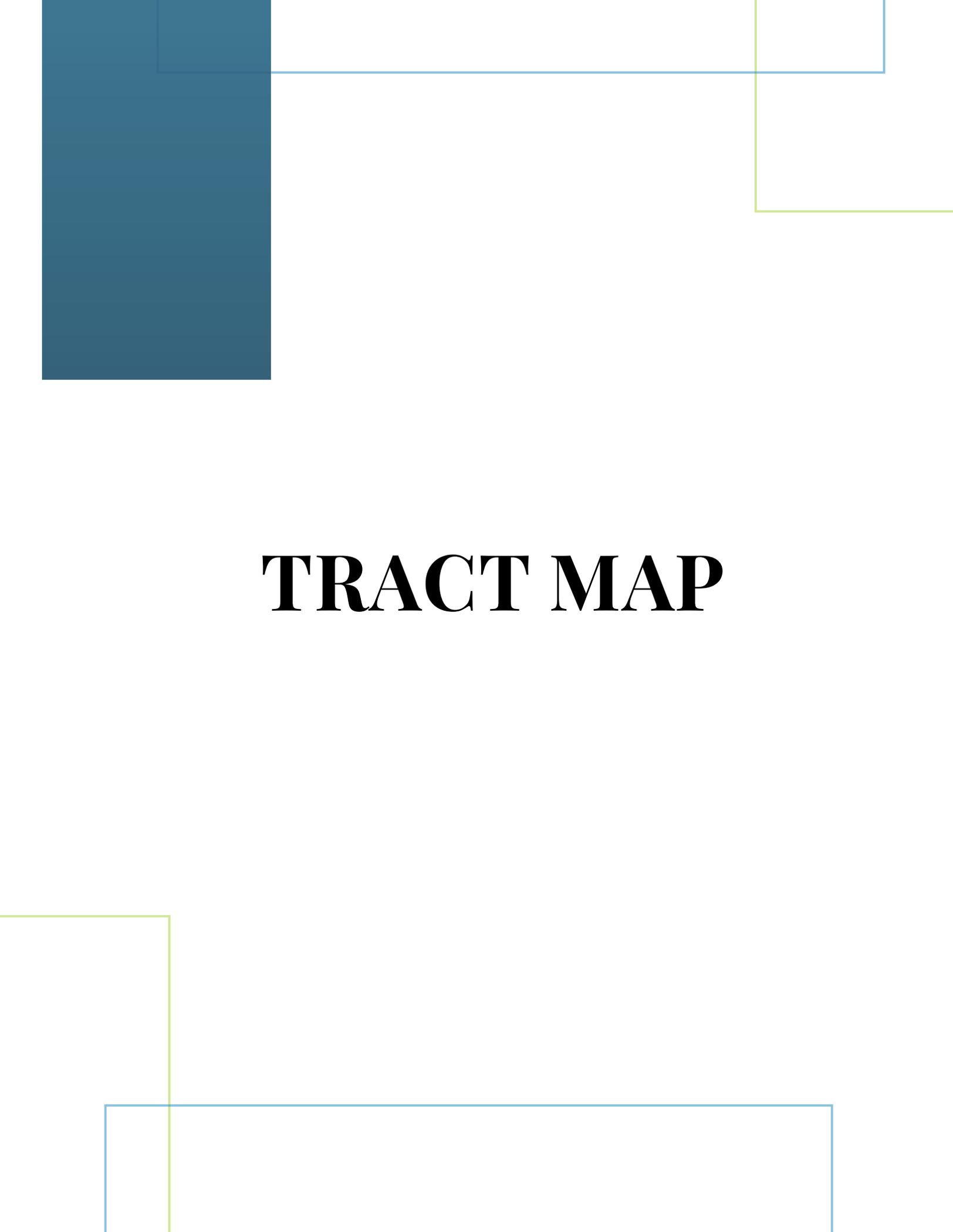
You may bid online during the auction at [schraderauction.com](http://schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.



## LAND TOUR DATES

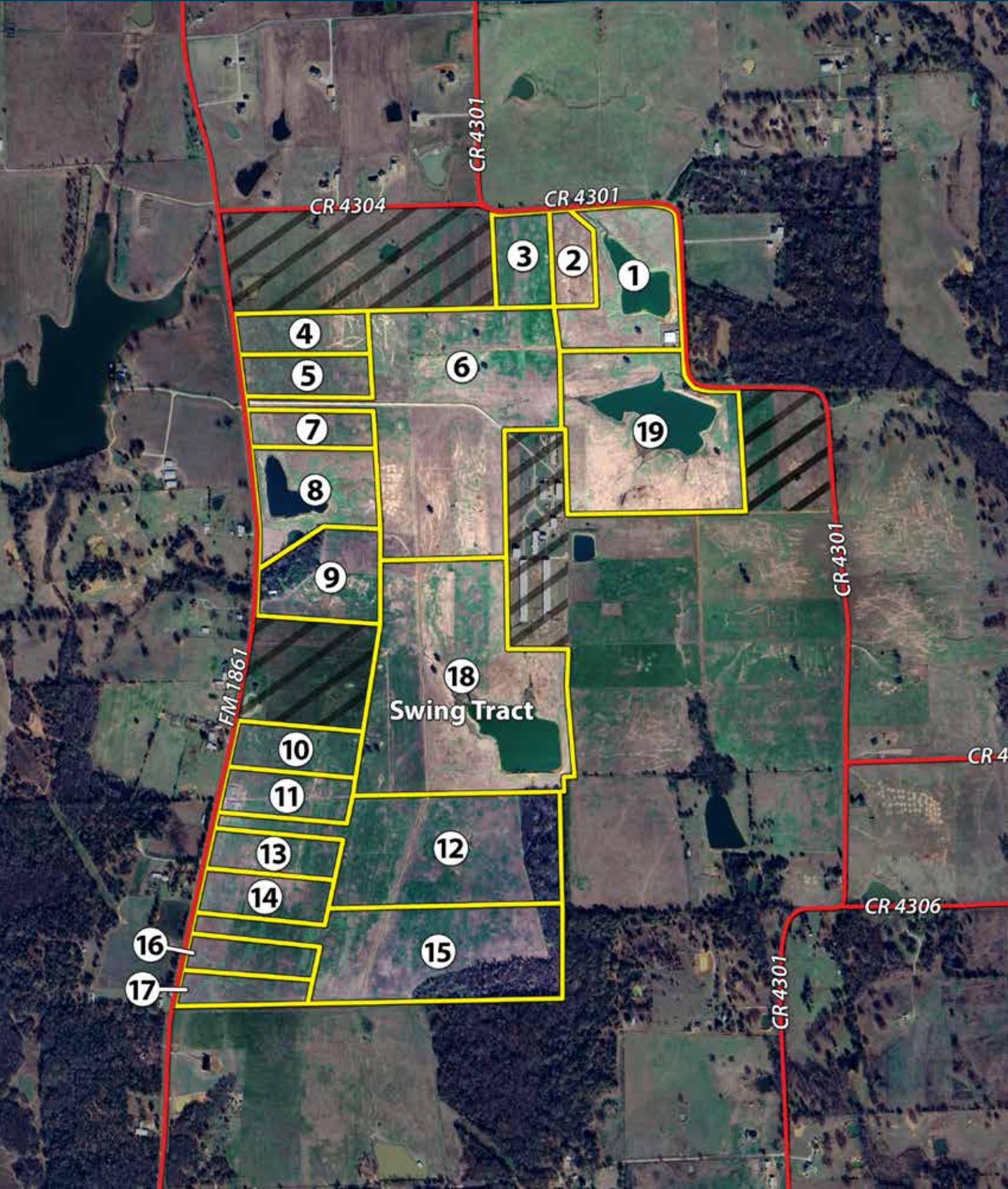
Saturday, April 20 from 4:00 - 7:00pm  
Thursday, May 2 from 9:00am - 12:00pm  
Monday, May 13 from 4:00 - 7:00pm

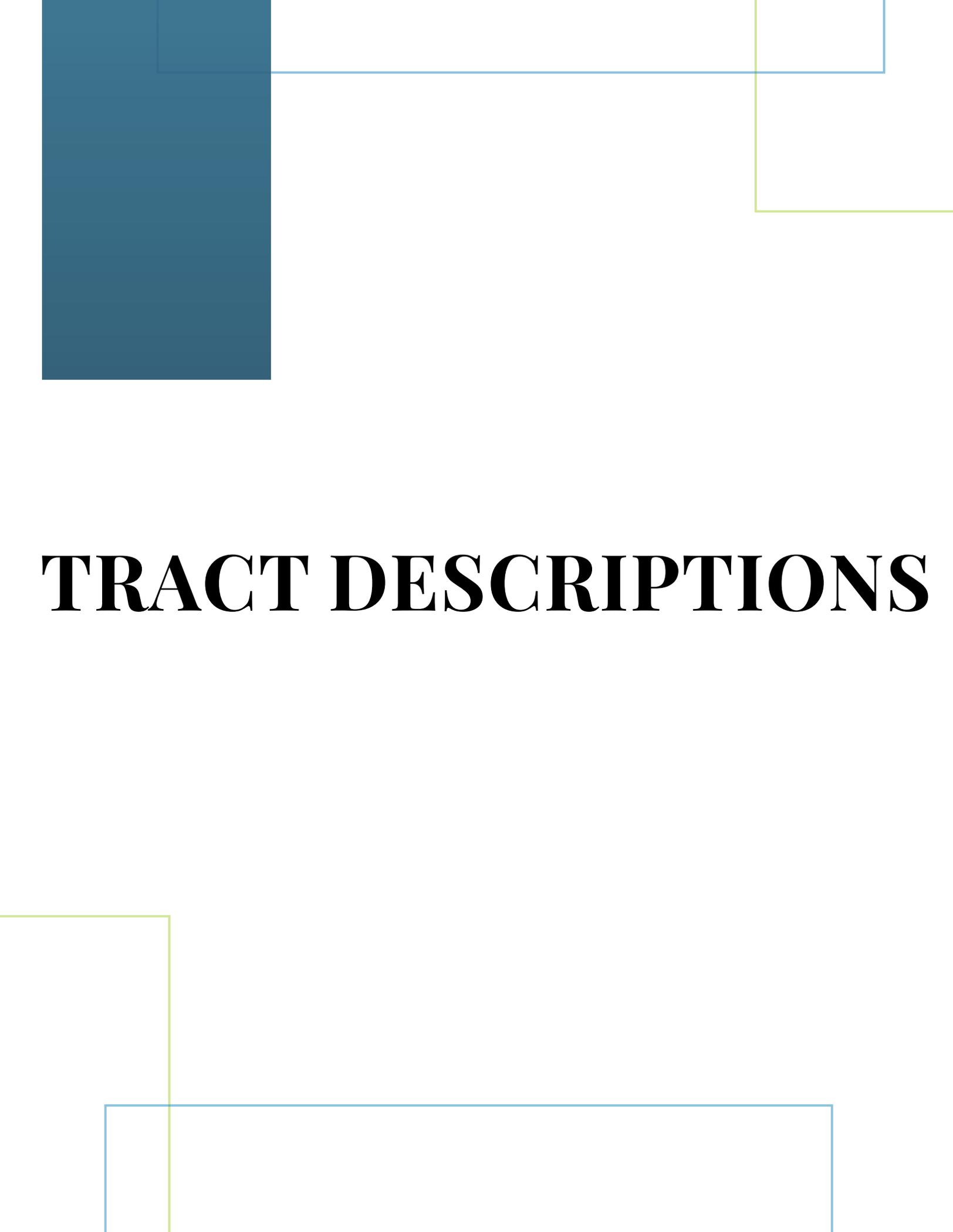
*Meet Brent Wellings at entrance of Auction Tract 6.*



# 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!

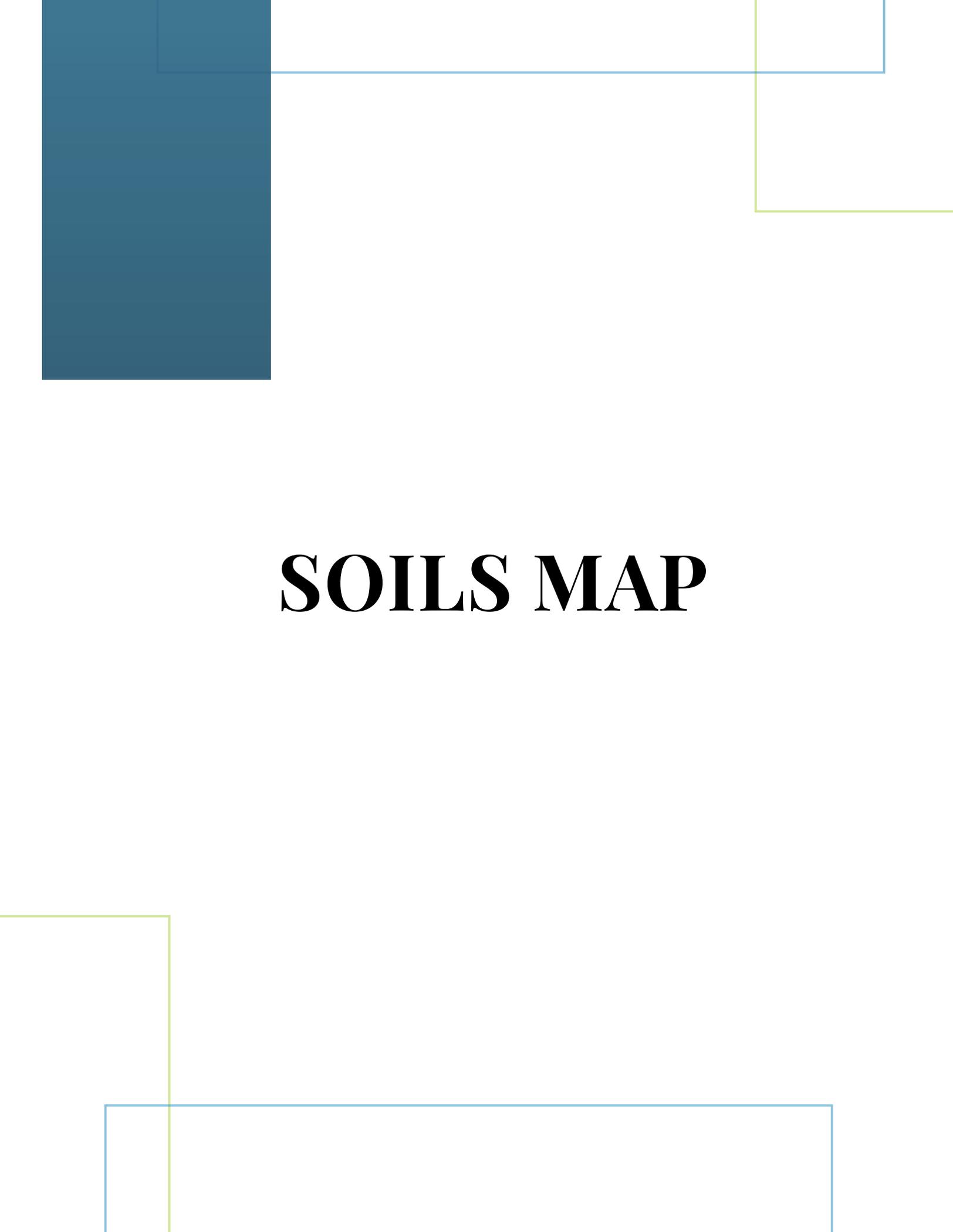
**TRACT 15: 39± acres** along F.M. 1861 – beautiful balance of open pasture and mixed timber on the south and east edges of the property, great option for the buyer seeking a larger acreage parcel.

**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.

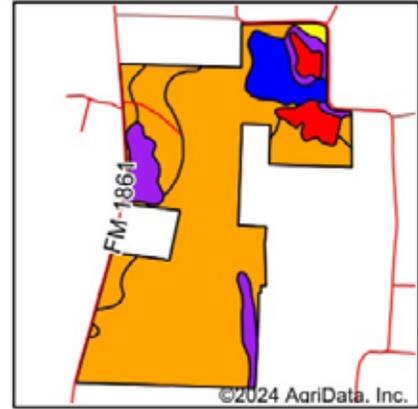
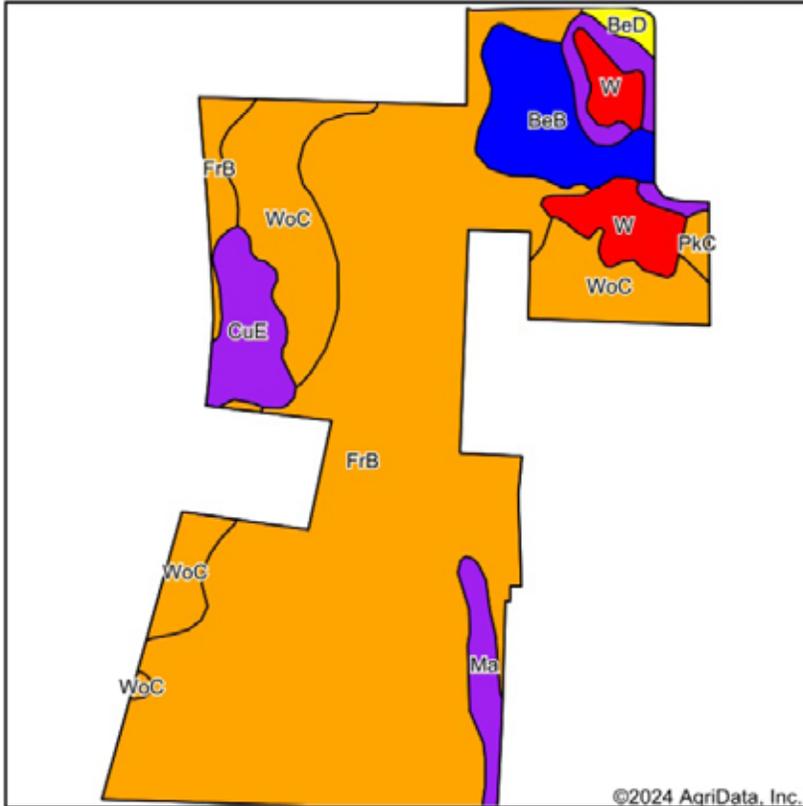
**TRACT 18: 63± acres “Swing Tract”** – stunning central part of the property that features an 8.6± acres watershed lake and excellent Bermuda pastures! Buyers have the option to combine this parcel with any adjoining tract, creating the ideal property of your choice.

**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**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

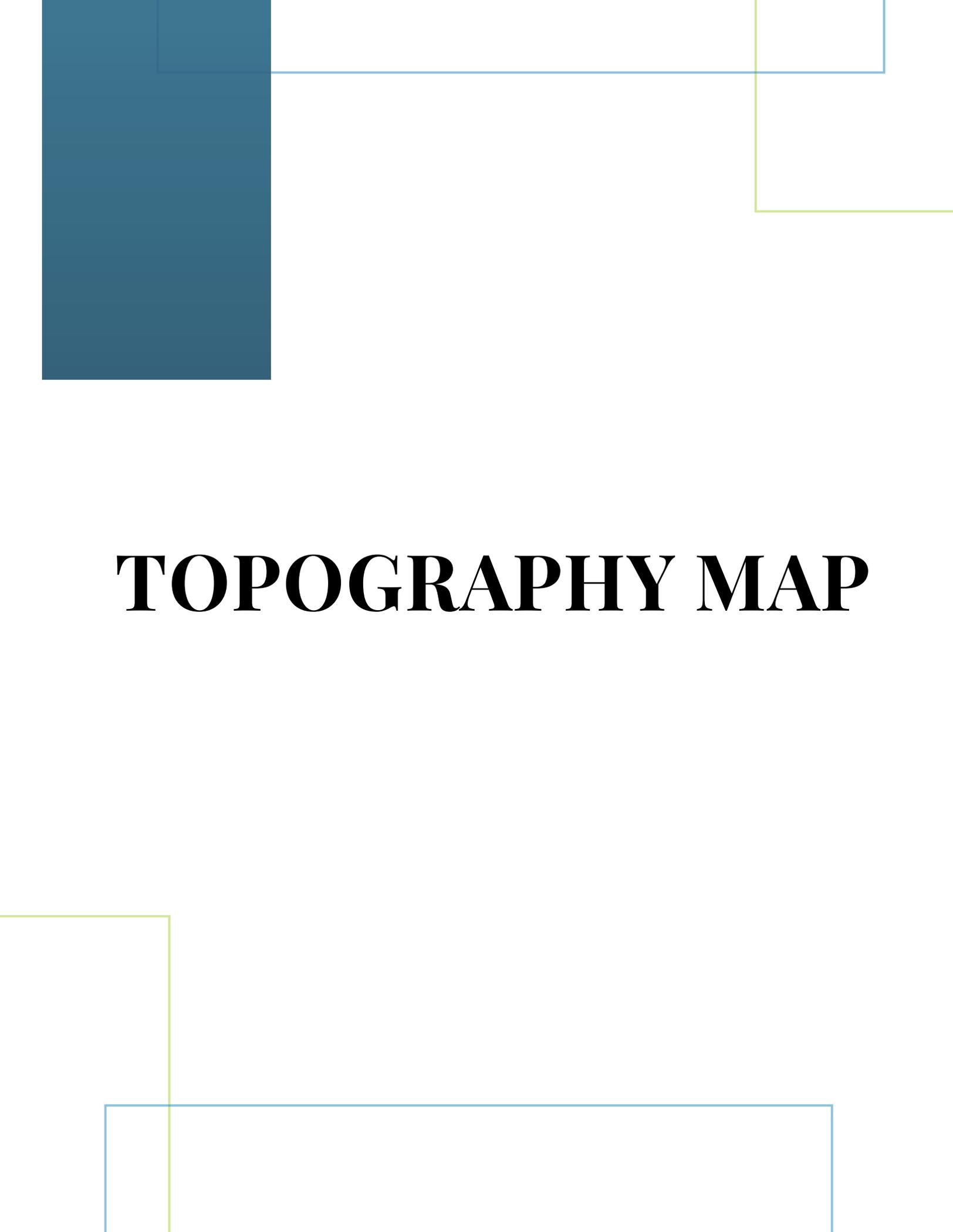


Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

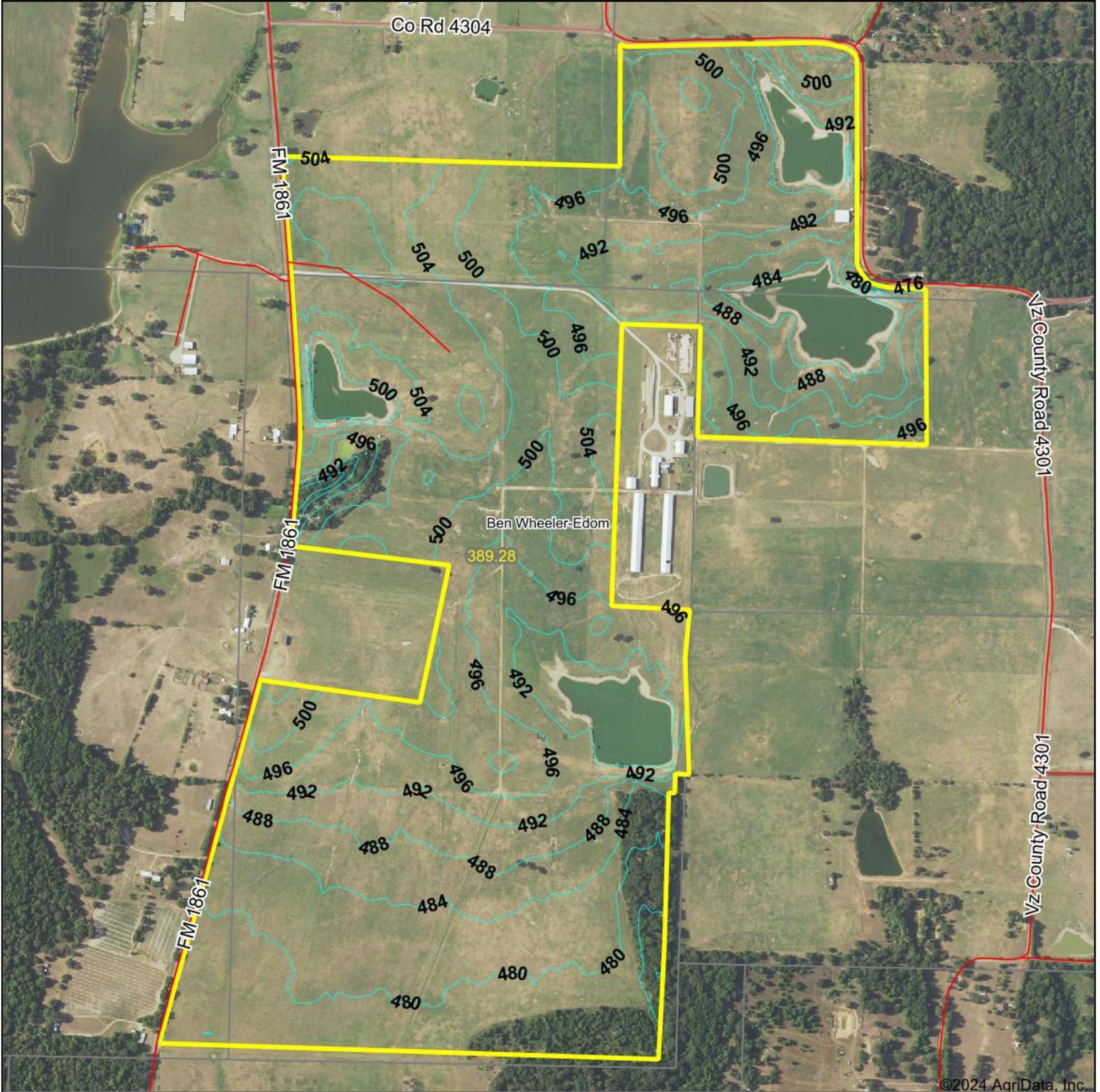
Area Symbol: TX467, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Bahagrass 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%		IIe	IIe									
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		
<b>Weighted Average</b>						<b>3.40</b>	<b>*-</b>	<b>5.3</b>	<b>4.6</b>	<b>52.5</b>	<b>260.5</b>	<b>36</b>	<b>6</b>	<b>7.3</b>	<b>3.9</b>



# TOPOGRAPHY MAP

# TOPOGRAPHY MAP



©2024 AgriData, Inc.



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Source: USGS 10 meter dem

Interval(ft): 4.0

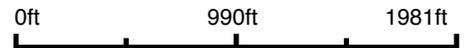
Min: 470.5

Max: 509.7

Range: 39.2

Average: 492.7

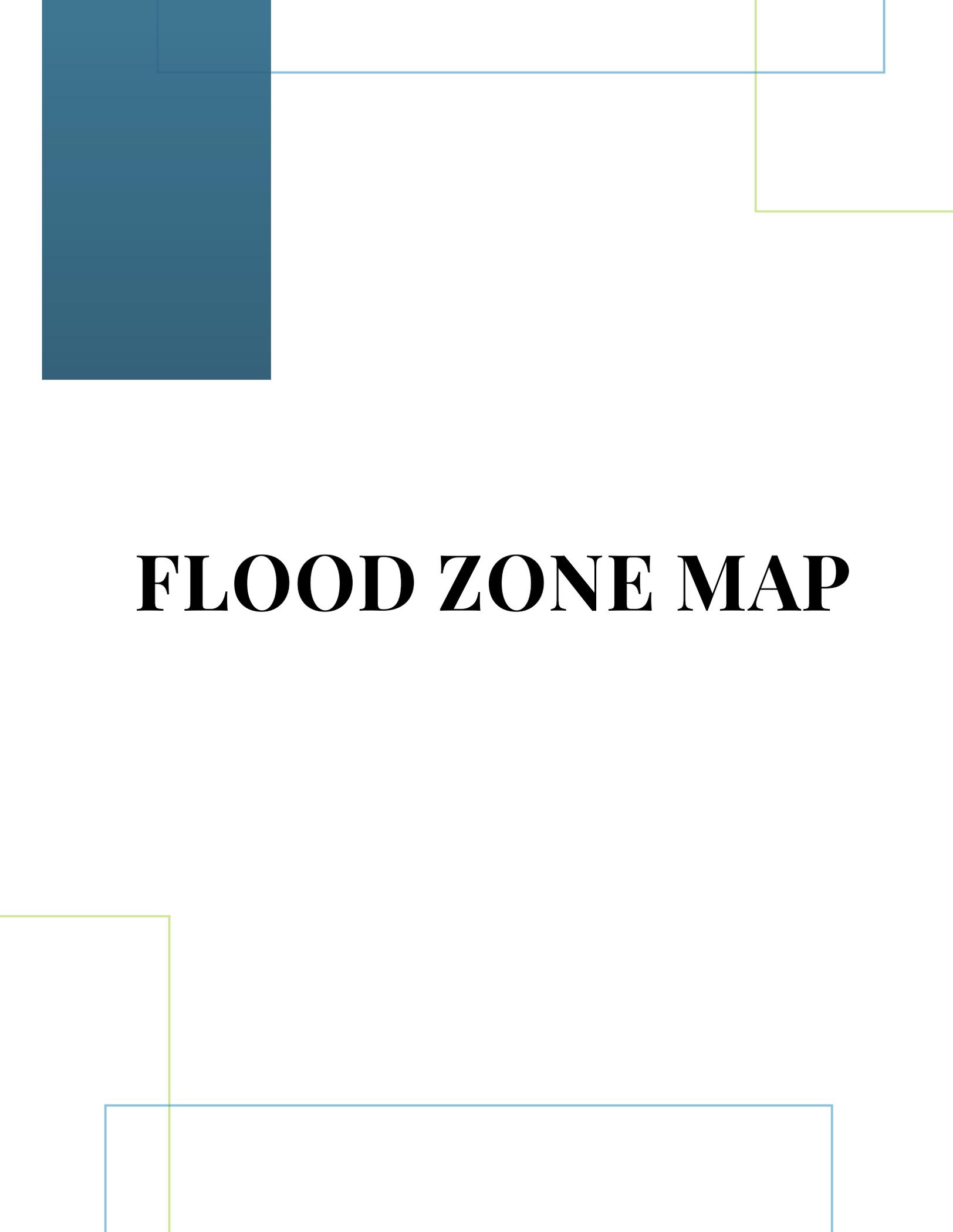
Standard Deviation: 8.69 ft



3/22/2024

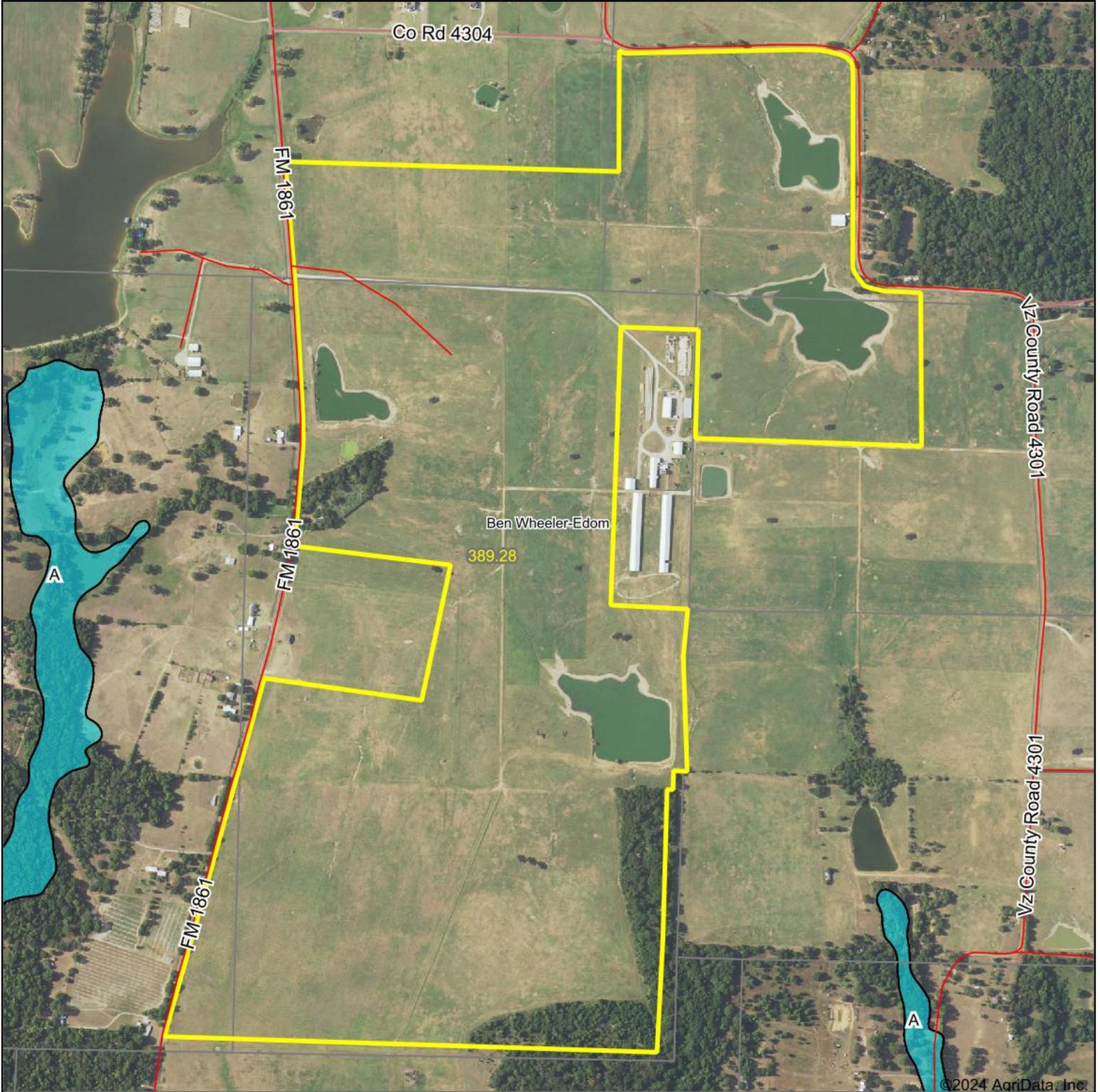
Van Zandt County  
Texas

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



# FLOOD ZONE MAP

# FLOOD ZONE MAP



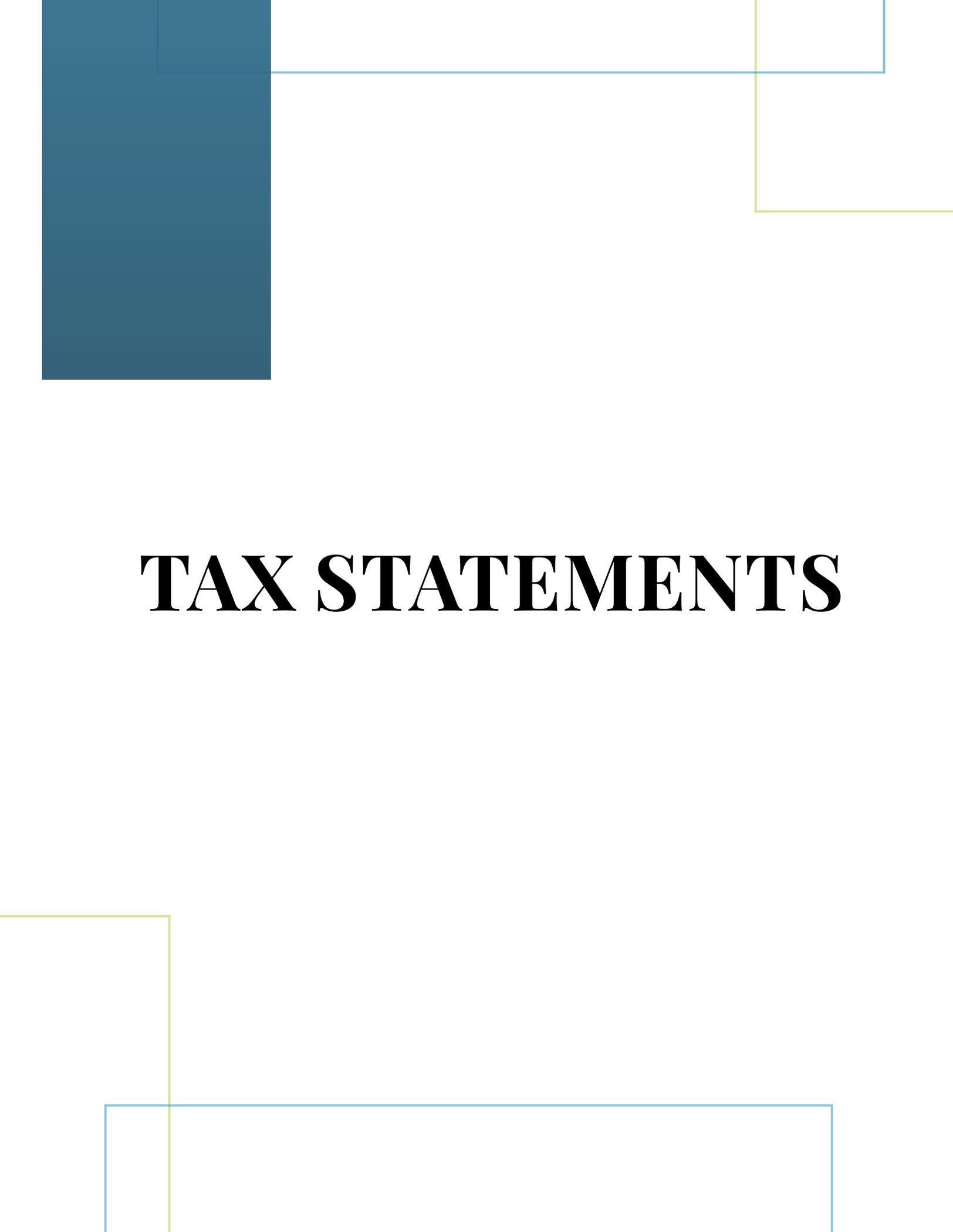
Map Center: 32° 23' 16.97, -95° 47' 16.2



Van Zandt County  
Texas



3/22/2024



# **TAX STATEMENTS**

# TAX STATEMENT

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

### Property Details

### Property Values

<b>Account</b>				
<b>Property ID:</b>	R000019432	<b>Geographic I</b>	<b>Improvement</b>	\$7,180
		052.0828.022	<b>Homesite Value:</b>	(+)
<b>Type:</b>	Real		<b>Improvement</b>	\$0 (+)
<b>Location</b>			<b>Non-Homesite</b>	
<b>Situs Address:</b>			<b>Value:</b>	
<b>Map ID:</b>	36A		<b>Land Homesite</b>	\$0 (+)
<b>Legal Description:</b>	Acres 89.127, ABST: 828 & S		<b>Value:</b>	
	SMITH & J WATKINS		<b>Land Non-</b>	\$0 (+)
<b>Abstract/Subdivision:</b>	/		<b>Homesite Value:</b>	
<b>Neighborhood:</b>	R19432		<b>Agricultural</b>	\$459,000
<b>Owner</b>			<b>Market Valuation:</b>	(+)
<b>Owner ID:</b>	93121709521027		<b>Market Value:</b>	\$466,180
<b>Name:</b>	TWIN LAKES DAIRY LP			(=)
<b>Agent:</b>			<b>Agricultural Value</b>	\$441,980
<b>Mailing Address:</b>	2201 FM 1861		<b>Loss: ⓘ</b>	(-)
	BEN WHEELER, TX 75754-8			
<b>% Ownership:</b>	100.0%		<b>Appraised Value:</b>	\$466,180
<b>Exemptions:</b>	For privacy reasons not all e			(=)
	are shown online.		<b>Homestead Cap</b>	\$0 (-)
			<b>Loss: ⓘ</b>	
			<b>Assessed Value:</b>	\$24,200
			<b>Ag Use Value:</b>	\$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

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

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

# 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

### Property Values

<b>Account</b>				
<b>Property ID:</b>	R000019595	<b>Geographic I</b>	<b>Improvement</b>	\$0 (+)
		052.0933.001	<b>Homesite Value:</b>	
<b>Type:</b>	Real		<b>Improvement</b>	\$0 (+)
<b>Location</b>			<b>Non-Homesite</b>	
<b>Situs Address:</b>			<b>Value:</b>	
<b>Map ID:</b>	36A		<b>Land Homesite</b>	\$0 (+)
<b>Legal Description:</b>	Acres 90.000, ABST: 933; 54		<b>Land Non-</b>	\$0 (+)
	827, SUR: J WATKINS; A P,		<b>Homesite Value:</b>	
	MCWILLIAMS;, L THOMPSON		<b>Agricultural</b>	\$463,500
	SMITH		<b>Market Valuation:</b>	(+)
<b>Abstract/Subdivision:</b>	/			
<b>Neighborhood:</b>	R19595		<b>Market Value:</b>	\$463,500
<b>Owner</b>				(=)
<b>Owner ID:</b>	93121709521027		<b>Agricultural Value</b>	\$446,310
<b>Name:</b>	TWIN LAKES DAIRY LP		<b>Loss:</b> ⓘ	(-)
<b>Agent:</b>				
<b>Mailing Address:</b>	2201 FM 1861		<b>Appraised Value:</b>	\$463,500
	BEN WHEELER, TX 75754-8			(=)
<b>% Ownership:</b>	100.0%		<b>Homestead Cap</b>	\$0 (-)
<b>Exemptions:</b>	For privacy reasons not all e		<b>Loss:</b> ⓘ	
	are shown online.			
			<b>Assessed Value:</b>	\$17,190
			<b>Ag Use Value:</b>	\$17,190

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

# 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

### Property Values

<b>Account</b>				
<b>Property ID:</b>	R000019501	<b>Geographic I</b>	<b>Improvement</b>	\$228,970
		052.0859.000	<b>Homesite Value:</b>	(+)
<b>Type:</b>	Real		<b>Improvement</b>	\$0 (+)
<b>Location</b>			<b>Non-Homesite</b>	
<b>Situs Address:</b>			<b>Value:</b>	
<b>Map ID:</b>	36A		<b>Land Homesite</b>	\$0 (+)
<b>Legal Description:</b>	Acres 79.230, ABST: 859, S THOMPSON		<b>Value:</b>	
<b>Abstract/Subdivision:</b>	/		<b>Land Non-</b>	\$0 (+)
<b>Neighborhood:</b>	R19501		<b>Homesite Value:</b>	
<b>Owner</b>			<b>Agricultural</b>	\$408,030
<b>Owner ID:</b>	93121709521027		<b>Market Valuation:</b>	(+)
<b>Name:</b>	TWIN LAKES DAIRY LP		<b>Market Value:</b>	\$637,000
<b>Agent:</b>				(=)
<b>Mailing Address:</b>	2201 FM 1861 BEN WHEELER, TX 75754-8		<b>Agricultural Value</b>	\$392,900
<b>% Ownership:</b>	100.0%		<b>Loss: ⓘ</b>	(-)
<b>Exemptions:</b>	For privacy reasons not all e are shown online.		<b>Appraised Value:</b>	\$637,000
				(=)
			<b>Homestead Cap</b>	\$0 (-)
			<b>Loss: ⓘ</b>	
			<b>Assessed Value:</b>	\$244,100
			<b>Ag Use Value:</b>	\$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

### Property Values

<b>Account</b>				
<b>Property ID:</b>	R000019508	<b>Geographic I</b>	<b>Improvement</b>	\$0 (+)
		052.0859.005	<b>Homesite Value:</b>	
<b>Type:</b>	Real		<b>Improvement</b>	\$0 (+)
<b>Location</b>			<b>Non-Homesite</b>	
<b>Situs Address:</b>			<b>Value:</b>	
<b>Map ID:</b>	36A		<b>Land Homesite</b>	\$8,150
<b>Legal Description:</b>	Acres 74.408, ABST: 859, S THOMPSON		<b>Value:</b>	(+)
<b>Abstract/Subdivision:</b>	/		<b>Land Non-</b>	\$0 (+)
<b>Neighborhood:</b>	R19508		<b>Homesite Value:</b>	
<b>Owner</b>			<b>Agricultural</b>	\$376,220
<b>Owner ID:</b>	93121709521027		<b>Market Valuation:</b>	(+)
<b>Name:</b>	TWIN LAKES DAIRY LP		<b>Market Value:</b>	\$384,370
<b>Agent:</b>				(=)
<b>Mailing Address:</b>	2201 FM 1861 BEN WHEELER, TX 75754-8		<b>Agricultural Value</b>	\$362,270
<b>% Ownership:</b>	100.0%		<b>Loss: ⓘ</b>	(-)
<b>Exemptions:</b>	For privacy reasons not all e are shown online.		<b>Appraised Value:</b>	\$384,370
				(=)
			<b>Homestead Cap</b>	\$0 (-)
			<b>Loss: ⓘ</b>	
			<b>Assessed Value:</b>	\$22,100
			<b>Ag Use Value:</b>	\$13,950

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# 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

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

## Property Values

<b>Account</b>				
<b>Property ID:</b>	R000019513	<b>Geographic I</b>	<b>Improvement</b>	\$0 (+)
		052.0859.009	<b>Homesite Value:</b>	
<b>Type:</b>	Real		<b>Improvement</b>	\$0 (+)
<b>Location</b>			<b>Non-Homesite</b>	
<b>Situs Address:</b>			<b>Value:</b>	
<b>Map ID:</b>	36A		<b>Land Homesite</b>	\$0 (+)
<b>Legal Description:</b>	Acres 116.142, ABST: 859 & L H THOMPSON &, W MCW		<b>Value:</b>	
<b>Abstract/Subdivision:</b>	/		<b>Land Non-</b>	\$0 (+)
<b>Neighborhood:</b>	R19513		<b>Homesite Value:</b>	
<b>Owner</b>			<b>Agricultural</b>	\$598,130
<b>Owner ID:</b>	97050911202211		<b>Market Valuation:</b>	(+)
<b>Name:</b>	HANNAN MARK C & LAURII		<b>Market Value:</b>	\$598,130
<b>Agent:</b>			(=)	
<b>Mailing Address:</b>	2201 FM 1861 BEN WHEELER, TX 75754-8		<b>Agricultural Value</b>	\$575,950
<b>% Ownership:</b>	100.0%		<b>Loss: ⓘ</b>	(-)
<b>Exemptions:</b>	For privacy reasons not all e are shown online.		<b>Appraised Value:</b>	\$598,130
			(=)	
			<b>Homestead Cap</b>	\$0 (-)
			<b>Loss: ⓘ</b>	
			<b>Assessed Value:</b>	\$22,180
			<b>Ag Use Value:</b>	\$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%

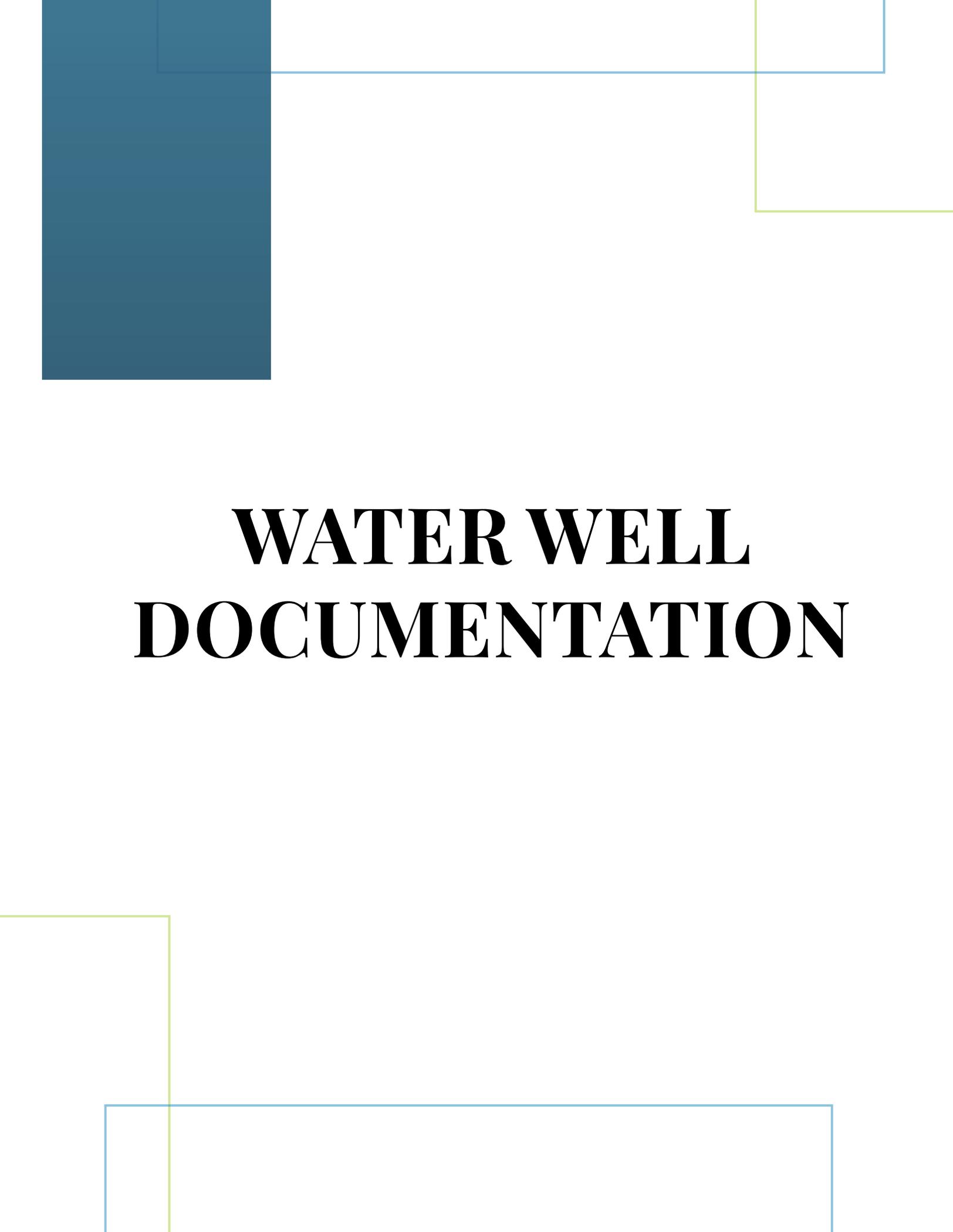
Entity	Description	Tax Rate	Taxable Value	Estimated Tax	Freeze Ceiling
234	VAN ZANDT COUNTY	0.305870	\$22,180	\$67.84	
ESD3	EMERGENCY SERVICE DIST 3	0.090965	\$22,180	\$20.18	
SMM	MARTINS MILL ISD	0.811750	\$22,180	\$180.05	
SRT	VZC SPECIAL ROAD TAX	0.100000	\$22,180	\$22.18	

**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](mailto: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. *** 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.		0.00	0.00
		0.00	0.00T
		0.00	0.00T
	1	0.00	0.00
	1	0.00	0.00T
	580	23.00	13,340.00
	580	15.50	8,990.00T
	580	1.00	580.00T
	1	3,050.00	3,050.00
	1	3,050.00	3,050.00T
	1	500.00	500.00
		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

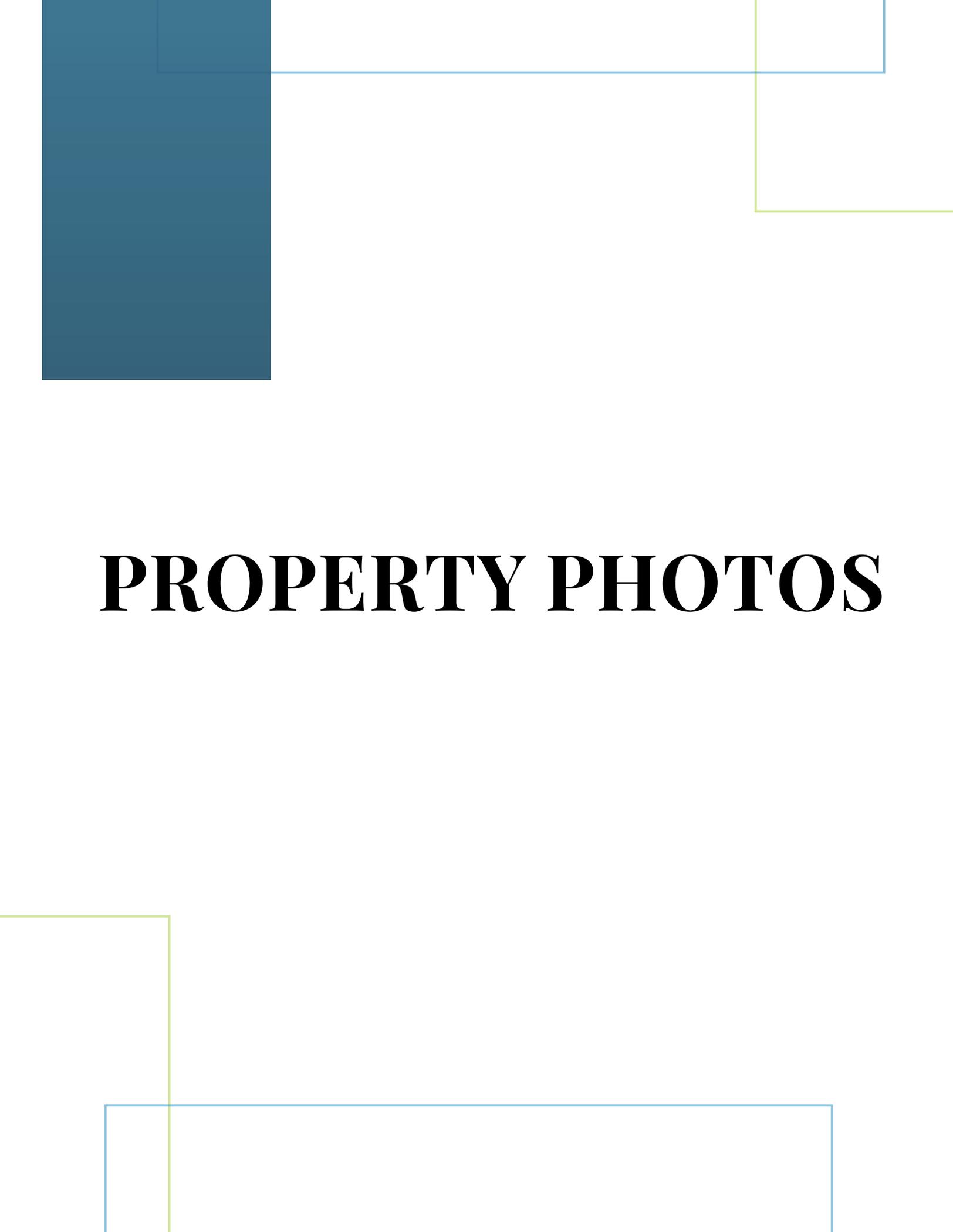
## Estimate

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.		0.00	0.00
LABOR ON NEW WATER WELL DRILLED. PRICE PER FOOT DRILLED.	620	23.00	14,260.00
4.5" ID SDR-17 PVC CASING .016 SLOT CASING AND SCREEN PRICE PER FOOT WC1745 PHI	620	15.50	9,610.00T
DRILLING MUD ADDITIVES \$1.00 PER FT	620	1.00	620.00T
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%	830.00
Regulated by the Tx Dept. of Lic and Regulation, P.O. Box 12157, Austin Texas, 78711, 1-800-803-9202		<b>TOTAL</b>	\$31,920.00



# PROPERTY PHOTOS

TRACTS 1-19 - Northeast Corner



TRACTS 1-19 - Northwest Corner







TRACT 1

TRACT 1



TRACT 2



TRACT 2





TRACTS 4-19 - North



TRACT 4





TRACT 5



TRACT 5



TRACT 6 - Northeast Corner



TRACT 6



TRACT 6



TRACT 7

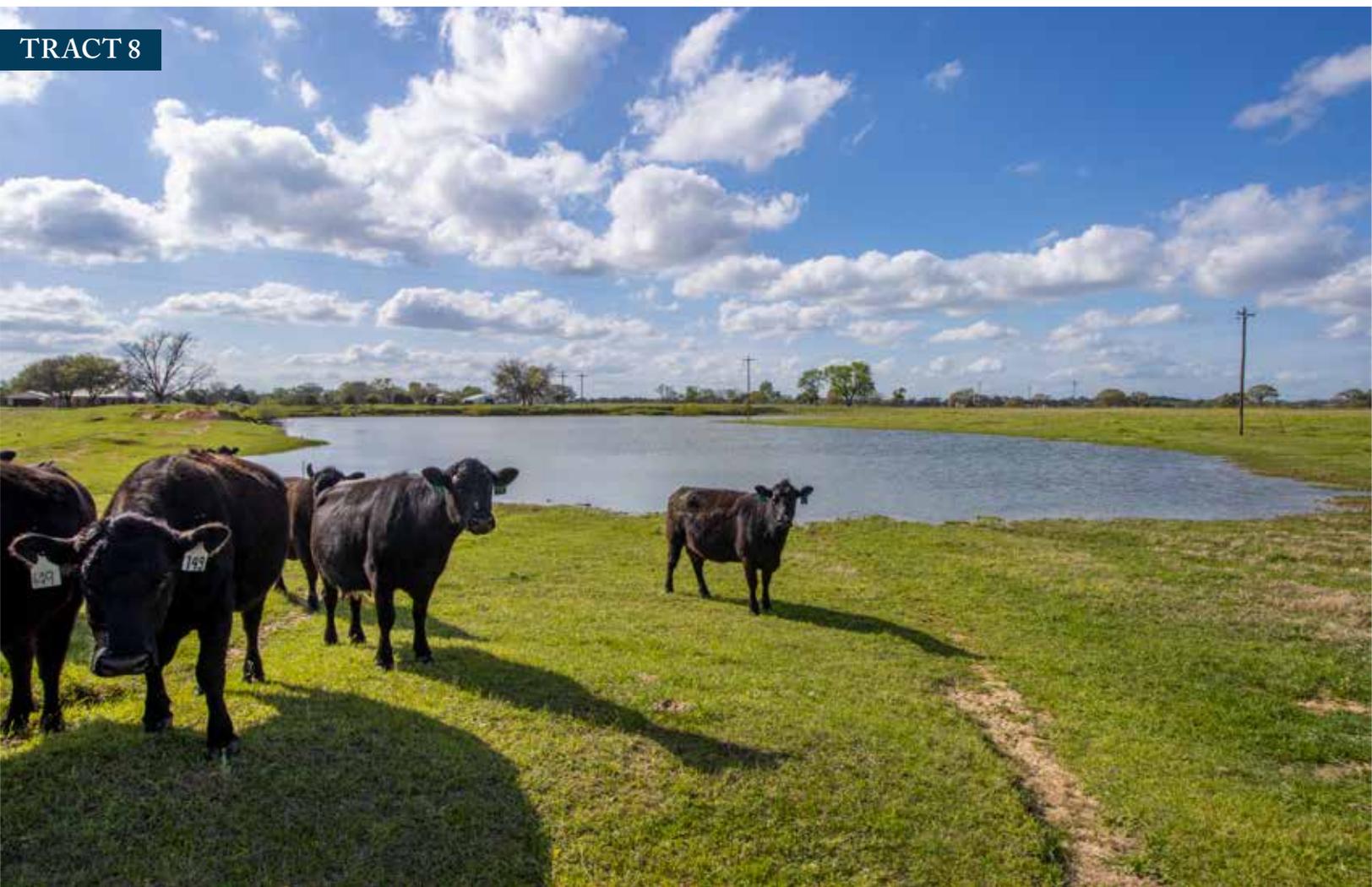


TRACT 8 - Northeast Corner

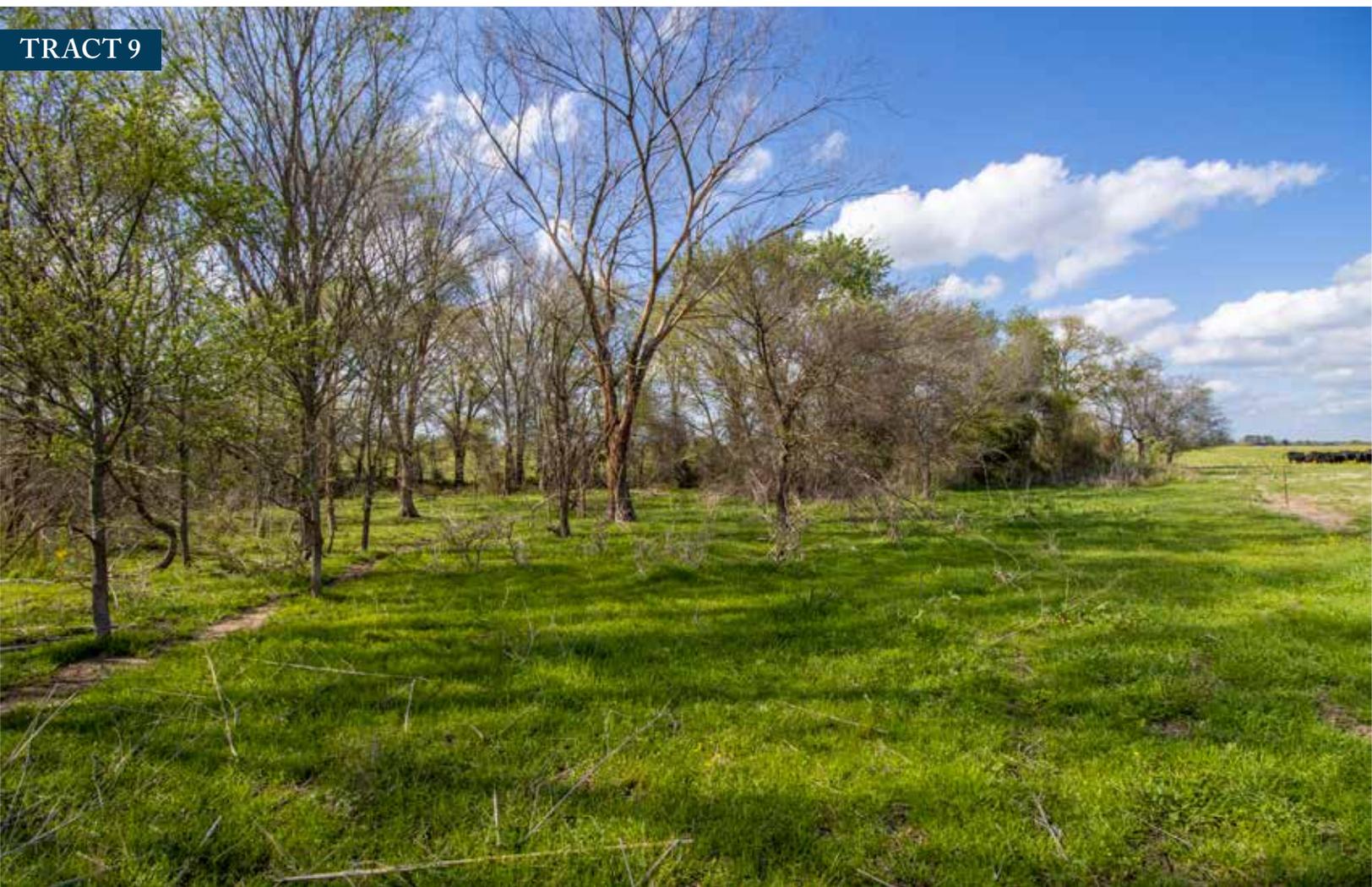


TRACT 8 - Watershed











TRACTS 10-17 - Northwest Corner



TRACT 10

TRACT 11



TRACT 12



TRACT 12



TRACT 12







TRACT 12

TRACT 12



TRACT 13



TRACT 13





TRACT 15



TRACT 15









TRACT 17 - Southwest Corner



TRACT 17





TRACT 18



TRACT 18

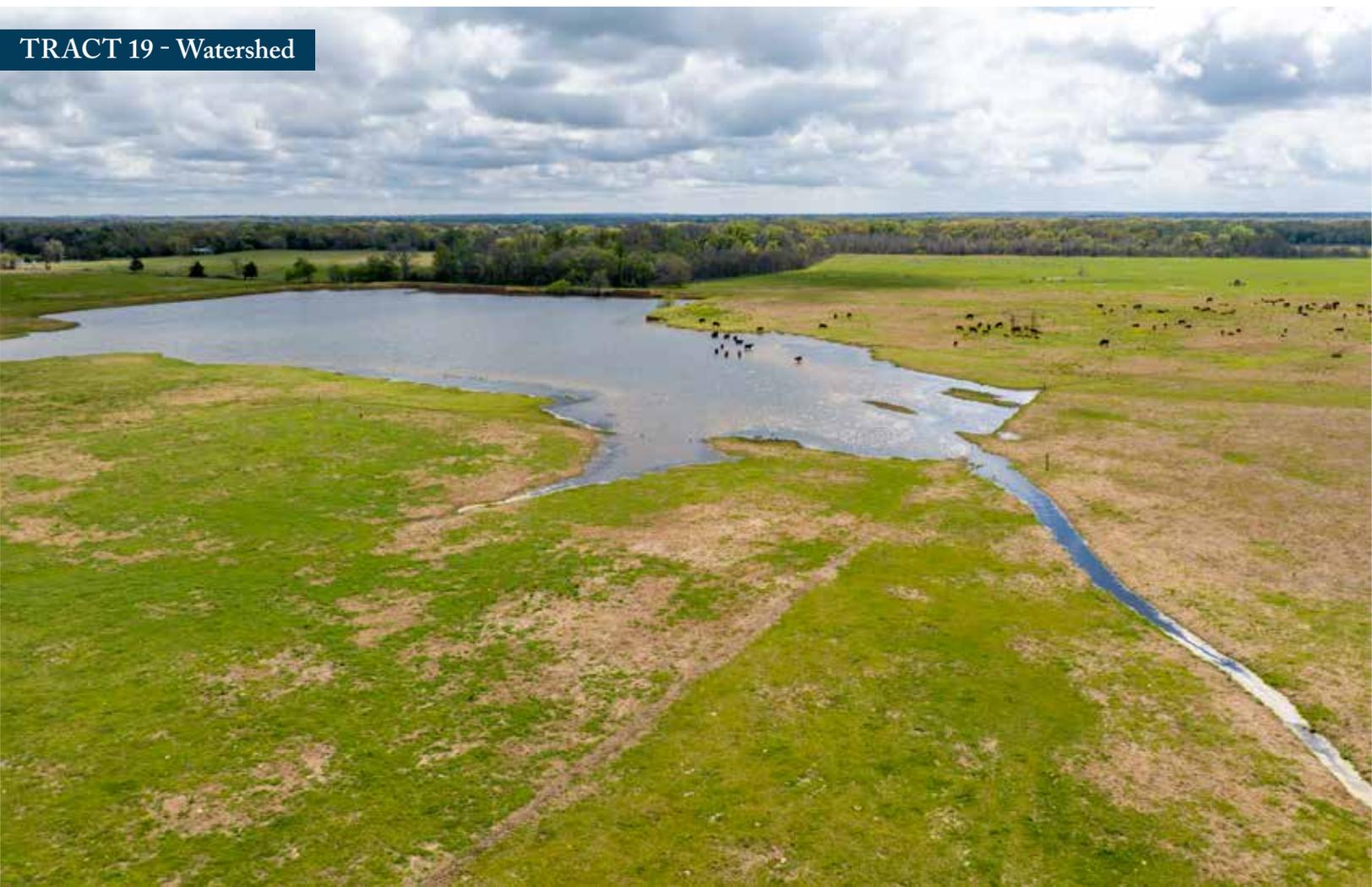




TRACT 19 - Watershed



TRACT 19 - Watershed







TRACT 19

TRACT 19





*Auction Manager:* **BRENT WELLINGS**  
405.332.5505 • [brent@schraderauction.com](mailto:brent@schraderauction.com)

*Real Estate License #618910  
Auctioneer License #16950*

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