

156.181 ACRES

GONZALES COUNTY

BCHM YOUTH RANCH

LOCATION: The Baptist Child and Family Services Youth Ranch is located on U.S. Highway 183, about 1.4 miles south of Interstate 10 in northwestern Gonzales County. The property lies about 50 miles east of San Antonio, 140 miles west of Houston, 50 miles south of Austin, 12 miles northwest of Gonzales, the county seat and about five miles southeast of Luling. The address is 13326 U.S. Highway 183 North, Gonzales, Texas. The property has about 1,040 feet of frontage on the southwest right-of-way of U.S. Highway 183 with a nice landscaped rock entryway with a cattle guard and metal gate. A good caliche road leads about 1,500 feet to the headquarters. U.S. Highway 183 is a wide three lane highway at this point. (See maps.)

GENERAL: The BCHM Youth Ranch was purchased in 1987 and has served as a halfway house for orphans and displaced children removed from their homes by Child Protective Services over the years. The ranch was last operational in April of 2008. It has served as a recreational youth ranch with the extensive improvements with a substantial amount of infrastructure. The improvements were built with the sole purpose of benefiting the children and the staff for the administering of their needs. The ranch has an excellent location with easy access just off of I-10 and on the San Marcos River.

TERRAIN: The terrain is gently rolling with the high elevation of about 400 feet above mean sea level on a hill along U.S. 183 and sloping off to the southwest along the San Marcos River where the low is about 300' above msl. The central portion of the property is a low lying wooded marshy area, which will stand water in wetter times. It appears that there is approximately 65% of the property lying in Zone A, which is in the 100-year flood plain. The building structures are not in the flood plain. (See topographical map and FEMA flood plain maps 4802530050B and 4802530075B)

VEGETATION: The property is about 60% wooded, or, mostly wooded with several partly cleared areas with scattered trees. The land along U.S. 183 is mostly cleared with a scattering of post oak trees. There are a number of trees around the headquarters and as one drives past the headquarters toward the river there is the low lying heavily wooded area, then a couple of cleared areas of about 25 acres and then the heavily wooded areas along the river. The wooded areas along the river are made up mostly of large native pecan. Other trees found are large elm, hackberry, live oak, post oak, blackjack oak, hickory, cottonwood, yaupon trees, chinaberry

and willow. In the low-lying wooded area there are a number of palmetto palm. The native greases include little bluestem, KR bluestem, common Bermuda grass, coastal Bermuda grass, Texas winter grass, rescue grass and vine mesquite grass. (See aerial photo for the tree cover.)

WATER: The San Marcos River is the main surface water feature on the property. The river has a pretty blue green color, seems to be fairly deep and fast moving with an occasional shallow rapid area. With the meanders of the river the property has about 2,700 feet of frontage. There are two small stock tanks (one needs dam repair) and one natural lake, which holds water in wetter times. A water well at the headquarters is equipped with submersible pump, concreted storage tank and booster pump and not presently used. Located on U.S. Hwy 183 by the main entrance is a Luling City Water meter. Good quality water is piped from this meter via 2" PVC pipe servicing the headquarters and all of the improvements.

SOILS: The higher elevations near U.S. 183 have the loamy fine sands, which covers about 79 acres of the surface. In the marshy area near the center of the property about 47 acres of the surface has Navasota clay and the lower area consisting of about 37 acres nearer the San Marcos River is mostly clay with one small area of loamy fine sand. These soil types are more specifically mapped and described in the attached Soils Map and Soils Legend. (See attached Soils Map and Legend.)

IMPROVEMENTS: The property is fenced except for the area along the San Marcos River. It is cross-fenced into several pastures and traps. There is a decorative 3 rail white PVC fence, which was constructed on either side of the main entrance along the U.S. 183 right-of-way. The main structural improvements, which may be considered above standard construction, include the following:

Main Building – 7,120 sq. ft. – See attached Main Building and Office Floor Plans

Two-Story Dormitory – 4,848 sq. ft. – See attached floor plan

Single-Story Dormitory – 2,412 sq. ft. – See attached floor plan

Pantry/Laundry Building – 912 sq. ft.

Horse Barn – 1,540 sq. ft.

Covered Round Pen/Pipe Pens – 1,600 sq. ft. canopy

Metal Farm Implement Shed – 1,146 sq. ft.

Wooden Storage/Tack Room – 980 sq. ft.

These improvements are described individually below:

MAIN BUILDING: The Main Building is a one and one-half story building with brick veneer exterior with wood frame is built on a concrete slab and with a standing seam metal roof. There is an eight foot wide covered concrete

pebble finish porch spanning the front of the building and an additional covered porch in the rear. A 49' X 51' concrete parking area is adjacent to the building on the north side. The building was built in the 1960's and has been expanded and updated since then. It has 7,120 sq. ft. of gross living area and sleeps about 16 people. The main entrance has two wooden entry doors on the front of the building and a door on the north side of the building providing access to the office and reception area. Five glass sliding doors give access to covered porch on the rear of the building.

Included in the floor plans are: the reception area, conference room, two offices, break room, men's and women's restrooms, a washroom and the living area. The living area is set up as a dormitory layout with a large living room area with a large brick fireplace. This adjoins the large kitchen. There are four separate bedrooms, two with five beds each, one with four beds and a bedroom with a two-bed unit. For the living area, there are three bedrooms. These bedrooms have access from the rear porch as well via the five sliding glass doors. A staircase leads to a second story of about 1,227 sq. ft., which has a single bathroom and the two bedrooms, each with five beds. These two bedrooms have access to a second-story covered porch, which is also accessed by a steel staircase from the exterior of the building. The interior of the building is finished with vinyl floor tiles in the reception and office areas and drywall walls and ceilings throughout. All of the bathrooms are three-piece units with toilet, sink and shower. The large kitchen in the building has formica counter tops, vinyl floor tiles and extensive wood cabinetry. This building has central H/A.

TWO-STORY DORMITORY: The Two-Story Dormitory is located at the headquarters has about 4,848 sq. ft. and was built in 1985. It has four bedrooms and four baths and sleeps about 20 people. On the lower floor, there is the kitchen/dining area, the large common area with the fireplace, an additional living area and two bedrooms and two baths. The second story has two bedrooms and two bathrooms. The building was built on a concrete slab, has a stucco exterior on the southwest side and brick veneer on the three remaining sides. This two-story dormitory has a wooden porch on the second story level measuring 6' by 60'. Access to the second story porch is by an external wooden staircase located on the east end of the building. The windows are single-pane aluminum and the roof is of composition shingle. The interior of the dormitory is finished with drywalls and ceilings, ceramic floor tiles in the main areas and carpeting in the bedrooms. There is a single main entry door on the first floor with two entry doors on the second floor, leading to each bedroom. This building has central H/A.

SINGLE-STORY DORMITORY: This building was built in about 1987 and has about 2,412 sq. ft. The 3-bedroom, 3-bath dormitory sleeps about 15 people. The building, built on a concrete slab, is a wood frame building

with a standing seam roof, and wood shingle exterior with aluminum frame windows. There is a covered front porch with two entry doors and entry door on the rear of the building. The interior of the building is finished with ceramic tile flooring, drywall walls and ceilings and carpet in the bedrooms. The dormitory is outlaid with a large common kitchen/dining area, adjoining a bedroom and bathroom, with two more bedrooms and 2 baths and the living room. The bathrooms are three-piece units. The living room has access to an outside deck via french doors. A laundry room is located in the hallway in proximity to the bedrooms. Fluorescent lighting is used throughout. The building has central H/A.

PANTRY/LAUNDRY BUILDING: This building is located near the Main Building and is used for the storage food items for children and staff living at the facility, a laundry room, and a sorting room for donated clothing. The building has about 912 sq. ft., is constructed of plywood siding on a wood frame built on a concrete slab and has a metal roof. There are two walk-in doors as well a single eight-foot overhead door used for unloading shipments of clothing. The interior of the building is finished in drywall and is partitioned into a pantry area and a laundry area. It has two window-cooling units, fluorescent lights and gray painted floors.

HORSE BARN - The horse barn is constructed on a wood frame with metal exterior. It has a total of about 1,540 sq. ft. and is comprised of four 10' X 14' stalls located along either side of a 9' X 30' central breezeway all with a dirt floor. The adjoining 20'X 30' tack/storage (two) rooms and 160 sq. ft. covered porch are built on a concrete slab foundation.

COVERED ROUND PEN/PIPE PENS: Near the horse barn is the 33' in diameter covered round pen with bleachers for spectators. The open sided canopy covers about 1,600 sq. ft. over the round pen and the bleachers. There is an adjoining 82' in diameter round pen inside of a larger pen, all constructed of about 1,120 linear feet of two inch steel pipe fencing.

UTILITIES: Guadalupe Valley Electric Coop. provides the electric service, which is run to the improvements at the headquarters. Southwestern Bell Telephone provides the telephone service via wiring buried underground to the improvements. The Luling City Water has a water main along U.S. 183, which is piped via a 2" pipeline to the improvements on the property providing excellent quality water. Separate septic systems serve the three main buildings.

EASEMENTS: Other than the power and telephone service easements, there are at least two petroleum product easements crossing the property. One is to Texas Gas Service Company of Austin and another to Casa Corpus Christi-Luling Pipeline Company. There are no known road easements crossing

the property. A 100-year-old railroad berm crossing the property is now part of the property.

TAXES: The property lies in Gonzales County; but, also in the Luling Independent School District. The appraised value of the land and improvements total \$1,422,910. The Gonzales County Tax Appraisal office has taxes totaling \$28,808.23; however, the property has been in a tax-exempt status because of the ownership. This broker believes the land qualifies for Ag Use without a tax rollback.

CATTLE: There is presently a grazing lease, which has been in effect for several years. This fact could help establish the "Ag Use" status should a "for profit agriculture type buyer" purchase the ranch.

WILDLIFE: In the ranch and especially in the wooded areas the animals that may frequent the ranch are deer, raccoons, grey fox, bobcat, feral hog, wild turkey, squirrel, armadillo, skunk, opossum, and a variety of different birds. There are also bass, catfish and perch for fishing in the San Marcos River.

MINERALS: The owner owns 25% of the mineral estate under 149 acres and no minerals under about 7 acres. The owner will negotiate the conveyance of executive rights, rights to receive bonuses and royalty; but, they will insist on keeping some. There is no oil and gas lease in effect.

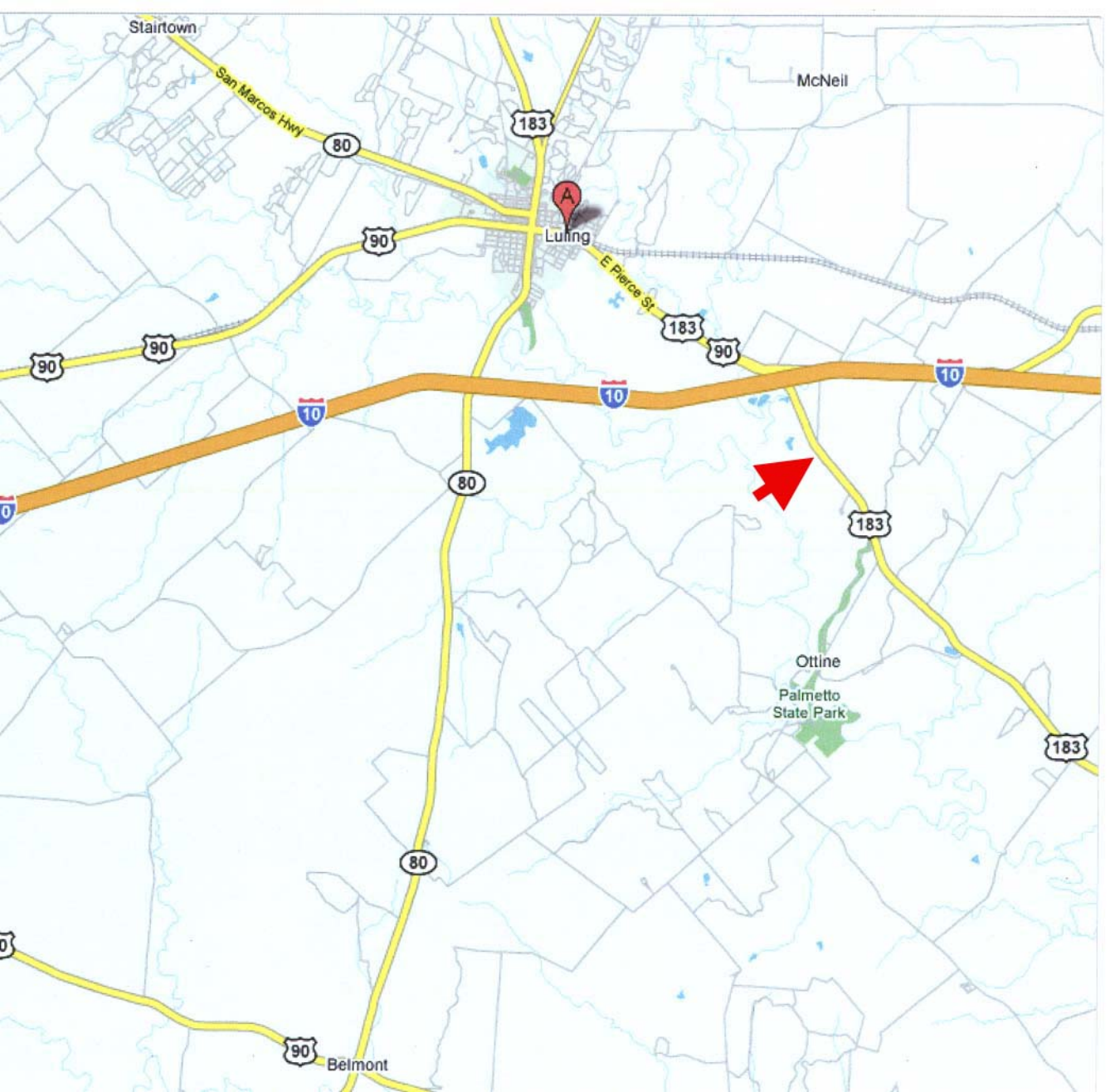
CHILD CARE LICENSE: The Texas Department of Child Protective Services has issued this property an Emergency Services Childcare License. This license is not transferable.

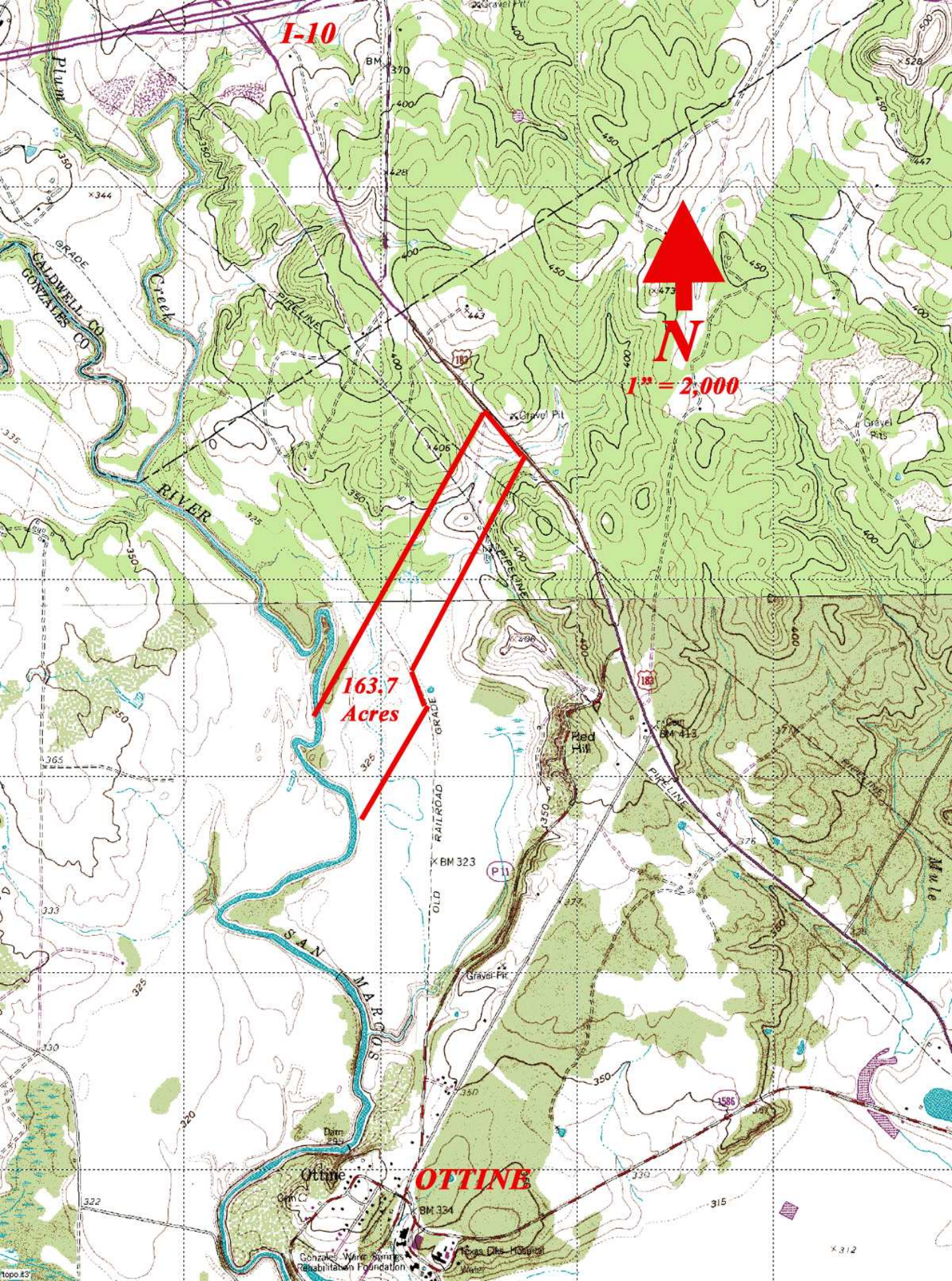
HIGHEST AND BEST USE: The BCHM Youth Ranch improvements were built specifically to fit the housing, recreation and other needs of the children and the staff. The highest and best use of this property with its associated high level of infrastructure and improvements might be for use as a recreational ranch for a youth camp, a rehabilitation center, or a corporate retreat.

PRICE: ~~\$1,100,000.~~ REDUCED TO \$995,000 cash to seller.

CONDITION OF SALE: The property is to be sold as is, where is, with all faults.

NOTE: The above information has been deemed correct, but is not guaranteed and is subject to changes, corrections, and/or withdrawal from the market without prior notice. The Owner makes no representations, warranties or disclosures as to the property except as to title. The property is "as is, where is" with all faults and without warranty, representation or guaranty, express or implied, as to the condition or fitness of the property.





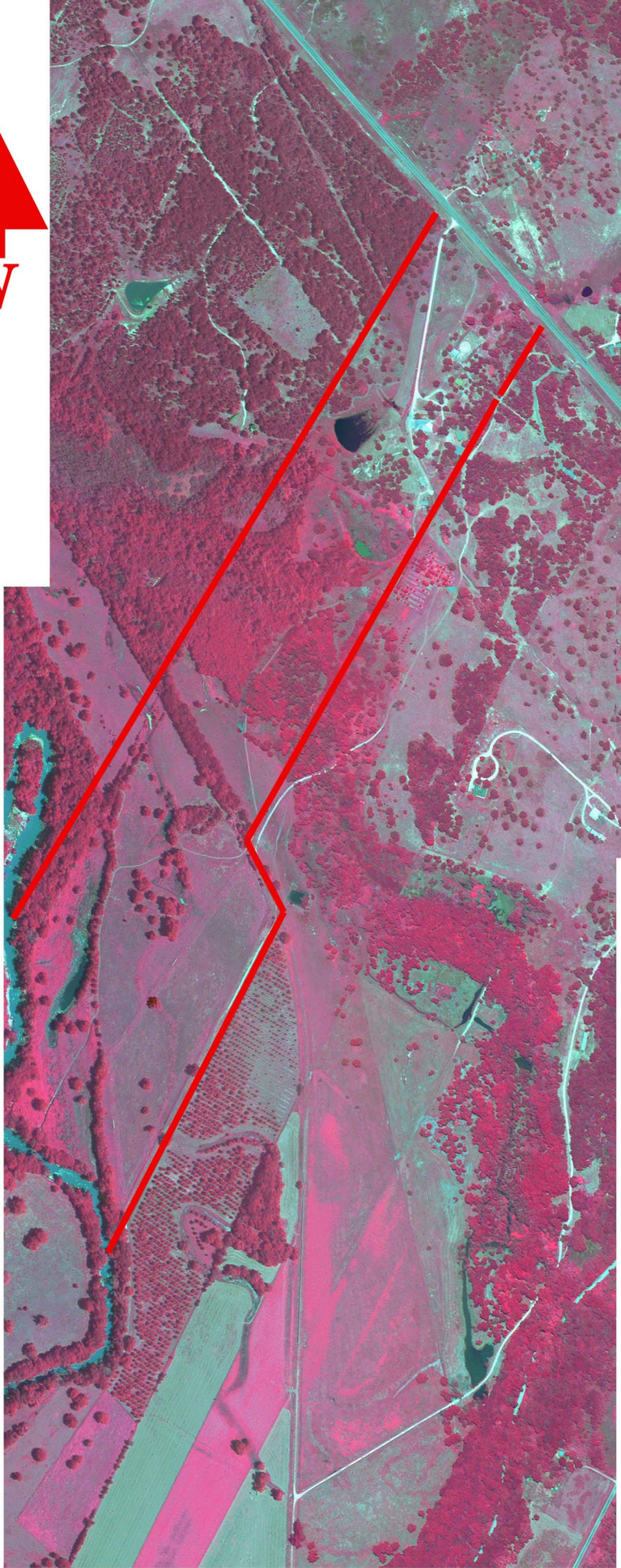
I-10



1" = 2,000'

**163.7
Acres**

OTTINE



Soil Map—Gonzales County, Texas
(BCFS Property)



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

3/3/2008
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Units

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Special Line Features

Gully

Short Steep Slope

Other

Political Features

Municipalities

Cities

Urban Areas

Water Features

Oceans

Streams and Canals

Transportation

Rails

Roads

Interstate Highways

US Routes

State Highways

Local Roads

Other Roads

Very Stony Spot

Wet Spot

Other

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 14N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

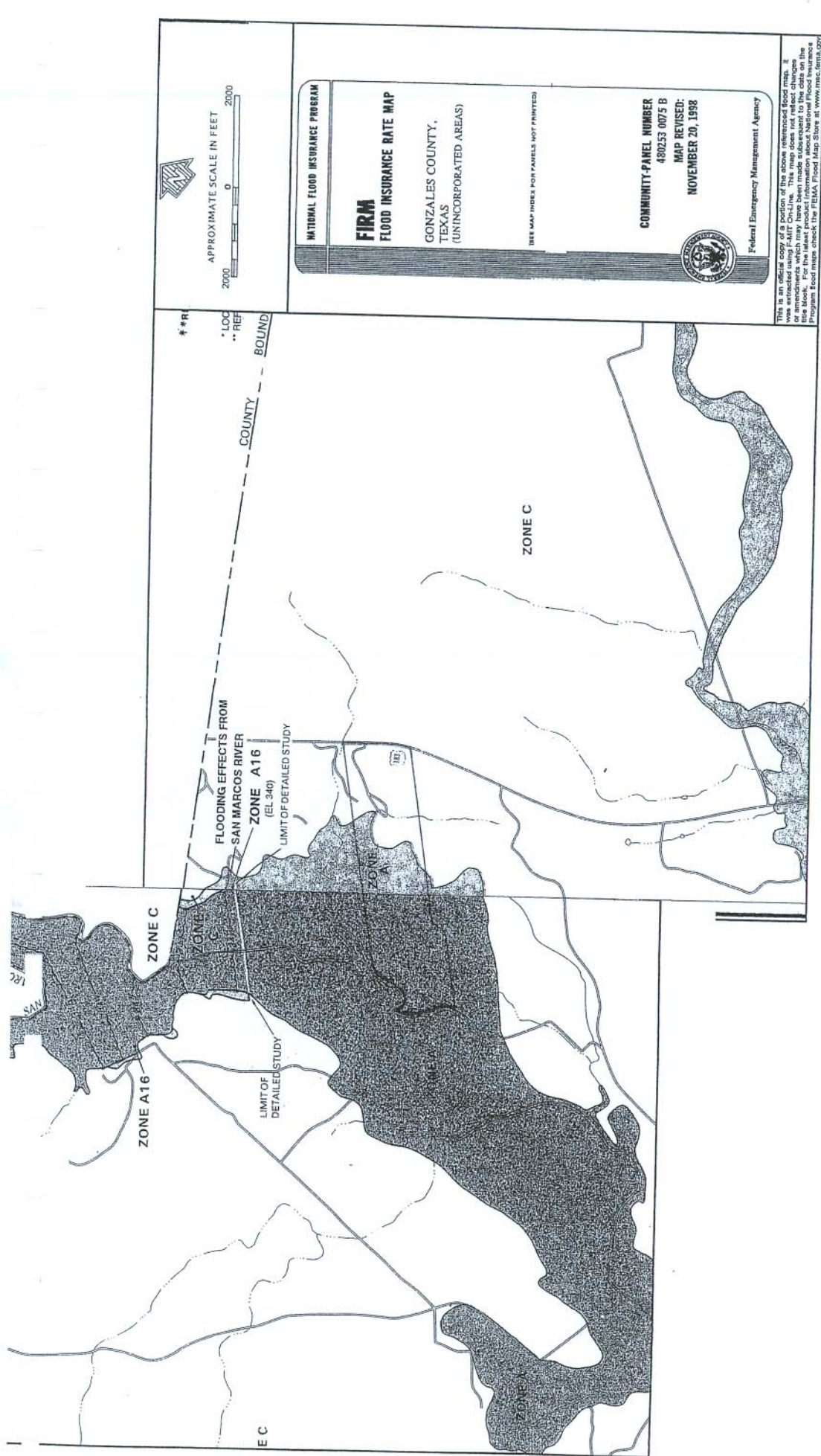
Soil Survey Area: Gonzales County, Texas
Survey Area Data: Version 7, Jan 3, 2007

Date(s) aerial images were photographed: 1995; 1/15/1995; 1/28/1995

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

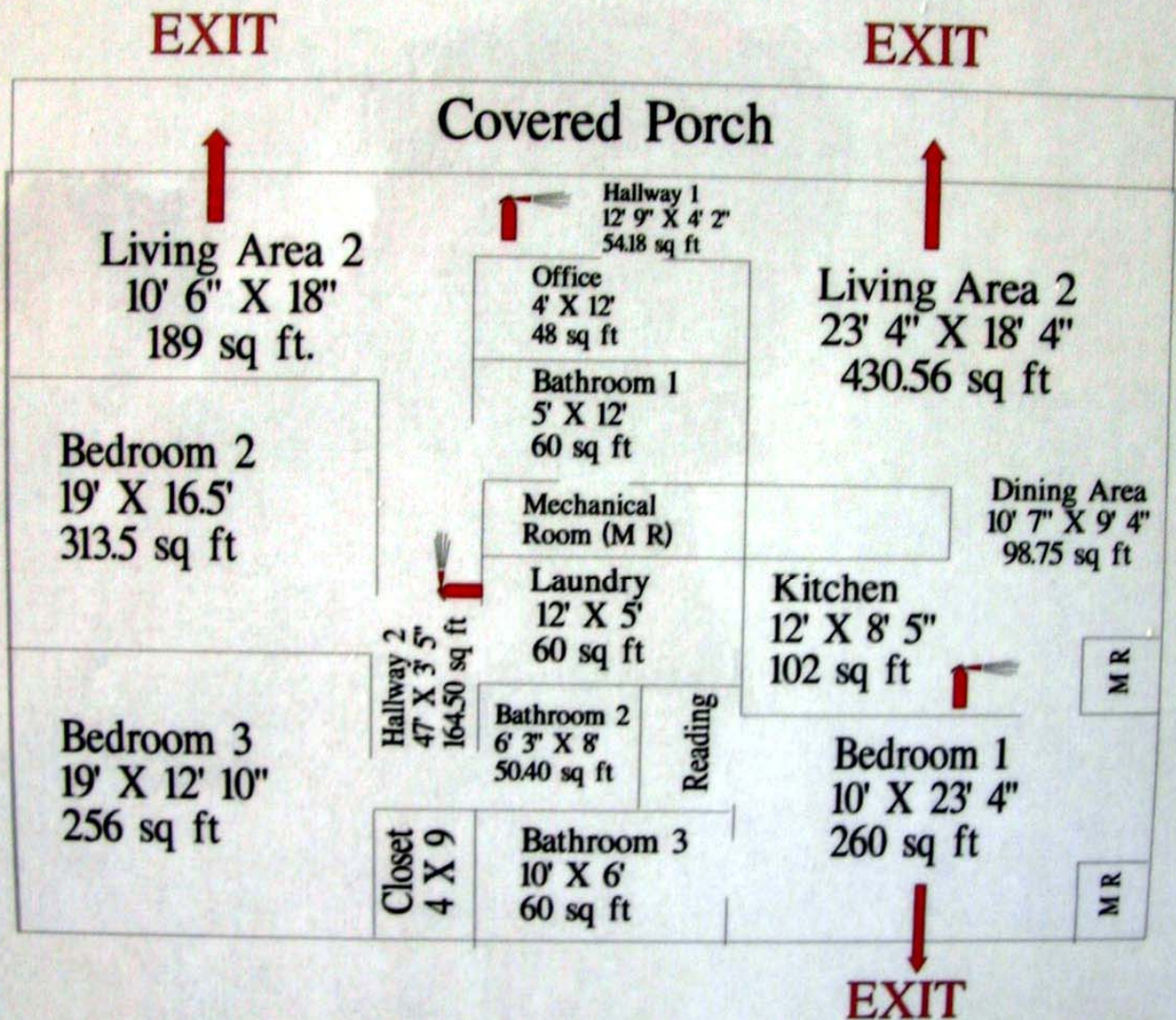
Map Unit Legend

Gonzales County, Texas (TX177)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
BoA	Bosque clay loam, 0 to 1 percent slopes, frequently flooded	19.8	12.6%
BpA	Bosque-Tinn complex, 0 to 1 percent slopes, frequently flooded	19.8	12.6%
GhC	Gholson loamy fine sand, 1 to 5 percent slopes	4.5	2.9%
NaA	Navasota clay, 0 to 1 percent slopes, frequently flooded	28.8	18.4%
PaC	Padina loamy fine sand, 0 to 5 percent slopes	38.4	24.5%
RoB	Rosanky fine sandy loam, 1 to 3 percent slopes	1.9	1.2%
RoC2	Rosanky fine sandy loam, 3 to 5 slopes, eroded	5.3	3.4%
SsC	Silstid loamy fine sand, 1 to 5 slopes	2.7	1.7%
ToA	Tinn clay, 0 to 1 percent slopes, frequently flooded	32.3	20.6%
W	Water	3.2	2.1%
Totals for Area of Interest (AOI)		156.7	100.0%



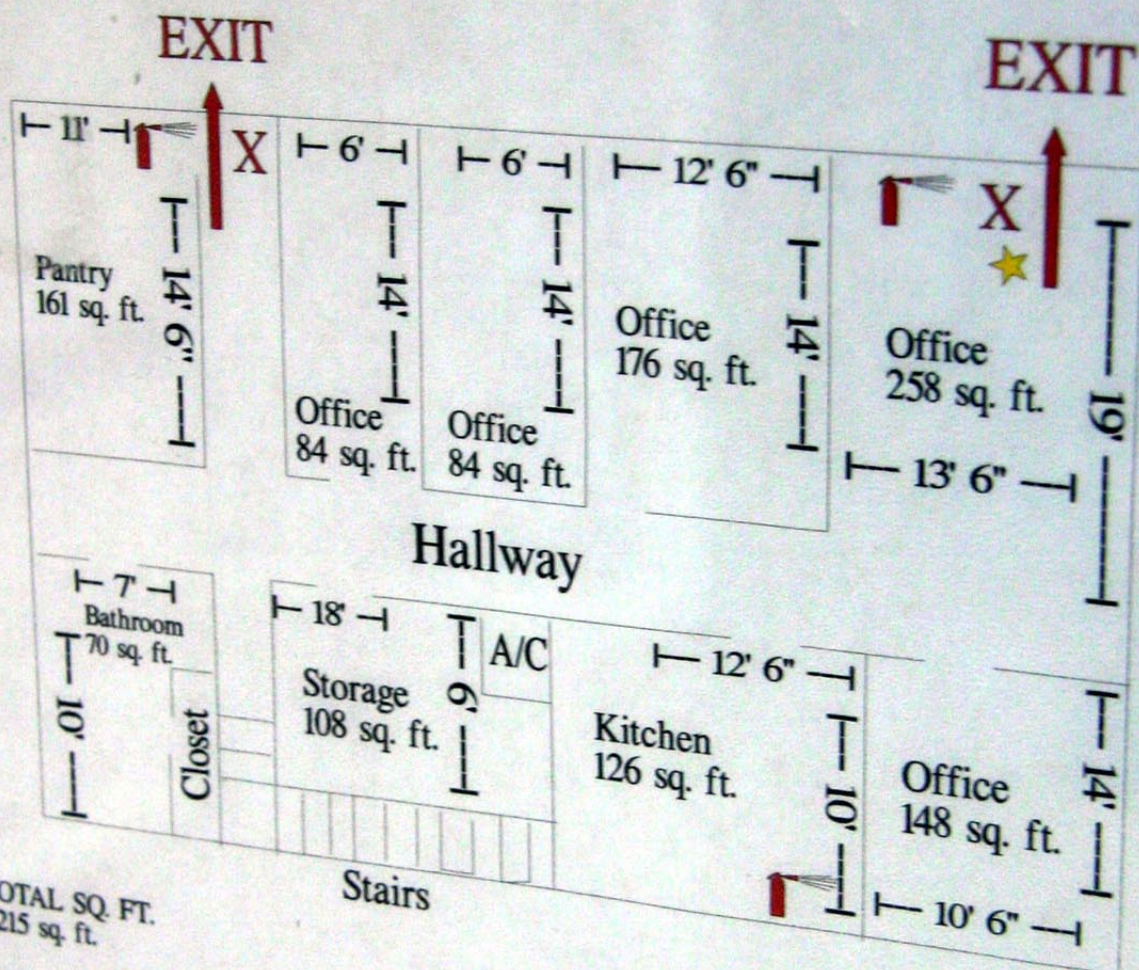
SINGLE STORY DORMITORY FLOOR PLAN

BOYS EXTENDED CARE FLOOR PLAN



MAIN BUILDING

OFFICE FLOOR PLAN



TOTAL SQ. FT.
1,215 sq. ft.

X Fire Alarm Station

Fire Extinguisher Locations

Emergency Exit

Tornado Location Downstairs

You Are Here

In Case of Tornado

1. Move to the area indicated for tornado shelter located downstairs.

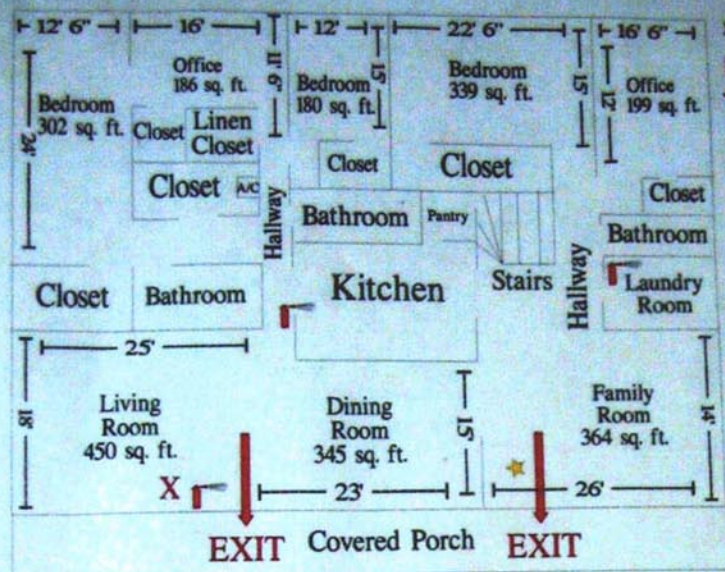
In Case of Fire

1. Leave the area if fire detected, close all doors as you exit.
2. Sound fire alarm and evacuate the building.
3. CALL 911
4. Do not attempt to fight the fire unless it is small and only if you have been properly trained in the use of fire extinguishers.
5. All residents and staff are to meet at the Assembly Area located outside.
6. Do not re-enter the building for any reason.

Revised 4-1-2006

MAIN BLDG DORMITORY FLOOR PLAN

GIRLS EMERGENCY SHELTER FLOOR PLAN DOWNSTAIRS VIEW



- X Fire Alarm Station
- Fire Extinguisher Locations
- Emergency Exit
- Tornado Location Downstairs
- ★ You Are Here

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In Case of Tornado

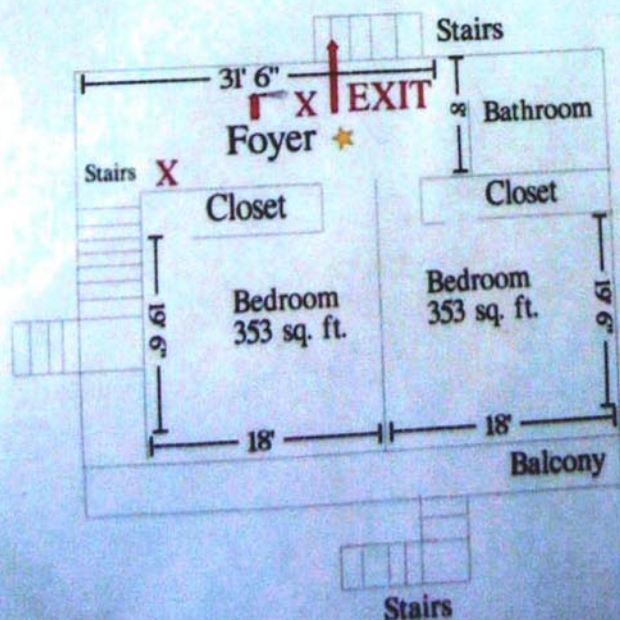
1. Move to the area indicated for tornado shelter located downstairs.

TOTAL SQ. FT.
OF BEDROOM SPACE:
5 Bedrooms
1,527 sq. ft.

TOTAL SQ. FT.
OF LIVING SPACE:
3,323 sq. ft.

Revised 4-1-2006

GIRLS EMERGENCY SHELTER FLOOR PLAN UPSTAIRS VIEW



- X Fire Alarm Station
- Fire Extinguisher Locations
- Emergency Exit
- Tornado Location Downstairs
- ★ You Are Here

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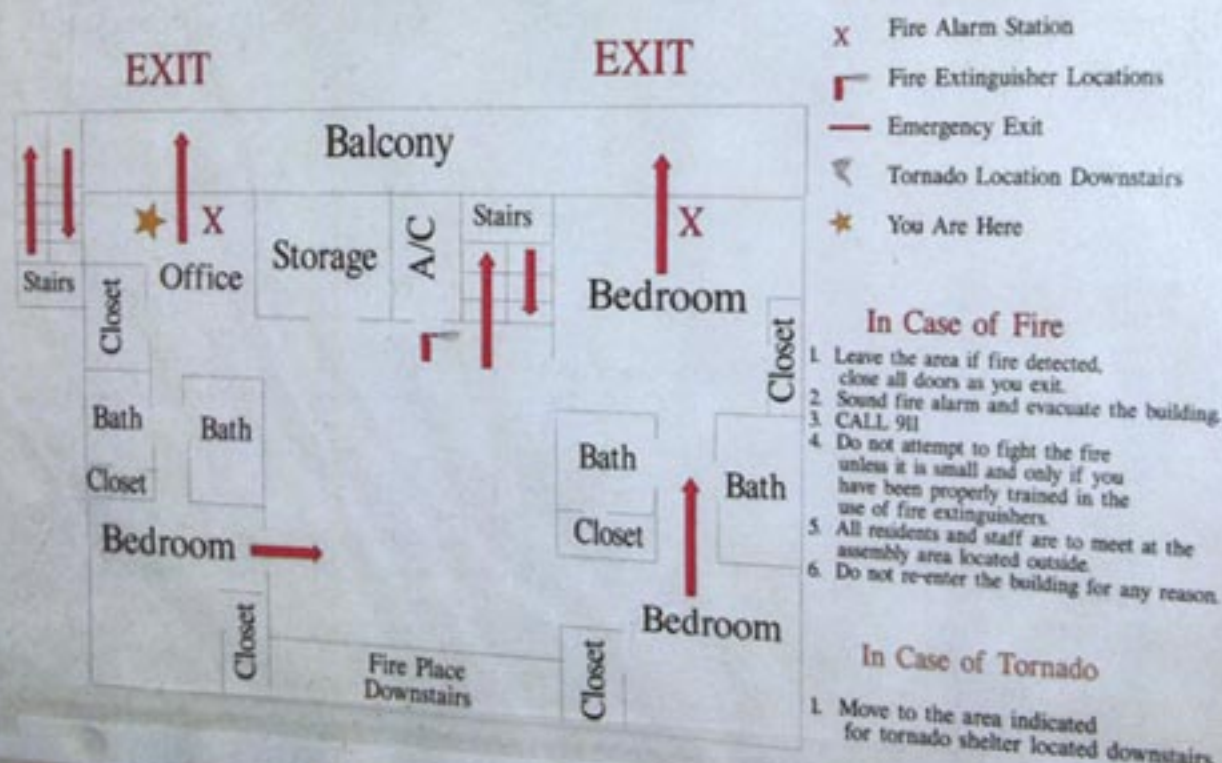
In Case of Tornado

1. Move to the area indicated for tornado shelter located downstairs.

Revised 4-1-2006

TWO STORY DORMITORY FLOOR PLAN

EMERGENCY SHELTER FLOOR PLAN UPSTAIRS VIEW



EMERGENCY SHELTER FLOOR PLAN DOWNSTAIRS VIEW

