

## ***LETTER FROM THE SELLER***

My name is Chuck Anderson. I have been privileged to own Rocking Cs Ranch for almost 30 years. I planned to leave the ranch to my son and grandchildren. Unfortunately my son moved to another state and will not be coming back to Texas. As a result I am reluctantly selling the ranch. I have had offers from developers and property flippers. I am not interested in selling my ranch for those purposes at any price. This property is too special to divide. I will only sell to a family or possibly to a church or organization needing a nearby retreat or special events property. The uniqueness of this property makes it perfect for all event & recreation functions. It would also be a perfect property for a bed and breakfast.

The property is located on the Brazos River in Cooks Point Texas. It is exactly 10 miles from the entrance gate to Hwy 21 Rellis campus gate. It is approximately 20 minutes to Northgate from the ranch.

I have had two fraternities hold fundraisers with weekend campouts & team building sessions here. One fraternity made in excess of \$2K in one weekend with competitions of longest driver, closest to the pin, clay bird shoot and kayak races. They enjoyed the night sky (natural planetarium), BBQ, cliff diving and swimming. As a retreat the privacy and seclusion of this place is priceless. The close proximity from campus and the twin cities is appealing for concerts and all special events. We have had 3 weddings and 2 concerts on ranch history.

The ranch has over 225' of Brazos river frontage on one of the deepest sections of the river.

There is a campground under a native pecan tree with an awesome view of the river. The property is on the high side of the river and not impacted by any flood plain that may be in the area. Over the years we have enjoyed camping, fishing, hunting, canoeing, kayaking, paddle boarding, swimming, diving and jet skis on the river. We have had bonfires and practice skeet and clay bird shooting. The hay field next to the river is big enough for football, soccer or baseball fields.

On the upper half of the property there is a half acre pond stocked with catfish and bait fish.

A 300 yard golf driving range traverses the pond and has 130 yard closest to the pin area.

There are 2 acres of woods in this section with a natural creek running through it and a gun

range located for safe and contained shooting.

Between the pond and creek nestled among 60' white oak trees is a 1700 sq ft ranch house. 3 bedrooms and 3 baths with a split living room, butler pantry and hair salon. Storage throughout the house. There are Front and back covered porches and a small private pool built into the deck on the back porch. Adjacent to the house is a small workshop. Next to it is a 20'X30' storage shop with a loft and a meeting or game room. Behind the shop is the well house with additional storage. The property is located directly over one of the largest aquifers in Texas. At 350' depth the water well produces excellent water that is colder than the Guadalupe River in spring. In front of the shop is a small vineyard of Black Spanish grapes that produces about 30 - 60 bottles of wine per year. Next to the vineyard is a large treehouse in one of many white oaks on the property. The oak and native pecan trees are hundreds of years old.

The property is located along the El Camino Real approximately 1 mile up river from the Brazos River Bridge on Hwy 21. Before there was a bridge a ferry was at this location. This was the trade route from Galveston into the northern part of the state. The most northern Mexican fort in Texas (Tenoxtitlan), and the United States was located approximately 1 mile up river from the property. It was shut down in 1832.

Subsequently it became a supply center and mustering point for expeditions against the Indians. During its brief life many Texas patriots lived here including 5 signers of the Texas declaration of independence, a martyr of the Alamo siege and 7 soldiers of the battle of San Jacinto. It was actually recommended as the site for the capital of Texas. Because of the ranch's proximity and location to the fort and trail we have found many artifacts including but not limited to arrowheads, horse harness, Mexican horse bridal, musket balls and a hatchet. One needs only to spend a day here to feel the history and mystique of this truly unique property.

If this is not enough, there are 6 RV spaces located on the upper section of the property with water, electric and septic hookups. These spaces have the potential of thousands of dollars per month income. There are about 70 acres of additional properties around the ranch that could be acquired for a little more investment. There are 4 properties that use the ranch

private road to access their properties. As a new owner you will be able to rename the road whatever you like.

Facing the aspect of moving I came to realize there is another priceless aspect of this place. Because of the location on the river and drainage creeks you will never have a neighbor as long as you live here. Just the thought of moving somewhere with neighbors and people around gives me anxiety.

All the aforementioned are just some of the history and local lore I have come to learn from my experience.

Sincerely,

Chuck Anderson