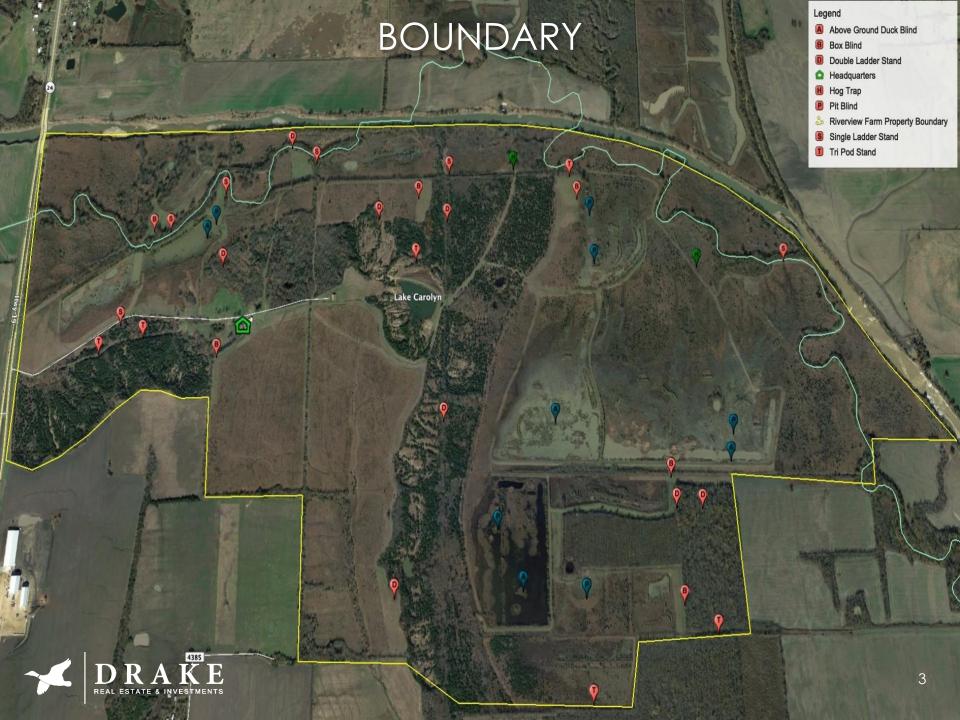


PROPERTY SUMMARY

- Approximately 1,436 acres
- 90 miles from Dallas
- 3 miles of frontage on the North Sulphur River
- Diverse wildlife habitat and terrain with approximately 500 acres on a ridge and 900 acres of river bottom
- All-season roads throughout the property
- 2,325 S.F. House
- 5 Workshop / Storage buildings totaling over 5,000 S.F.
- Approximately 1,420 Acres enrolled in Wetland Reserve Program (WRP)
- Approximately 16 acres, including a potential future home-site overlooking Lake Carolyn, remain outside the WRP
- For more information go to WWW.DRAKETEXAS.COM

LISTING PRICE: \$2,872,000





WATERFOWL HABITAT

- Enrolled in the Wetland Reserve Program (WRP) in 2002
- Wetland habitat designed and built by Ducks Unlimited in 2002-2003
- Approximately 350 acres of surface water capacity
- Over 5 miles of levees to manage and impound surface water
- 12 leveed wetland units ranging from 5 to 100 acres
- 4 duck ponds with 3 attached sloughs
- 10 above ground duck blinds and 6 pit blinds currently on property







WATERFOWL HABITAT











WHITETAIL HABITAT

- Enrolled in Texas Parks and Wildlife (TPWD) Managed Lands Deer Program (MLDP) since 2002 - Conservation Option
- MLDP Program allows for whitetail to be harvested by any legal means from the last Saturday in September through February 28th
- Multiple actively managed food plots
- Year-round feed program in place since 2002
- 6 box blinds and 20 ladder stands currently in place







WHITETAIL HABITAT









FISHING HABITAT

- 30+ Acres of freshwater fishing habitat has been created or enhanced
- Species that have been introduced to specific areas include Florida Strain Largemouth Bass, Channel Catfish, Coppernose Bluegill, Redear Sunfish, and Triploid Grass Carp
- Electrofishing survey and harvest program conducted annually to maintain a healthy fishery
- 5 Acre Lake Carolyn has a pier & diving platform







IMPROVEMENTS

- Approximately 2,325 S.F. house
- Completely renovated
- 4 bedrooms
- 2 full bathrooms
- Sleeps up to 18 people
- Central HVAC replaced in 2003
- Municipal water utility and onsite septic
- Septic system replaced approx.5 years ago
- Roof replaced approximately 5 years ago
- Electrical and Plumbing systems updated in 2002 / 2003







IMPROVEMENTS

- 26' x 40' Metal Building on concrete slab
 - Water and power
 - o 4 10' x 10' OH Doors
 - Commercial sink, skinning
 rack, floor drain
- 20' x 20' Storage Building
 - Water and power
- 12' x 20' Workshop / Dog Kennel
 - Water and power
- 45' x 72' Storage Barn
 - o 2 13' x 24' door openings







RIVERVIEW FARMS

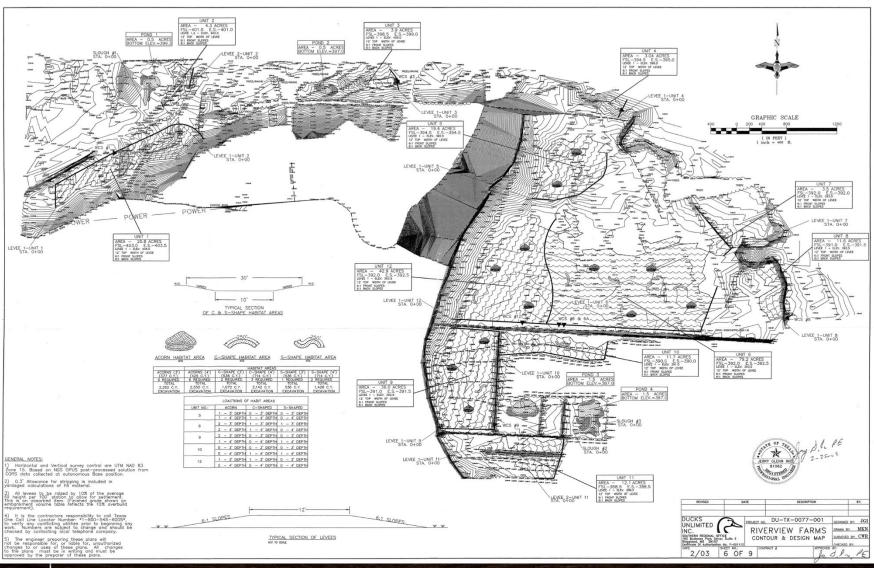
- Awarded 2004 EPA 5 Star Restoration Award for the Wetlands Restoration project on the property
- Awarded 2014 Delta County Texas Soil and Water Conservation District (SWCD) Outstanding Wildlife Conservationist
- Selected as 2015 Texas SWCD Region IV Wildlife Conservationist of the Year
- Implemented a complete and specific prescribed burning program beginning in 2015 to certain areas to accomplish specific management and ecological objectives to benefit wildlife and suppress certain woody plants while encouraging early succession grasses and forb growth.
- Owner has established relationships that will transfer, if desired, for all implemented programs. Owner uses trades for almost all programs, which allows them to be performed for minimal or no cost.





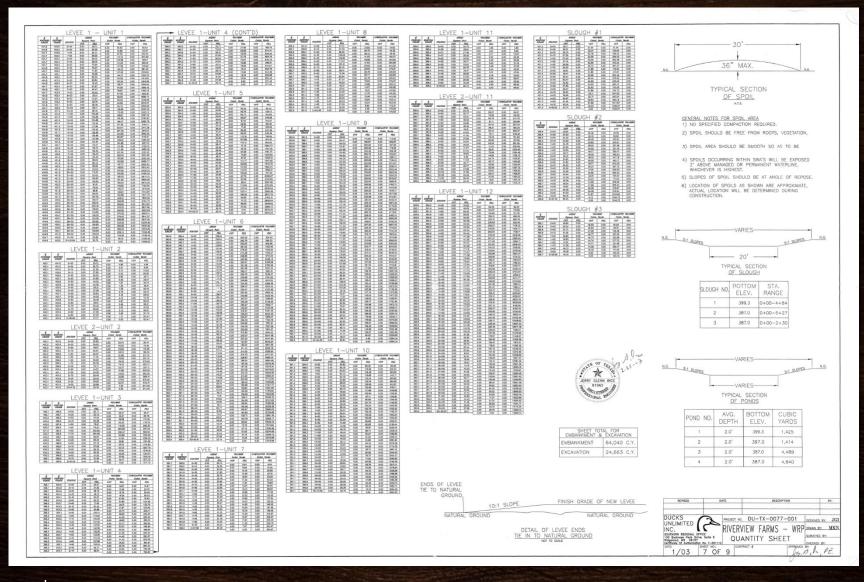


CONTOUR & DESIGN MAP



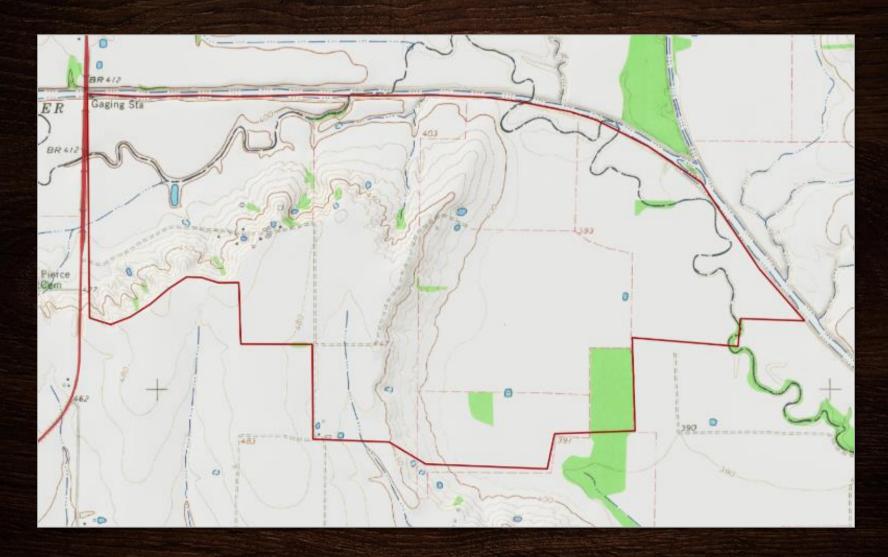


LEVEE DETAIL





TOPOGRAPHIC DETAIL





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