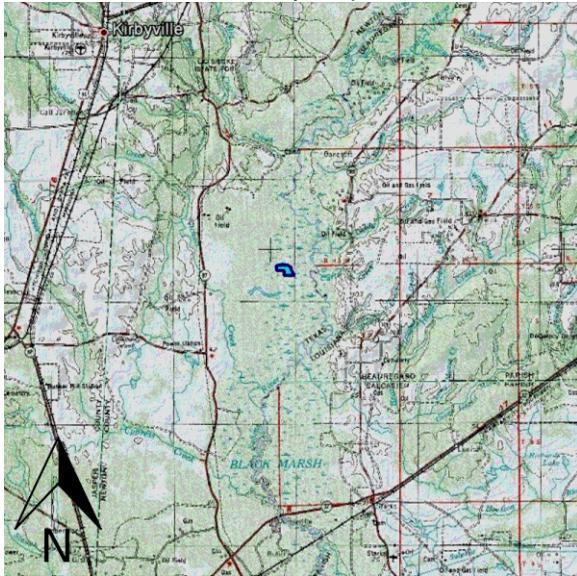


0010/998002

**KERA SEED ORCHARD - TEXAS**

Vicinity Map



Site Map



**Status:** ACTIVE  
**Department Name:** 04 ELECTED OFFICIALS  
**Agency Name:** 160 AGRICULTURE AND FORESTRY  
**Group:** OFFICE OF AGRICULTURE  
**Function:** FOREST SEED PRODUCTION ORCHARD  
**Facility:** KERA SEED ORCHARD - TEXAS  
**Address1:** 5 MILES EAST OFF HWY 87  
**Address2:** 9 MILES S. OF HWY 87 & FM 1416  
**City/State/Zip:** CALL, TX  
**Contact:** RENE SIMON  
**E-Mail:**

**Phone:** 225-922-1277

<b>Land Acquisition:</b> \$2,895,401.00	<b>Minerals:</b> UNKNOWN	<b>Ownership:</b> OWNED
<b>Convey Docs:</b> 2	<b>First Date:</b> 12/16/1997	
<b>Acres - Total:</b> 196.15	<b>Owned:</b> 196.15	<b>Leased:</b> 0.00
<b>Active Buildings:</b> 4	<b>Area (Sq Ft):</b> 2,072	<b>ROW:</b> 0.00
		<b>Replacement Cost:</b> \$41,353

**Legal Description:**

196 ACRES IN THE STATE OF TEXAS USED AS A FOREST SEED PRODUCTION ORCHARD IN NEWTON COUNTY, TEXAS.

**Additional Notes:**

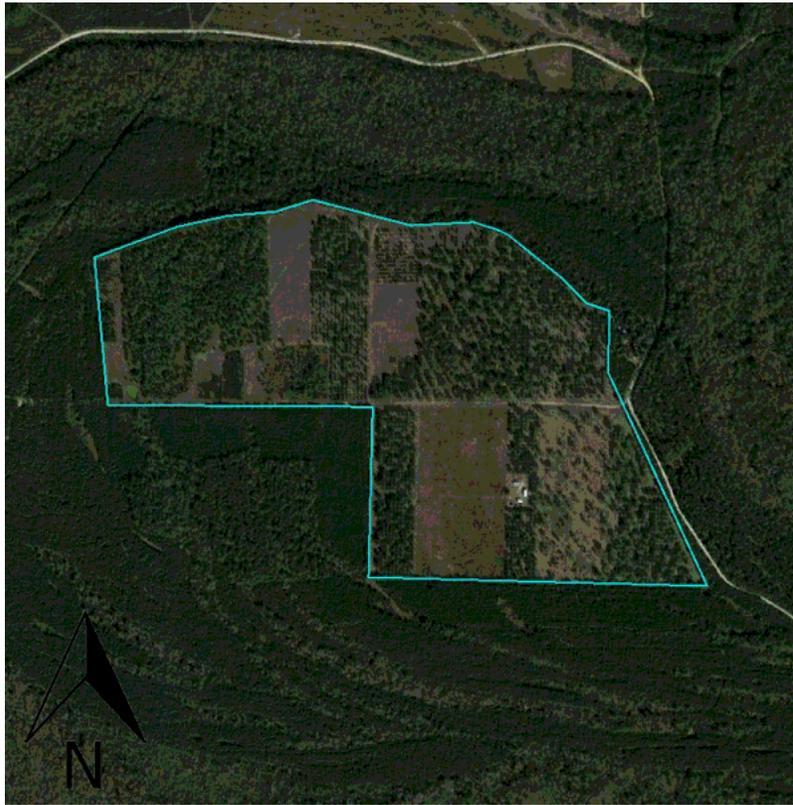
THIS SITE IS IN THE STATE OF TEXAS.

<b>Approx Land Value:</b>	\$305,000.00	<b>Approx Timber Value:</b>	\$0.00
<b>Approx Total Value:</b>	\$305,000.00		
<b>Annual Oper/Maint Expense:</b>	\$0.00	<b>Est Maint Backlog:</b>	\$0.00
<b>Current State of Utilization:</b>			

**Recommendations for Future Utilization:**

SELL

# Land for Sale



**Kera Seed Orchard  
Department of Agriculture and Forestry  
Forest Seed Production Orchard  
Highway 87, Newton/Buna, Texas  
Newton County**

**For**

**By  
State Land Office  
Division of Administration**

-

**By Susan Hendrix**

The subject property was inspected and appraised by Susan Hendrix, for the purpose of reporting an opinion of its estimated Market Value as of February 8, 2017.

**Market value** is defined as “the most probable price in terms of money which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus.”

The subject is a vacant 196.16 acre site (more or less) located off Highway 87, Newton/Buna, Texas, Newton County

The subject’s estimated market value is \$305,000.00

Site Value.....\$305,000.00

Total Market Value of Subject Property.....\$305,000.00

Accordingly, the total estimated market value of the subject property, in “as is” condition, as of February 8, 2017

Three Hundred Five Thousand Dollars

(\$305,000.00)

**SITE DATA:**

1.) **Location:**

The subject is a vacant 196.16 acre site (more or less) located off Highway 87, Newton/Buna, Texas, Newton County

2.) **Access:**

U. S. Highway 87, Newton/Buna, Texas, Newton County

3.) **Legal Description:**

See..... (Exhibit "A")

4.) **Municipal Address:**

Off Highway 87, Newton/Buna, Texas, Newton County

5.) **Acquisition:**

Price: Donation:

Date: December 16, 1997 (COB) 438-515

196.16 acres more or less

Vendor: Louisiana Pacific Corporation

Vendee: LA Agricultural Finance Authority

Est. Value: \$305,000.00

Potential Buyers: Two (2)

**APPRAISAL OF**



**LOCATED AT:**

OFF HWY 87  
BUNA, TX 77612

**FOR:**

Office of State Lands, Jonathan Robillard, Director  
1201 N. THIRD STREET  
BATON ROUGE, LA 70802

**BORROWER:**

Office of State Lands, Jonathan Robillard, Director

**AS OF:**

February 8, 2017

**BY:**

SUSAN HENDRIX  
CERTIFIED RESIDENTIAL APPRAISER

ADAC APPRAISALS

File No. VL07170017LADEPTFO

ASHLEY DUPREE, ESQ.  
Office of State Lands, Jonathan Robillard, Director  
1201 N. THIRD STREET  
BATON ROUGE, LA 70802

File Number: VL07170017LADEPTFORESTRY

DEAR LENDER/CLIENT:

In accordance with your request, I have appraised the real property at:

OFF HWY 87  
BUNA, TX 77612

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of February 8, 2017 is:

\$305,000  
Three Hundred Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

RESPECTFULLY SUBMITTED,



SUSAN HENDRIX  
CERTIFIED RESIDENTIAL APPRAISER

[www.adacappraisals.com](http://www.adacappraisals.com)

[shendrix@adacappraisals.com](mailto:shendrix@adacappraisals.com)

ADAC APPRAISALS  
**LAND APPRAISAL REPORT**

File No. VL07170017LADEPTFORES

<b>SUBJECT</b>	Borrower <u>Office of State Lands, Jonathan Robillard, Director</u> Census Tract _____ Map Reference <u>SEE LOCATION MAP</u>																																																																																																
	Property Address <u>OFF HWY 87</u>																																																																																																
<b>NEIGHBORHOOD</b>	City <u>BUNA</u> County <u>NEWTON</u> State <u>TX</u> Zip Code <u>77612</u>																																																																																																
	Legal Description <u>A15 EVANS SHOEMAKER SURVEY, RACT 1-1, ACRES 196.157</u>																																																																																																
	Sale Price <u>N/A</u> Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimus PUD																																																																																																
	Actual Real Estate Taxes <u>\$703.80</u> (yr.) Loan charges to be paid by seller _____ Other sale concessions _____																																																																																																
	Lender/Client <u>Office of State Lands, Jonathan Robillard, Director</u> Address <u>1201 N. THIRD STREET, BATON ROUGE, LA 70802</u>																																																																																																
	Occupant <u>LA DEPT OF AGRICULTURE</u> , Appraiser <u>SUSAN HENDRIX</u> Instructions to Appraiser <u>CONSIDER PROPERTY 'AS IS'. ASSUME LEGAL ACCESS &amp; NO ENVIRONMENTAL ISSUES.</u>																																																																																																
	<table border="0" style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;">                 Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural                  Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%                  Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow                  Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining                  Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply                  Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.             </td> <td style="width:50%; vertical-align: top;"> <table border="0" style="width:100%;"> <tr><td>Employment Stability</td><td>Good</td><td>Avg</td><td>Fair</td><td>Poor</td></tr> <tr><td>Convenience to Employment</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Shopping</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Schools</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Adequacy of Public Transportation</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Recreational Facilities</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Adequacy of Utilities</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Property Compatibility</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Protection from Detrimental Conditions</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Police and Fire Protection</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>General Appearance of Properties</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Appeal to Market</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table> </td> </tr> </table>		Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	<table border="0" style="width:100%;"> <tr><td>Employment Stability</td><td>Good</td><td>Avg</td><td>Fair</td><td>Poor</td></tr> <tr><td>Convenience to Employment</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Shopping</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Schools</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Adequacy of Public Transportation</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Recreational Facilities</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Adequacy of Utilities</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Property Compatibility</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Protection from Detrimental Conditions</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Police and Fire Protection</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>General Appearance of Properties</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Appeal to Market</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	Employment Stability	Good	Avg	Fair	Poor	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																	
	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	<table border="0" style="width:100%;"> <tr><td>Employment Stability</td><td>Good</td><td>Avg</td><td>Fair</td><td>Poor</td></tr> <tr><td>Convenience to Employment</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Shopping</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Convenience to Schools</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Adequacy of Public Transportation</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Recreational Facilities</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Adequacy of Utilities</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Property Compatibility</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Protection from Detrimental Conditions</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Police and Fire Protection</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>General Appearance of Properties</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Appeal to Market</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	Employment Stability	Good	Avg	Fair	Poor	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																			
	Employment Stability	Good	Avg	Fair	Poor																																																																																												
	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																												
Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																													
Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																													
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																													
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																													
Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																													
Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																													
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																													
Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																													
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																													
Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																													
Present <u>65</u> % One-Unit <u>   </u> % 2-4 Units <u>   </u> % Apts <u>   </u> % Condo <u>   </u> % Commercial Land Use <u>   </u> % Industrial <u>30</u> % Vacant <u>   </u> % Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place(*) (*)From _____ To _____ Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant _____ One-Unit Price Range \$ <u>15,000</u> to \$ <u>1,200,000</u> Predominant Value \$ <u>110,000</u> One-Unit Age <u>0</u> yrs. to <u>100</u> yrs. Predominant Age <u>25</u> yrs.																																																																																																	
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>PROPERTY IS LOCATED INSIDE ANOTHER PRIVATE TRACT, WHICH IS BEHIND LOCKED GATES. THIS PROPERTY WOULD NOT BE CONSIDERED CONVENIENT TO AREA SCHOOLS, DUE TO THE ACCESS, WHICH IS ASSUMED A LEGAL EASEMENT.</u>																																																																																																	
<b>SITE</b>	Dimensions <u>NO CURRENT SURVEY PROVIDED</u> = <u>196.157 ac</u> <u>196.157 ac</u> <input type="checkbox"/> Corner Lot																																																																																																
	Zoning Classification <u>NO ZONING IN MARKET AREA</u> Present Improvements <input type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations																																																																																																
	Highest and Best Use <input type="checkbox"/> Present Use <input checked="" type="checkbox"/> Other (specify) <u>IMPROVED PASTURE</u>																																																																																																
	<table border="0" style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;">                 Elec. <input type="checkbox"/>                  Gas <input type="checkbox"/>                  Water <input type="checkbox"/>                  San. Sewer <input type="checkbox"/>                  Undergound Elec &amp; Tel <input type="checkbox"/> </td> <td style="width:50%; vertical-align: top;">                 OFF-SITE IMPROVEMENTS                  Street Access <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private                  Surface <u>DIRT/ROCK</u>                  Maintenance <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private  <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter  <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights             </td> </tr> </table>		Elec. <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> San. Sewer <input type="checkbox"/> Undergound Elec & Tel <input type="checkbox"/>	OFF-SITE IMPROVEMENTS Street Access <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Surface <u>DIRT/ROCK</u> Maintenance <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights																																																																																													
	Elec. <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> San. Sewer <input type="checkbox"/> Undergound Elec & Tel <input type="checkbox"/>	OFF-SITE IMPROVEMENTS Street Access <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Surface <u>DIRT/ROCK</u> Maintenance <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights																																																																																															
	Topo <u>GENTLY ROLLING</u> Size <u>196.157 ac</u> Shape <u>IRREGULAR</u> View <u>WDS/CAMP</u> Drainage <u>APPEARS ADEQUATE</u> Property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) <u>PROPERTY HAS BEEN A SPECIFIC USE PROPERTY (TIMBER INDUSTRY SEED FARM), AND IS BEING CONSIDERED AS A PROPERTY WHICH IS IMPROVED TO MOWABLE PASTURE, WITH SCATTERED TREES, MIXED WOODS &amp; A POND WITH A FENCED PERIMETER. ASSUMED NO ENVIRONMENTAL ISSUES. WELL IS ASSUMED FUNCTIONAL. STRUCTURES HAVE BEEN CLEANED OUT &amp; ARE GIVEN STORAGE VALUE.</u>																																																																																																
	The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.																																																																																																
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td><u>OFF HWY 87</u></td> <td><u>197 ACRES Co Rd 2053</u></td> <td><u>1498 CR 2004</u></td> <td><u>COUNTY ROAD 2016</u></td> </tr> <tr> <td></td> <td><u>BUNA</u></td> <td><u>BURKEVILLE, TX 75932</u></td> <td><u>BON WIER, TX 75928</u></td> <td><u>NEWTON, TX 75966</u></td> </tr> <tr> <td>Proximity to subject</td> <td></td> <td><u>30.95 miles NE</u></td> <td><u>18.92 miles NE</u></td> <td><u>21.85 miles NE</u></td> </tr> <tr> <td>Sales Price</td> <td><u>\$ N/A</u></td> <td><u>\$ 250,000</u></td> <td><u>\$ 195,000</u></td> <td><u>\$ 183,000</u></td> </tr> <tr> <td>Price \$/Sq. Ft.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Data Source</td> <td></td> <td><u>TAR#65275 729 DOM</u></td> <td></td> <td></td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> </tr> <tr> <td></td> <td></td> <td><u>03/04/2016</u></td> <td><u>01/12/2017</u></td> <td><u>02/07/2014</u></td> </tr> <tr> <td>Location</td> <td><u>RURAL/DIRT</u></td> <td><u>RURAL/ GRAVEL</u></td> <td><u>RURAL ASPHLT ROCK</u></td> <td><u>RURAL/DIRT</u></td> </tr> <tr> <td>Site/View</td> <td><u>WDS/CAMP</u></td> <td><u>RES</u></td> <td><u>WDS/RES</u></td> <td><u>WDS</u></td> </tr> <tr> <td>SIZE</td> <td><u>196.16 AC</u></td> <td><u>197.00 ac</u></td> <td><u>130.00 ac</u></td> <td><u>82 AC</u></td> </tr> <tr> <td>CONDITION</td> <td><u>IMPROVD/WDS</u></td> <td><u>WDS/IMPROVD</u></td> <td><u>CUTOVER/WDS</u></td> <td><u>IMP PAST</u></td> </tr> <tr> <td>IMPROVEMENTS</td> <td><u>FNCD,PND,STOR</u></td> <td><u>BLD,FNC,CREEK</u></td> <td><u>CREEK</u></td> <td><u>FNC,BARN/PENS</u></td> </tr> <tr> <td>UTILITIES</td> <td><u>WELL</u></td> <td><u>ELEC &amp; SEPTIC</u></td> <td><u>ELEC IN AREA</u></td> <td><u>ELEC &amp; WTR</u></td> </tr> <tr> <td>Sales or Financing Concessions</td> <td></td> <td><u>CONVENTIONAL</u></td> <td><u>CONVENTIONAL</u></td> <td><u>CONVENTIONAL</u></td> </tr> <tr> <td></td> <td></td> <td><u>NONE KNOWN</u></td> <td><u>NONE KNOWN</u></td> <td><u>NONE KNOWN</u></td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td><input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>50,000</u></td> <td><input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>111,100</u></td> <td><input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>127,400</u></td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>Gross Adj: <u>20.0 %</u> Net Adj: <u>20.0 %</u> \$ <u>300,000</u></td> <td>Gross Adj: <u>77.0 %</u> Net Adj: <u>57.0 %</u> \$ <u>306,100</u></td> <td>Gross Adj: <u>69.6 %</u> Net Adj: <u>69.6 %</u> \$ <u>310,400</u></td> </tr> </tbody> </table>		ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	<u>OFF HWY 87</u>	<u>197 ACRES Co Rd 2053</u>	<u>1498 CR 2004</u>	<u>COUNTY ROAD 2016</u>		<u>BUNA</u>	<u>BURKEVILLE, TX 75932</u>	<u>BON WIER, TX 75928</u>	<u>NEWTON, TX 75966</u>	Proximity to subject		<u>30.95 miles NE</u>	<u>18.92 miles NE</u>	<u>21.85 miles NE</u>	Sales Price	<u>\$ N/A</u>	<u>\$ 250,000</u>	<u>\$ 195,000</u>	<u>\$ 183,000</u>	Price \$/Sq. Ft.					Data Source		<u>TAR#65275 729 DOM</u>			Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION			<u>03/04/2016</u>	<u>01/12/2017</u>	<u>02/07/2014</u>	Location	<u>RURAL/DIRT</u>	<u>RURAL/ GRAVEL</u>	<u>RURAL ASPHLT ROCK</u>	<u>RURAL/DIRT</u>	Site/View	<u>WDS/CAMP</u>	<u>RES</u>	<u>WDS/RES</u>	<u>WDS</u>	SIZE	<u>196.16 AC</u>	<u>197.00 ac</u>	<u>130.00 ac</u>	<u>82 AC</u>	CONDITION	<u>IMPROVD/WDS</u>	<u>WDS/IMPROVD</u>	<u>CUTOVER/WDS</u>	<u>IMP PAST</u>	IMPROVEMENTS	<u>FNCD,PND,STOR</u>	<u>BLD,FNC,CREEK</u>	<u>CREEK</u>	<u>FNC,BARN/PENS</u>	UTILITIES	<u>WELL</u>	<u>ELEC &amp; SEPTIC</u>	<u>ELEC IN AREA</u>	<u>ELEC &amp; WTR</u>	Sales or Financing Concessions		<u>CONVENTIONAL</u>	<u>CONVENTIONAL</u>	<u>CONVENTIONAL</u>			<u>NONE KNOWN</u>	<u>NONE KNOWN</u>	<u>NONE KNOWN</u>	Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>50,000</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>111,100</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>127,400</u>	Indicated Value of Subject		Gross Adj: <u>20.0 %</u> Net Adj: <u>20.0 %</u> \$ <u>300,000</u>	Gross Adj: <u>77.0 %</u> Net Adj: <u>57.0 %</u> \$ <u>306,100</u>	Gross Adj: <u>69.6 %</u> Net Adj: <u>69.6 %</u> \$ <u>310,400</u>
	ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																																												
Address	<u>OFF HWY 87</u>	<u>197 ACRES Co Rd 2053</u>	<u>1498 CR 2004</u>	<u>COUNTY ROAD 2016</u>																																																																																													
	<u>BUNA</u>	<u>BURKEVILLE, TX 75932</u>	<u>BON WIER, TX 75928</u>	<u>NEWTON, TX 75966</u>																																																																																													
Proximity to subject		<u>30.95 miles NE</u>	<u>18.92 miles NE</u>	<u>21.85 miles NE</u>																																																																																													
Sales Price	<u>\$ N/A</u>	<u>\$ 250,000</u>	<u>\$ 195,000</u>	<u>\$ 183,000</u>																																																																																													
Price \$/Sq. Ft.																																																																																																	
Data Source		<u>TAR#65275 729 DOM</u>																																																																																															
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION																																																																																													
		<u>03/04/2016</u>	<u>01/12/2017</u>	<u>02/07/2014</u>																																																																																													
Location	<u>RURAL/DIRT</u>	<u>RURAL/ GRAVEL</u>	<u>RURAL ASPHLT ROCK</u>	<u>RURAL/DIRT</u>																																																																																													
Site/View	<u>WDS/CAMP</u>	<u>RES</u>	<u>WDS/RES</u>	<u>WDS</u>																																																																																													
SIZE	<u>196.16 AC</u>	<u>197.00 ac</u>	<u>130.00 ac</u>	<u>82 AC</u>																																																																																													
CONDITION	<u>IMPROVD/WDS</u>	<u>WDS/IMPROVD</u>	<u>CUTOVER/WDS</u>	<u>IMP PAST</u>																																																																																													
IMPROVEMENTS	<u>FNCD,PND,STOR</u>	<u>BLD,FNC,CREEK</u>	<u>CREEK</u>	<u>FNC,BARN/PENS</u>																																																																																													
UTILITIES	<u>WELL</u>	<u>ELEC &amp; SEPTIC</u>	<u>ELEC IN AREA</u>	<u>ELEC &amp; WTR</u>																																																																																													
Sales or Financing Concessions		<u>CONVENTIONAL</u>	<u>CONVENTIONAL</u>	<u>CONVENTIONAL</u>																																																																																													
		<u>NONE KNOWN</u>	<u>NONE KNOWN</u>	<u>NONE KNOWN</u>																																																																																													
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>50,000</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>111,100</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>127,400</u>																																																																																													
Indicated Value of Subject		Gross Adj: <u>20.0 %</u> Net Adj: <u>20.0 %</u> \$ <u>300,000</u>	Gross Adj: <u>77.0 %</u> Net Adj: <u>57.0 %</u> \$ <u>306,100</u>	Gross Adj: <u>69.6 %</u> Net Adj: <u>69.6 %</u> \$ <u>310,400</u>																																																																																													
Comments on Market Data <u>3 AREA COMPARABLE SALES FOUND SINCE JANUARY 2014, RANGING FROM 82 TO 197 ACRES, AND FROM \$1269.04 TO \$2231.71~ACRE, WITH CONDITION RANGING FROM WOODED/CUTOVER TO IMPROVED TO MOWABLE WITH SCATTERED TREES, AND A VARIETY OF IMPROVEMENTS &amp; UTILITIES PRESENT.</u>																																																																																																	
Comments and Conditions of Appraisal <u>PARCEL#44518--PRIOR DEED DATE OF 06/11/1998 GIFT DEED FROM LOUISIANA PACIFIC TO LOUISIANA AGRICULTUREAL VOL 438/515. APPRAISER FLOOD MAPPING SOFTWARE DID NOT RETURN A FLOOD DETERMINATION MAP.</u>																																																																																																	
Final Reconciliation <u>SALES ADJUSTED AT 1/2 DIFFERENCE IN ACREAGE &amp; ACTUAL PRICE PER ACRE PAID, WITH A CONDITION ADJUSTMENT MADE TO SUBJECT UTILITY, ADJUSTMENTS MADE FOR IMPROVEMENTS, AND UTILITIES WHERE WARRANTED. MORE WEIGHT GIVEN TO SALE 1, DUE TO FEWER ADJUSTMENTS.</u>																																																																																																	
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>February 8, 2017</u> TO BE \$ <u>305,000</u>																																																																																																	
<b>RECONCILIATION</b>	APPRAISER <u>Susan Hendrix</u> SUPERVISORY APPRAISER (if applicable) _____																																																																																																
	Signature _____ Signature _____ Name <u>SUSAN HENDRIX</u> Name _____ Title _____ Title _____ Date Report Signed <u>02/22/2017</u> Date Report Signed _____ State Certification # <u>TX-1337904-R</u> State <u>TX</u> State Certification # _____ State _____ State License # _____ State _____ State License # _____ State _____ Expiration Date of Certification or License <u>06/30/2018</u> Expiration Date of Certification or License _____ Date of Inspection <u>02/08/2017</u> <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection _____																																																																																																

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

- 1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** OFF HWY 87, BUNA, TX, 77612

<b>APPRAISER:</b>	<b>SUPERVISORY APPRAISER (only if required)</b>
Signature: <u><i>Susan Hendrix</i></u>	Signature: _____
Name: <u>SUSAN HENDRIX</u>	Name: _____
Date Signed: <u>02/22/2017</u>	Date Signed: _____
State Certification #: <u>TX-1337904-R</u>	State Certification #: _____
or State License #: _____	or State License #: _____
State: <u>TX</u>	State: _____
Expiration Date of Certification or License: <u>06/30/2018</u>	Expiration Date of Certification or License: _____

Did  Did Not Inspect Property

**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Office of State Lands, Jonathan Robillard, Director	File No.: VL07170017LADEPTFORESTRY	
Property Address: OFF HWY 87	Case No.:	
City: BUNA	State: TX	Zip: 77612
Lender: Office of State Lands, Jonathan Robillard, Director		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: February 8, 2017  
Appraised Value: \$ 305,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

PHOTO PAGE 1

Borrower: Office of State Lands, Jonathan Robillard, Director	File No.: VL07170017LADEPTFORESTRY	
Property Address: OFF HWY 87	Case No.:	
City: BUNA	State: TX	Zip: 77612
Lender: Office of State Lands, Jonathan Robillard, Director		



Borrower: Office of State Lands, Jonathan Robillard, Director  
Property Address: OFF HWY 87  
City: BUNA  
Lender: Office of State Lands, Jonathan Robillard, Director

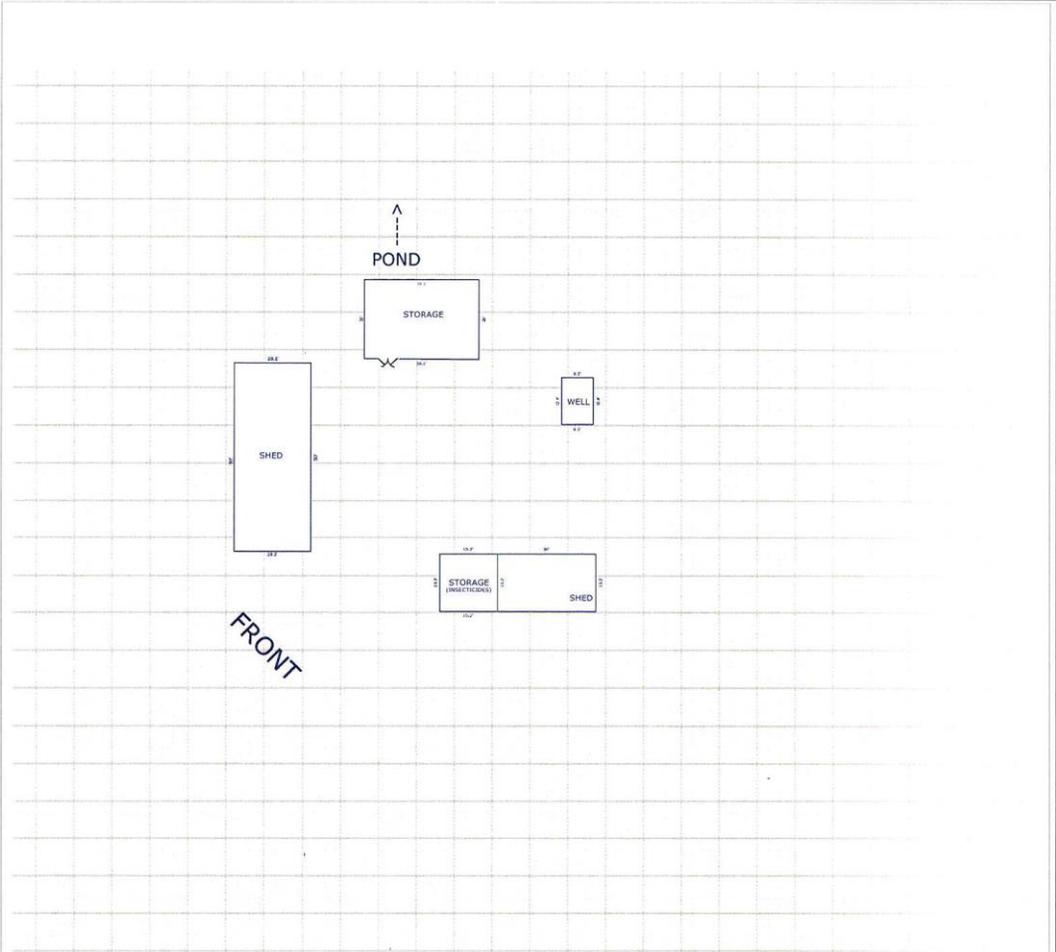
File No.: VL07170017LADEPTFORESTRY  
Case No.:  
State: TX  
Zip: 77612



FLOORPLAN SKETCH

Borrower: Office of State Lands, Jonathan Robillard, Director  
 Property Address: OFF HWY 87  
 City: BUNA  
 Lender: Office of State Lands, Jonathan Robillard, Director

File No.: VL07170017LADEPTFORESTRY  
 Case No.:  
 State: TX  
 Zip: 77612



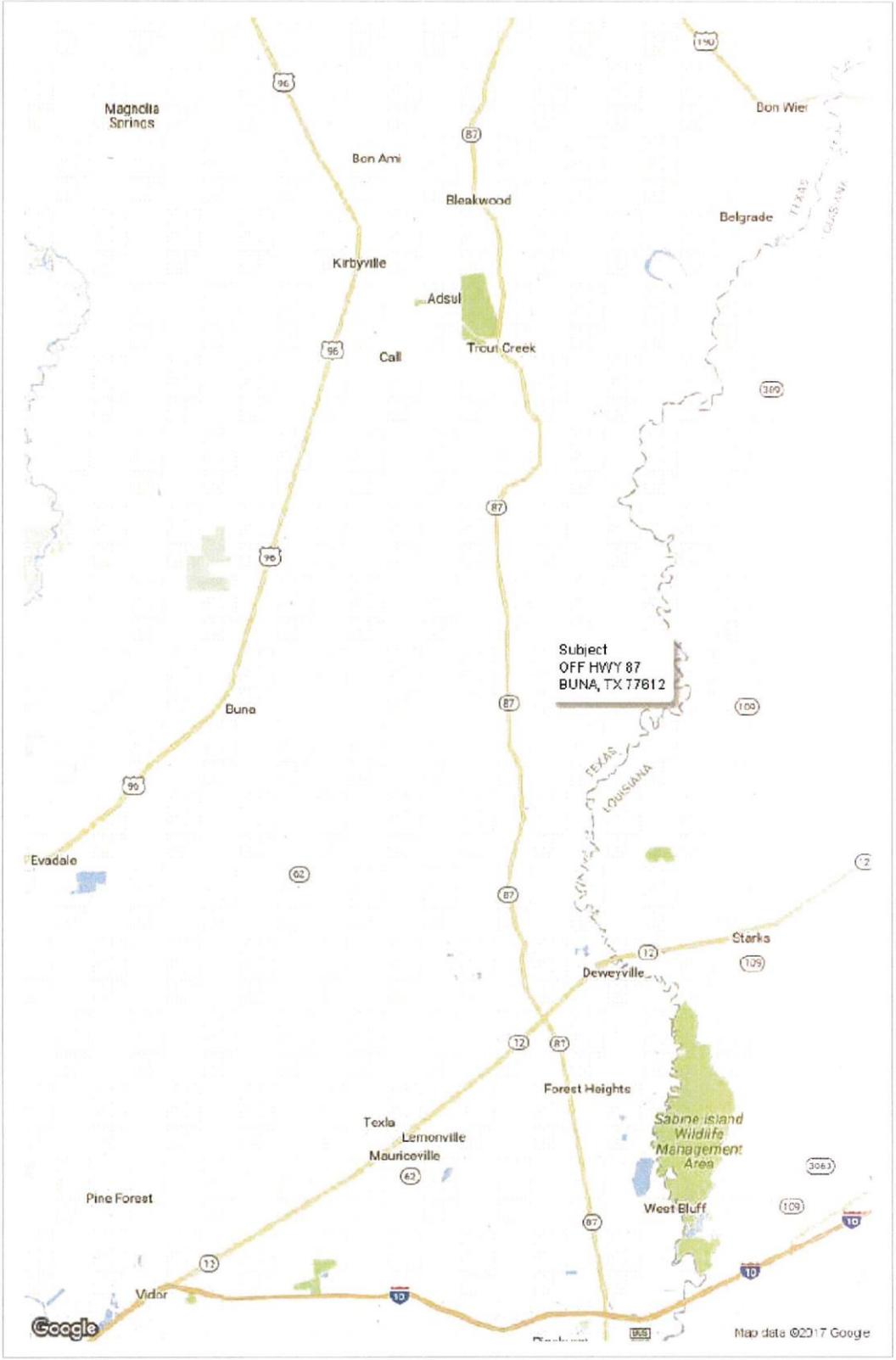
Sketch by: [Name]

Comments:

AREA CALCULATIONS SUMMARY				AREA BREAKDOWN	
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
OTH	SHED	1009.50	2368.41		
	SHED	633.27			
	WELL	101.04			
	SHED	393.55			
	Storage	231.04			

LOCATION MAP

Borrower: Office of State Lands, Jonathan Robillard, Director	File No.: VL07170017LADEPTFORESTRY	
Property Address: OFF HWY 87	Case No.:	
City: BUNA	State: TX	Zip: 77612
Lender: Office of State Lands, Jonathan Robillard, Director		



LOCATION MAP

Borrower: Office of State Lands, Jonathan Robillard, Director	File No.: VL07170017LADEPTFORESTRY	
Property Address: OFF HWY 87	Case No.:	
City: BUNA	State: TX	Zip: 77612
Lender: Office of State Lands, Jonathan Robillard, Director		

