

BOONE PICKENS' MESA VISTA RANCH

64,809 ± Acres

Roberts County, Texas

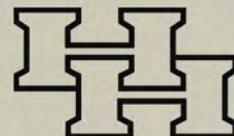


An Oasis in the Texas Panhandle - The World's Best Quail Hunting



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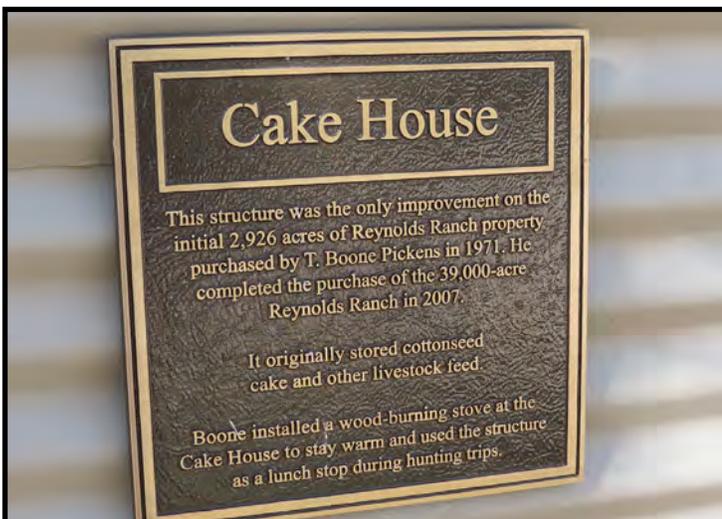
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BOONE PICKENS AND THE HISTORY OF THE MESA VISTA RANCH

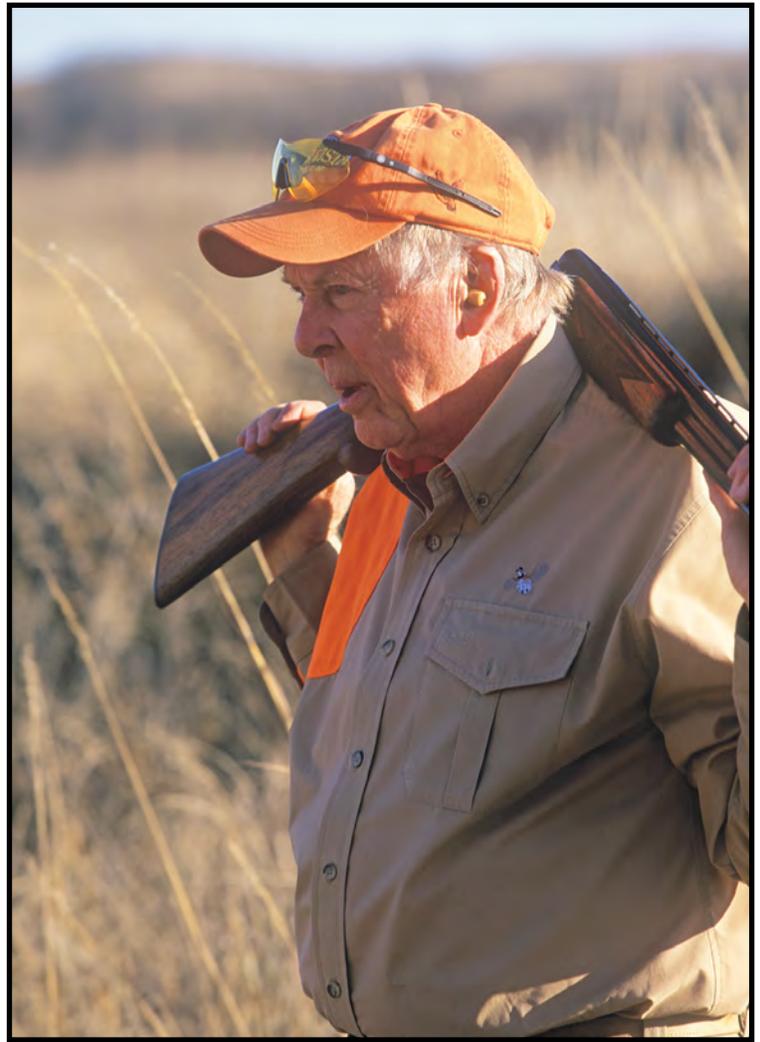
T. Boone Pickens was born in Holdenville, Oklahoma, in 1928. He earned a degree in geology from Oklahoma A&M (now Oklahoma State University) in 1951.

In 1971, Boone purchased approximately 2,900 acres along the south side of the Canadian River in Roberts County, Texas. The only structural improvement on this property was a small corrugated metal livestock feed house, which Boone used as a shelter to stay warm while he was quail hunting.



Over the years, Boone began to assemble additional adjoining land positioned along the Canadian River corridor, and today the Mesa Vista Ranch comprises over 100 square miles of prime Eastern Texas Panhandle ranch land.

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As Boone's assemblage continued, he spent millions and millions of dollars to make Mesa Vista one of the best improved ranches in the United States. He used cutting edge conservation practices to enhance the wildlife on the property. Today Boone proudly boasts that the Mesa Vista Ranch is, "the world's best quail hunting."

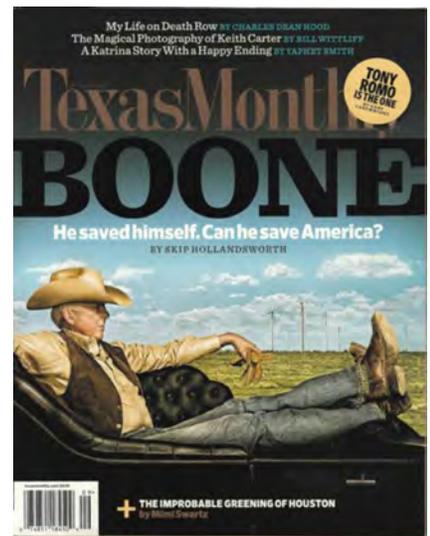
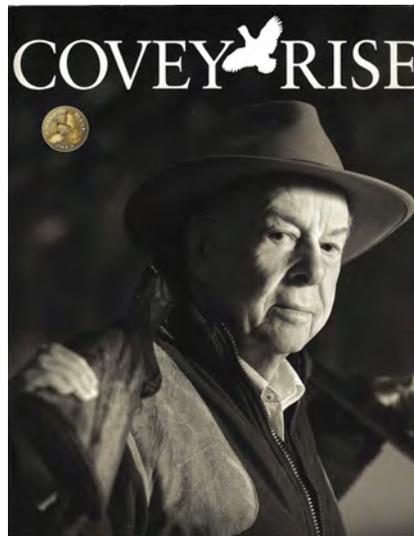
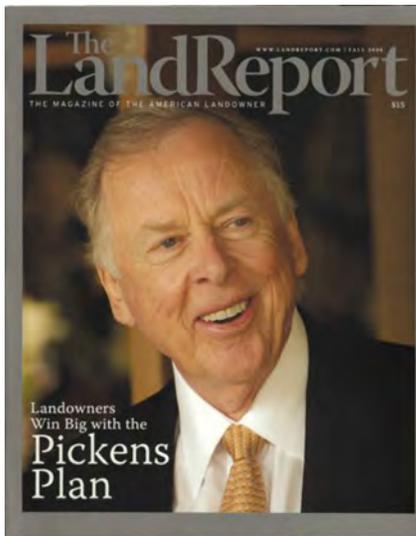


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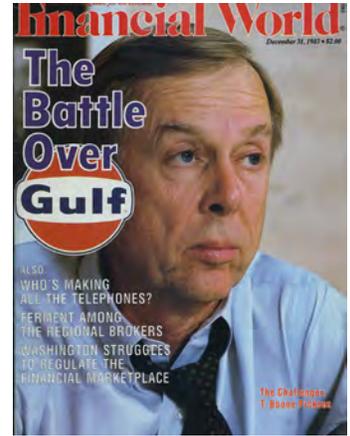
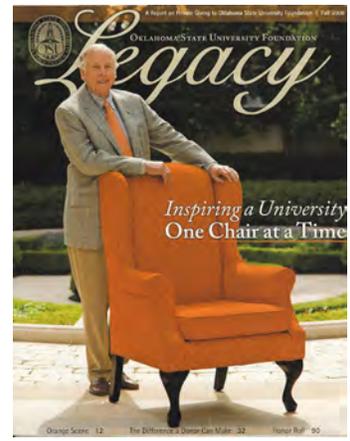
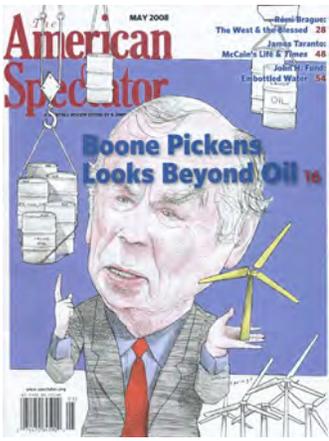
Over the years, Boone has been honored with hundreds of awards for his contributions to the oil and gas industry, his business leadership, his wildlife conservation efforts and his philanthropic work, having donated over \$1 billion to various charities. Major awards and honors include:

- 1989 Named CEO of the Decade from Financial World
- 1989 Named Texas Man of the Year from Governor Bill Clements
- 1989 Given Key to the City of Dallas
- 1989 Oklahoma State University dedicated the T. Boone Pickens School of Geology
- 2005 Inducted into Texas Business Hall of Fame
- 2005 Inducted into the Horatio Alger Association of Distinguished Americans, Inc.
- 2006 Listed as one of America's Top Five Philanthropists by the Chronicle of Philanthropy
- 2007 Listed as the eighth-biggest giver in the Chronicle of Philanthropy
- 2009 Named 43rd annual Texas Legislative Conference "Texan of the Year"
- 2009 Received Franklin Institute's Bower Award for Business Leadership
- 2009 Named Time Magazine's Time 100, the World's Most Influential People
- 2010 Oklahoma State Legislature declares May 13, 2010, "Boone Pickens Appreciation Day"
- 2010 Received Congressional Medal of Honor Society "Patriot Award"
- 2011 Received American Football Coaches Foundation's CEO Coach of the Year Award
- 2012 Received The Hugh O'Brian Youth Leadership Foundation's Albert Schweitzer Leadership Award
- 2013 Named DCEO Magazine CEO of the Year
- 2017 Named 100 "Greatest Living Business Minds" list, Forbes Magazine

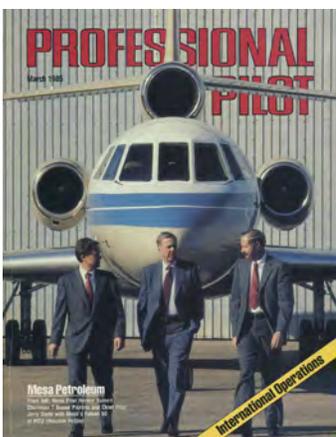
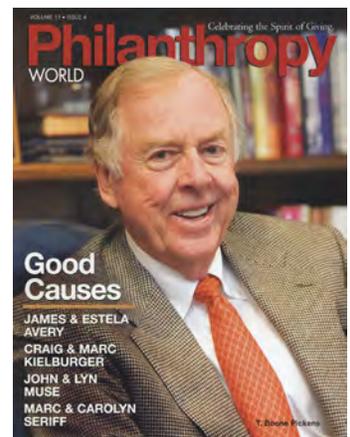
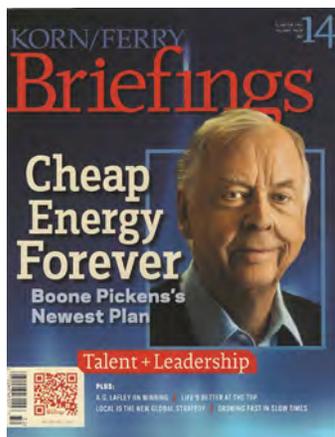
In addition, Boone has appeared numerous times on Forbes Magazine's list of "Richest Americans."



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In addition, Boone has authored two books, *Boone* and *The First Billion is the Hardest*, both of which made the New York Times Best Seller's List.



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WHEELS STAY AND TRINE
KICK 'EM DEAD, T. BOONE! BEST-SPIN SET

ETTA ©1985 FORT WORTH STAR-TELEGRAM
HULME
HEA

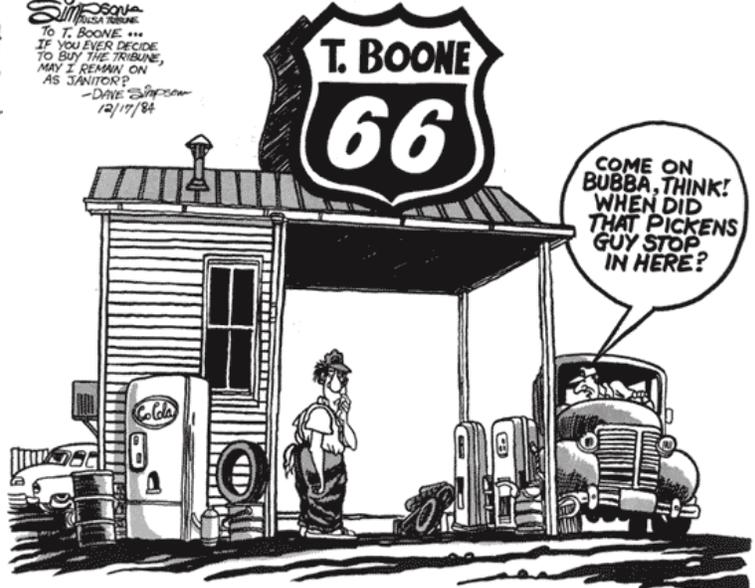
for T. Boone Pickens
with best wishes -
Etta Hulme

To T. Boone Pickens
With Best Wishes
Ronald Reagan



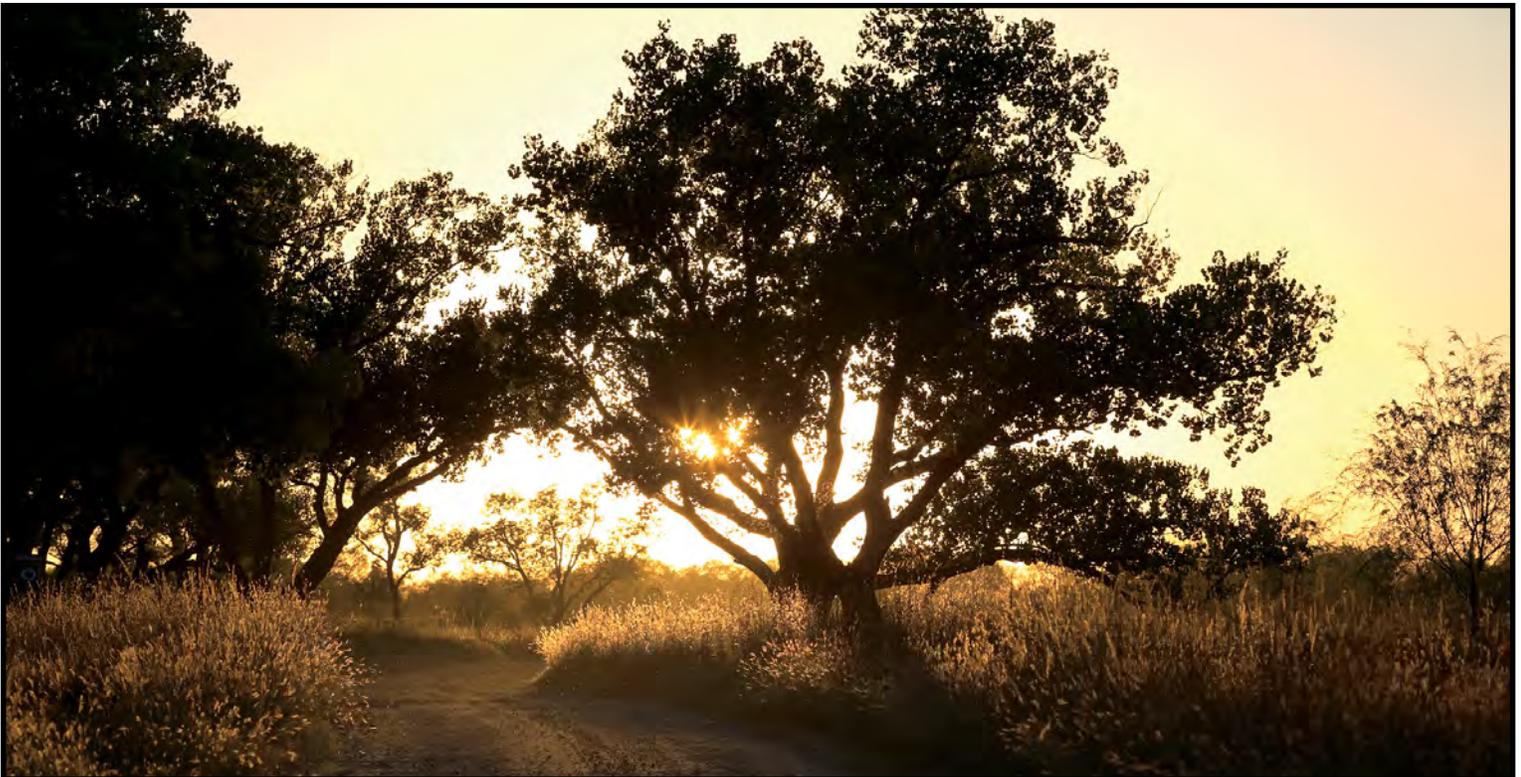
"DASH AHEAD OF THAT GROUP AND TELL THEM TO SECURE THE OVAL OFFICE - T. BOONE PICKENS IS ON THAT WHITE HOUSE TOUR"

SIMPSON
TO T. BOONE ***
IF YOU EVER DECIDE
TO BUY THE TRIBUNE,
MAY I REMAIN ON
AS JANITOR?
-DANE SIMPSON
12/17/84





Now, at the age of 89, Boone has made the decision to sell his beloved Mesa Vista Ranch. This decision was not easy, because Boone has spent nearly 50 years of his life building, expanding, developing, and enjoying his “Oasis in the Texas Panhandle.” The following comments from Boone Pickens reflect on milestones in his life, his affection for Mesa Vista Ranch, and his rationale for now deciding to sell his magnificent, truly unique, Mesa Vista Ranch.



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Growing up in Holdenville, OK, I once walked five miles down to the Canadian River – and back – to earn a Boy Scout Merit Badge.

Today, 80 years later, that very same Canadian River remains a prominent part of my life. It forms the northern boundary of my picturesque 65,000-acre Mesa Vista Ranch in the northeast part of the Texas Panhandle. The name commemorates the stunning mesa views to the north that mark the start of the Great Plains that unfold straight to Canada.

Years ago, at a high school commencement speech for my grandson, I offered to trade that ranch (and my jet, and my then-billion dollar bank account) for their place as graduating seniors with a lifetime of dreams and accomplishments to come.

Today, trading my ranch is off the table. Selling it is not. I'm officially putting it on the market.

Asking price: \$250 million.

Perhaps you know of the ranch as it's been profiled in Architectural Digest, Cowboys & Indians and countless other publications of note. It's known for its tranquil rolling hills, wildlife habitat, quail hunting and amazing architecture.

Selling the ranch is the prudent thing for an 89-year-old man to do. It's time to get my life and my affairs in order. There are many reasons why the time is right to sell the ranch now, not the least of them ensuring that what I truly believe is one of the most magnificent properties in the world winds up with an individual or entity that shares my conservation beliefs.

Reflecting back, one of my keys to success has been the ability to accept and embrace change. That has been especially true in the fourth quarter of my life. Several years ago, my long-time doctor said he had "good news and bad news" for me. "Shoot straight," I told him. "Well, the good news is you will live to be 116. The bad news is you won't be able to hear or see," he said. "Hell, I'm already there," I countered.

My fading vision and hearing slowly, but inevitably, has forced me to give up things I've loved and excelled at -- golf and hunting, in particular. The beauty of Mesa Vista remains, and the ranch roads I have driven thousands of times, are more blurred. It's time to embrace and accept that my life has changed.

My vision of Mesa Vista and its future remains as vivid as it was when I began purchasing that land 46 years ago, beginning a multi-step program to help the land recover and, over time, investing millions on wildlife management programs and facilities to achieve what many believe is the best quail hunting in the world. We have minimal cattle grazing on the ranch, preferring instead to let the land revert to pristine prairie conditions, much as it has been in centuries past. Much of the ranch has not been grazed in more than 20 years.

And Mesa Vista is water rich, with miles of creeks and nearly 20 lakes of varying size that we constructed over the course of 20 miles.

We invested heavily in accommodations, too, with a spectacular Lake House (12,000 square feet of living space with 4,000 square feet of porches; The Lodge (33,000 square feet under roof); the Family House (6,000 square feet); The Gate House (1,700 square feet); The Pub (1,600 square feet); and The Kennel (12,000 square feet, with space for 50 dogs). On top of that, we built a 6,000-foot runway and hangar (25,000 square feet). Moreover, there's a stunning chapel that has a glorious view of the mesas that has seen, sadly, marriages and funerals. There's also housing for staff scattered across the ranch.

Some of the numbers associated with the ranch are stunning. For example, semi-trailer trucks delivered nearly 16,500 loads of materials to help construct the buildings. And I've personally directed the placement – or replacement – of 20,000 plus trees.

Mesa Vista's unique combination of a pristine prairie-like environment and world-class amenities have provided an unparalleled forum site for some of the nation's most influential political and business leaders to share their insights on matters critical to our times -- national security, economic policy, political involvement, philanthropic investment, and energy issues.

In large part, this is a lifetime of work. And I intend for a lot more good to come from the sale of the ranch. Throughout my life, my charitable giving totals in excess of \$1 billion. Much of the proceeds from the sale of Mesa Vista will flow into my personal foundation (The T. Boone Pickens Foundation) to fund a variety of philanthropic charitable commitments.

I see this sale as a new beginning – for the new owners and for the recipients of my charitable giving the sale will spur.

Chas. S. Middleton and Son and Hall and Hall

are honored to have been selected to represent Boone Pickens in the sale of this one of a kind, highly improved, truly magnificent property, the Mesa Vista Ranch.



MESA VISTA RANCH PROPERTY DESCRIPTION

The Mesa Vista Ranch contains 64,809 acres+/- . The property is located in Roberts County in the Eastern Texas Panhandle. State Highway 70 splits the ranch into the west division, which contains approximately 48,000 acres, and the east division, containing over 16,000 acres. The ranch is located about 30 miles north of Pampa, Texas, and approximately 85 miles northeast of Amarillo.

Roberts County is sparsely populated with fewer than 1,000 residents. Miami, a small rural community, is the county seat. Annual rainfall is approximately 22 inches.

Roberts County is known to have prolific saturated thickness of quality Ogallala ground water, along with substantial oil and gas resources. Boone Pickens, however, first became interested in this area because of his interest in quail hunting.

Soon after purchasing the original 2,900 acres in 1971, Boone realized the importance and value of the Canadian River bottom with respect to wildlife habitat. This productive bottomland offered not only abundant natural water resources for wildlife, but desirable habitat and cover.





Over the years, Boone expanded his holdings with his focus always centered along the Canadian River. Today, the Mesa Vista Ranch stretches approximately 25 miles along the south side of the Canadian River. This lush river bottom land creates the centerpiece for the property, but the ranch features an unmatched variety of land types ranging from rolling sand hills to elevated ridges, mesa points and gently rolling, open prairie lands. Most of the ranch drains to the north towards the Canadian River. The river bottom and numerous major drainages support abundant massive cottonwood trees, as well as willows, hackberry trees and others. Much of the river bottom is sub-irrigated and suitable for native hay production, if desired. Live spring water is found throughout several of the major drainages.

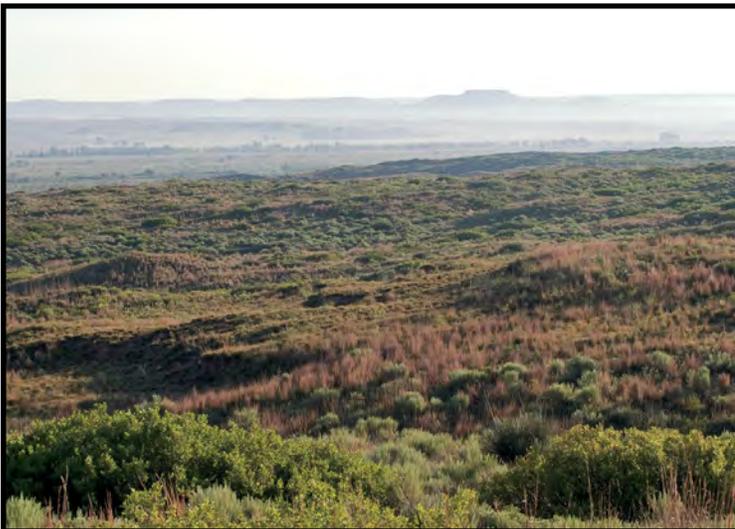


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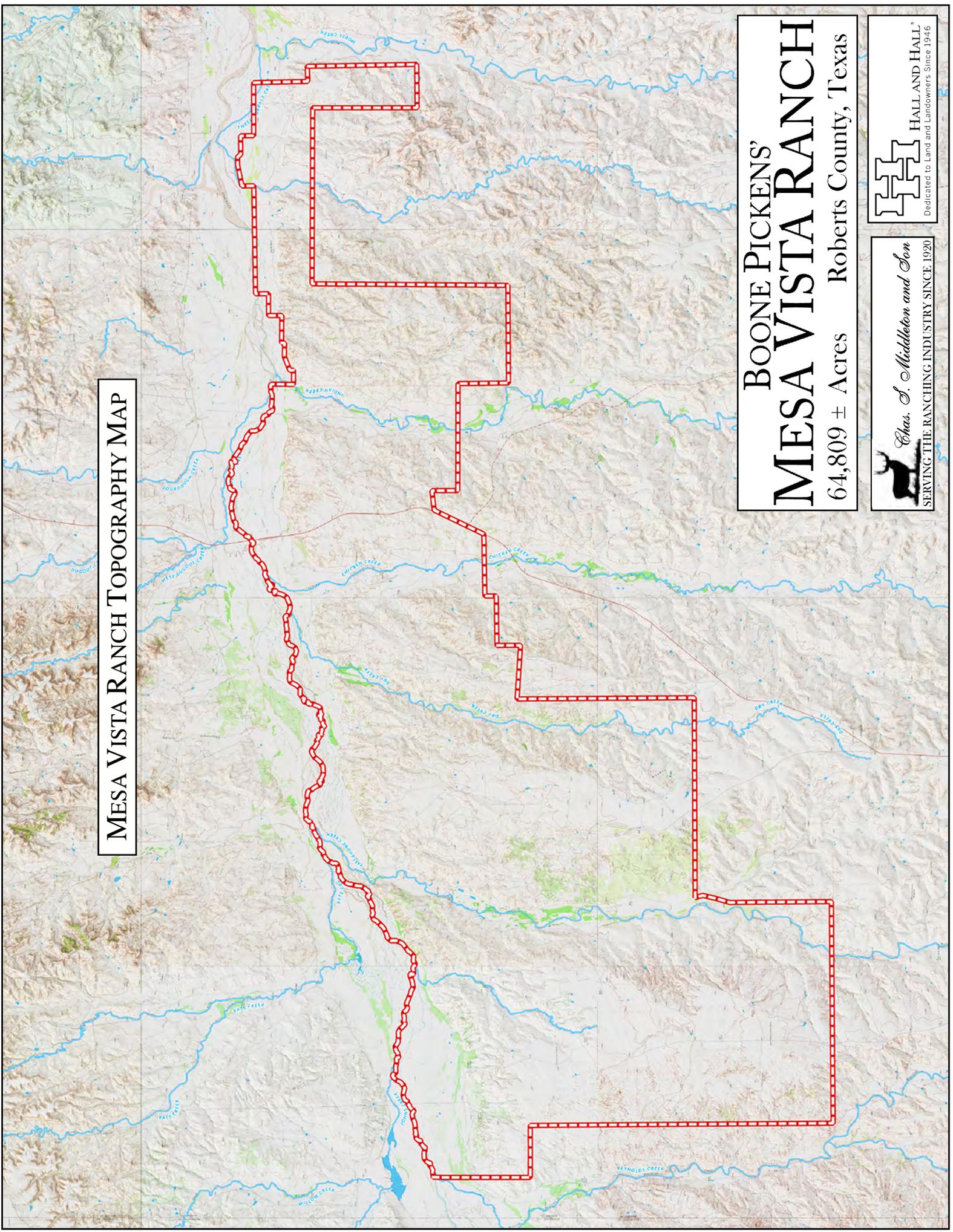


Further to the south, the ranch first transitions into rolling and undulating mid and tall grass sandhill country. Typical sandhill vegetation includes sage, plum thickets, skunk bush and scattered hackberry groves. The southwest portion of the ranch elevates to gently sloping, grama grass prairie land, with the southeast side consisting of rugged ridges and mesa overlooks.

Overall, elevations on the Mesa Vista Ranch range from approximately 2,400 feet in the river bottom country to approximately 2,900 feet on the elevated mesa tops.



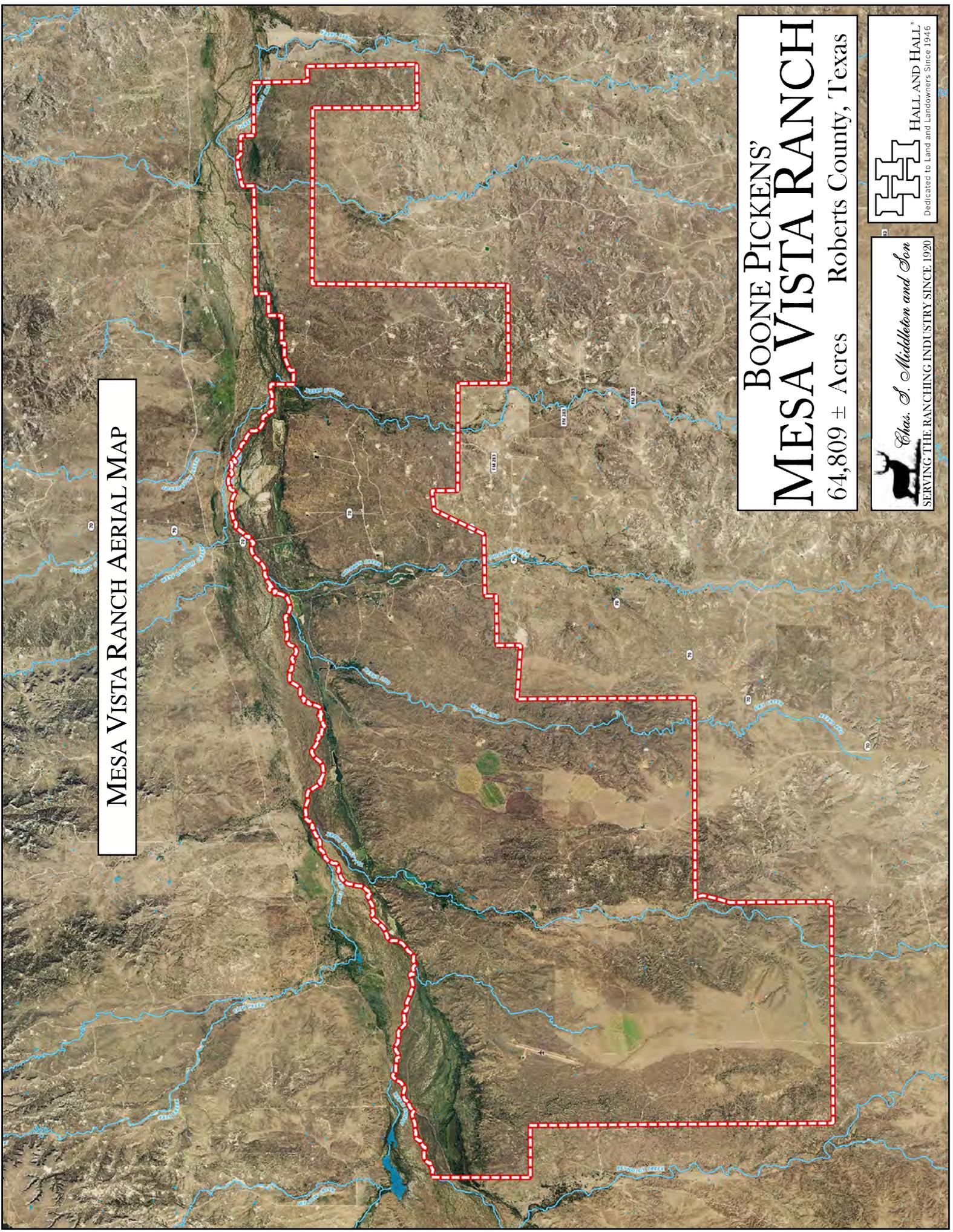
MESA VISTA RANCH TOPOGRAPHY MAP



BOONE PICKENS'
MESA VISTA RANCH
64,809 ± Acres Roberts County, Texas

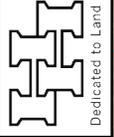


MESA VISTA RANCH AERIAL MAP



BOONE PICKENS'
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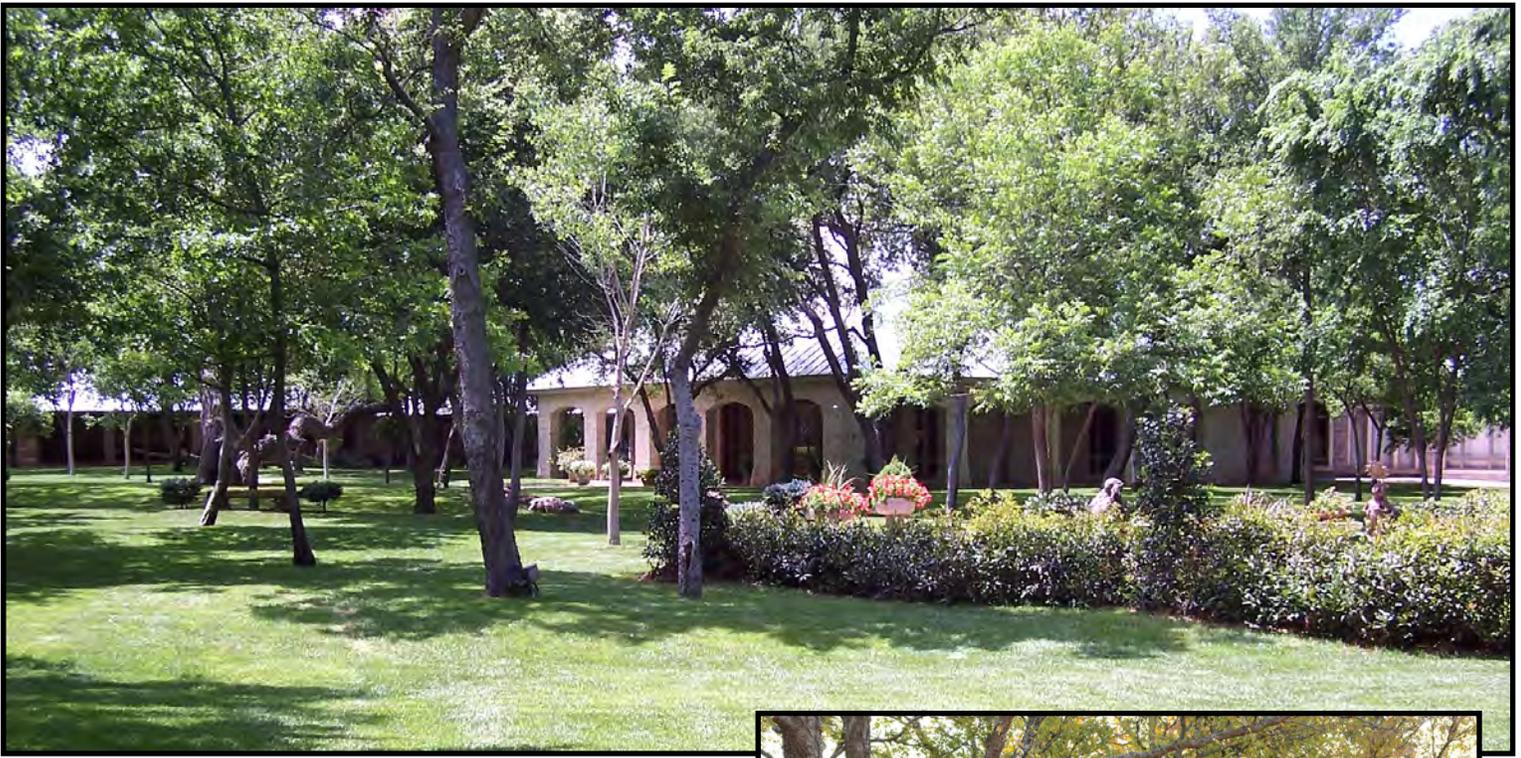


BOONE'S LODGE COMPOUND

The Lodge, along with multiple support structures is located in a manicured, tree covered “park-like” setting. It is common to view whitetail deer and turkey in the mornings and afternoons, with turkey roosting in the trees in the late evening. This Lodge Compound has been the major gathering area for Boone’s family and guests over the years. It has served an important role as a place where corporate heads have met to discuss and craft multi-million-dollar business transactions, politicians and large donors have gathered for political events, and groups have used this facility on many occasions for a multitude of reasons. Few if any facilities can match the beauty of the Lodge Compound. In addition to the Lodge and support structures, the compound features a lighted tennis court, a skeet/trap range, and a small golf course with two fairways and greens and nine tee boxes.



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Initial construction on the Lodge began in 1988, with numerous updates and additions added over the years. Presently, the Lodge itself comprises in excess of 25,000 square feet with an additional approximately 10,000 square feet of porches and patio areas. The Lodge features an elaborate master bedroom and master bath, plus a smaller dining area, large dining room with massive fireplace, living/great room with two fireplaces, library with spiral staircase, conference room, thirty seat theater/media room, wine cellar, office, commercial kitchen, laundry room, utility and storage rooms, and large basement area with a free standing spiral staircase.

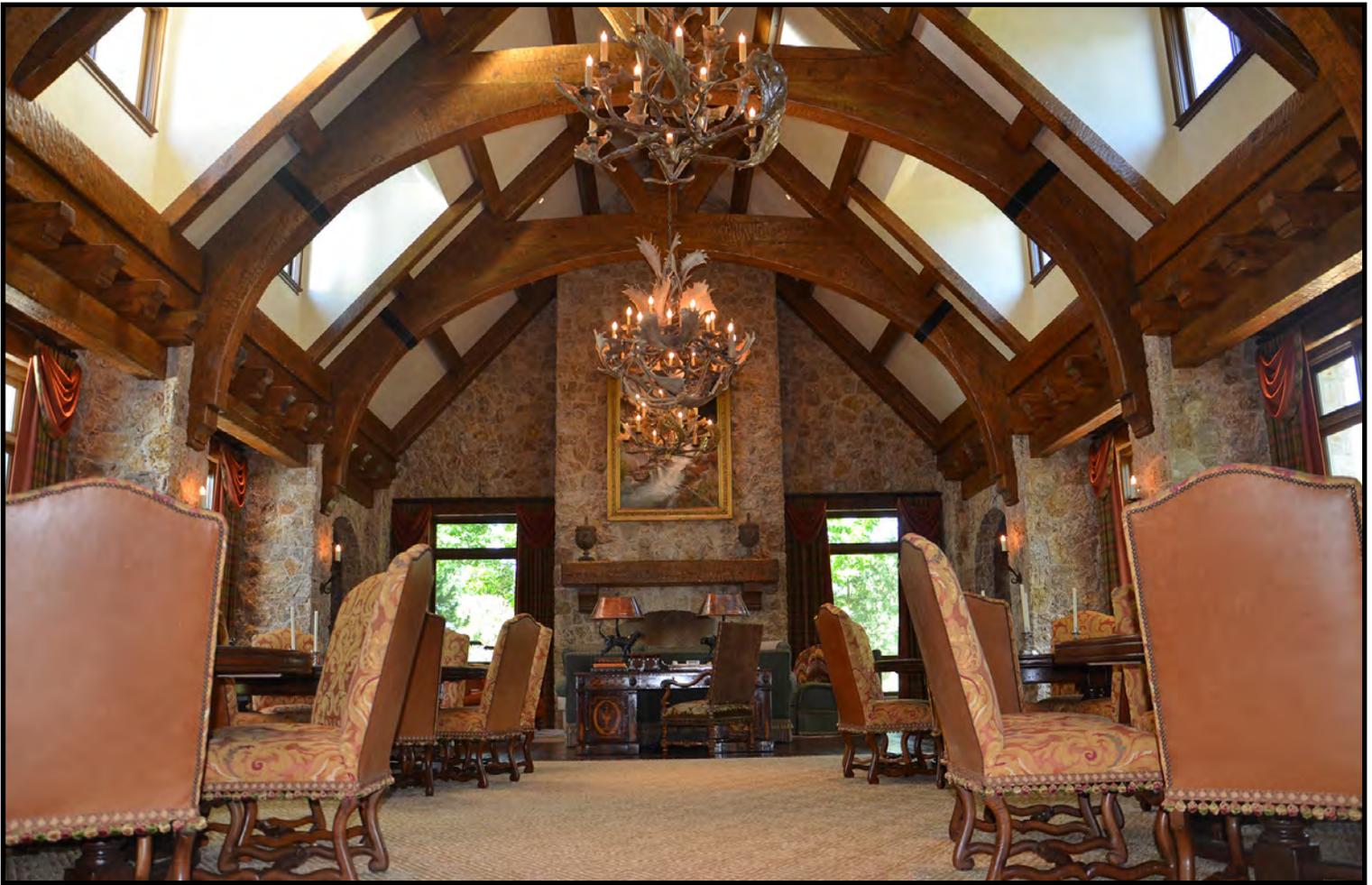




The Lodge is a combination of steel and wood framing on a concrete slab foundation, pre-fabricated steel panel roof, and a stone exterior. The exterior features several varieties of stonework, all of which complement the structure.

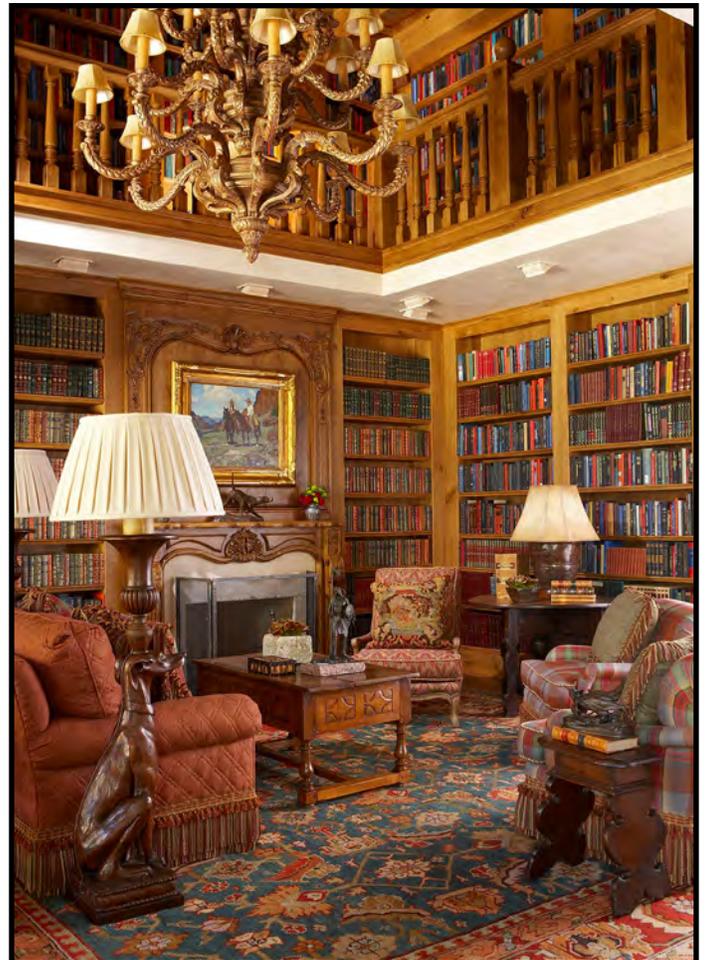
Interior finish includes white oak hardwood and stone flooring with Cordova Crème Limestone accents in the Great Room, 28-foot vaulted fir ceiling, cave stone and fir vaulted ceiling in the main dining room, along with a hand painted ceiling in the theater. The master bath features heated flooring. The Lodge has arched doorways, wood cabinets along with granite, and marble counter-tops.

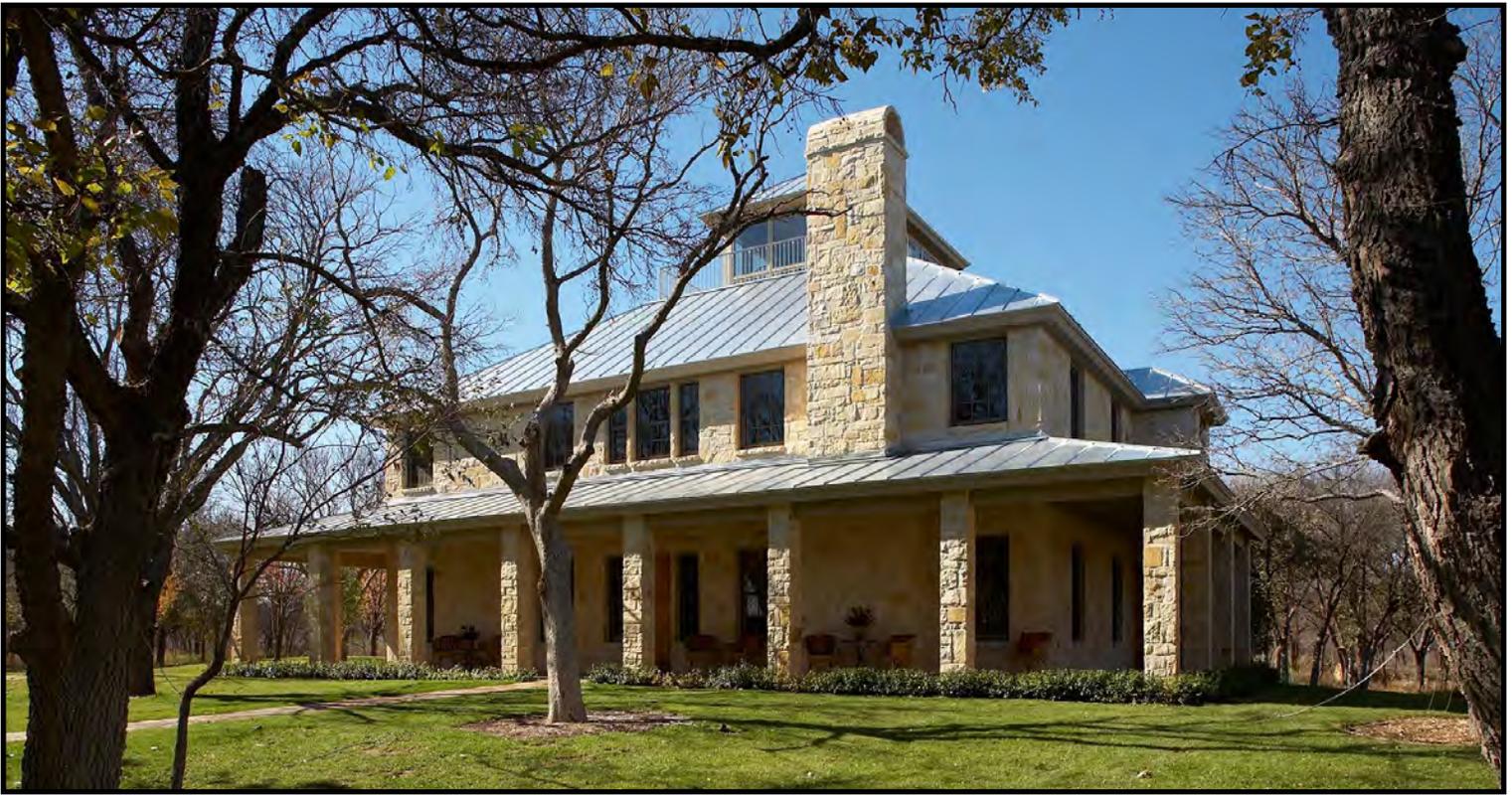




The structure also features an enclosed porch/sitting/casual dining room with a rock fireplace and great views of the landscaped grounds. Attached to the Lodge by a covered breezeway is a guest wing that includes seven separate guest rooms with private bathrooms and private entrances. This addition is also of steel and wood frame construction on a concrete slab foundation, featuring stone exterior and pre-fabricated steel panel roof. These guest rooms feature hardwood and stone flooring.

Surrounding the Lodge is significant landscaping, in-ground sprinkler systems, and underground electrical service. Adding to the ambiance of the Lodge are numerous bronze sculptures tastefully positioned on the grounds.





The Family House, which was completed in 2009, is located west of the Main Lodge. This house is a two-story residence with a third floor lounging and viewing room. The Family House contains over 6,000 square feet of living area and approximately 2,500 square feet of porches and patios. It has five bedrooms, five bathrooms, living area with fireplace, state-of-the-art kitchen, utility, and storage rooms. The Family House has a handicapped-accessible bathroom. This structure is of steel and wood framing on a concrete slab foundation with pre-fabricated steel panel roof and limestone rock exterior. Interior finish includes hardwood oak flooring with accent oak beams.



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The Pub is located north of the Family House and is a two-story structure containing approximately 2,250 square feet of air-conditioned area. This structure was built in 2005 and features a game room, bathroom, kitchenette, and work-out area, all located downstairs. The loft has two sleeping areas and a game room. Construction of the Pub is steel and wood frame on a concrete slab foundation with stone exterior. This structure features a wood shingle roof, which is a South American hardwood that is fire and hail proof. The interior is rustic with stained concrete floor, fir walls and ceiling, and a rock fireplace.

The Gun Room is a freestanding, single-story structure containing over 400 square feet. This building was constructed in 2005 and features a lounge area, bathroom, and kitchenette. It is a wood frame structure with concrete slab foundation, pre-fabricated steel panel roof and limestone rock exterior. The structure has hardwood flooring and is used for storing ammunition, housing rifles and shotguns, hunting gear, etc.

The Gate House, adjacent to the golf course, is a single family, two-story residence with partial basement. This house has approximately 2,300 square feet of living area, an attached two-car garage, and a deck area. This structure was initially built in 1988 and remodeled in 2003. The house features three bedrooms, three bathrooms, living area with fireplace, and utility room. Construction is of wood frame on a concrete slab foundation, with a composition shingle roof, brick veneer and wood siding. Interior finish includes hardwood floors and carpeted areas.

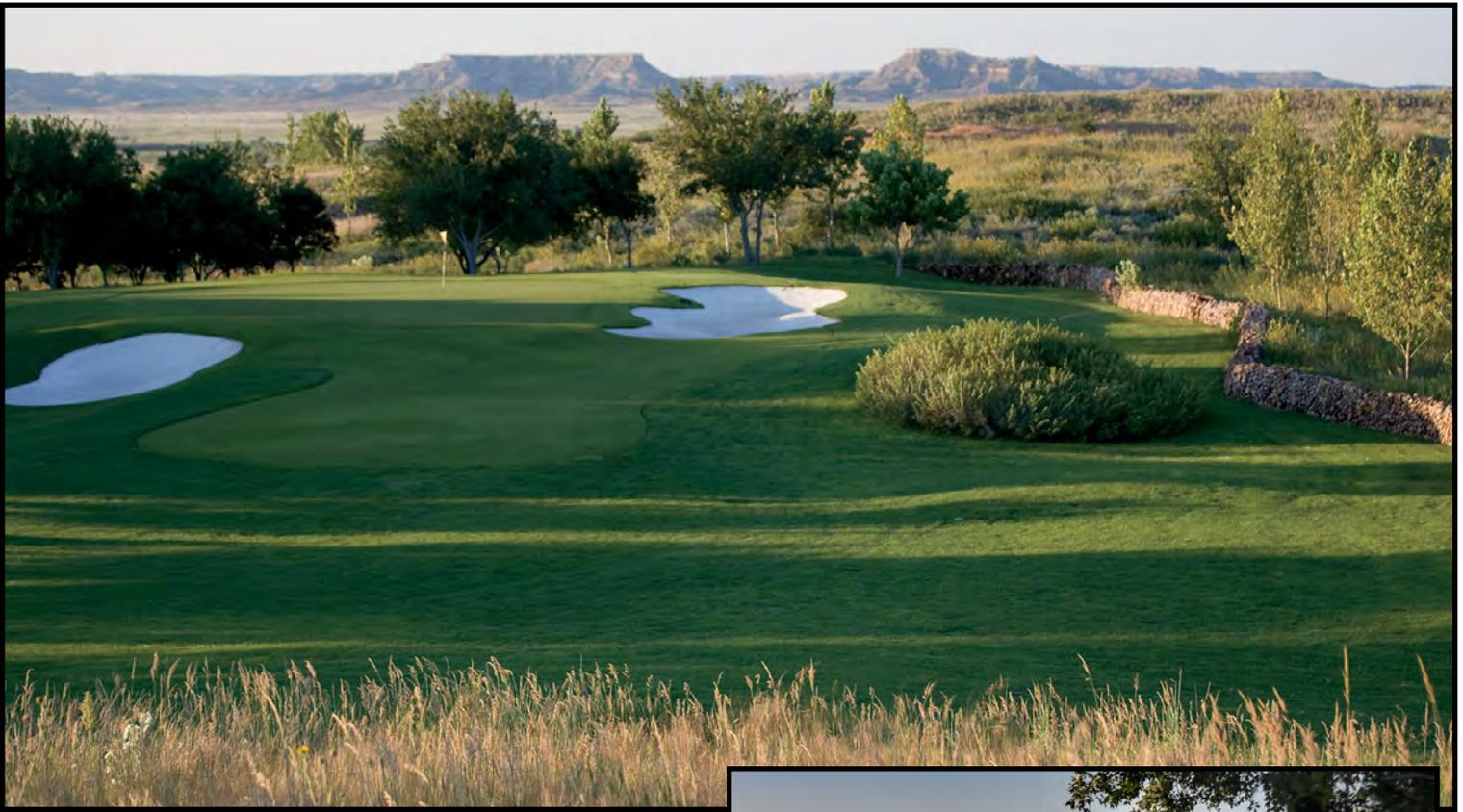




In 2007 Boone constructed a charming Chapel located on the north end of the Lodge Compound area. This chapel is situated along the banks of a flowing creek and lake area.

The Chapel contains approximately 800 square feet and is a steel and wood frame structure on a concrete slab foundation. Other features include limestone rock exterior, travertine floor, hardwood ceiling and exquisite stained-glass windows. There are five rows of wooden pews, an operating bell tower, and bathroom. Adjacent to the Chapel is the Memory Garden, which was constructed in 2014. This structure is built of stone columns with a wood framed roof. There are pergolas and a beautiful stair-cased waterfall feature behind the structure.





In addition to the above, the Lodge Compound includes other support structures such as storage buildings and the Hilltop House, which is a children's play house. Overall, the Lodge Compound area is the most user-friendly facility on the ranch. It is designed to house large groups for entertaining or business functions.





AIRPORT AND HANGAR

The airport is located on the western portion of the ranch. The runway is approximately 6,000 feet long and 100 feet wide. The airport facility was designed and built with FAA approval and meets all of their requirements and regulations. Approach lights are installed along the runway. The runway itself is constructed of one-foot thick concrete.

This airport runway is designed to handle most any size private aircraft. Adjacent to the runway is a 52,600-square foot concrete tarmac, which connects the airport to the hangar. The sizeable tarmac area is capable of accommodating multiple private aircraft. The hangar facility contains approximately 25,000 square feet and is a steel frame structure on a concrete slab foundation. It features an electric hangar door opening system.

The hangar is equipped with a two-story enclosed building that has an attractive lounge and restroom area downstairs and a two-bedroom, two-bathroom pilot's apartment upstairs. The concrete flooring in the hangar has an epoxy coating, and the concrete apron adjacent to the hangar door is heated so ice and snow will never impede the opening or closing of the hangar door.

The entire airport complex is located within an 8-foot-high game fence constructed of 2½ inch steel posts with heavy gauge net wire. In addition, the facility is equipped with a standby 350KW generator system for auxiliary power.





DOG KENNEL

The Dog Kennel is located east of the Lodge complex, between the Lodge and the highway. The Kennel was constructed in 2003 and is a steel frame structure with stone exterior on a concrete slab foundation. It has a pre-fabricated steel panel roof. The Kennel contains approximately 11,000 square feet of usable kennel area, with approximately 3,600 feet being enclosed and air conditioned. There are 40 chain-link dog pens, 20 on each side of a concrete center alleyway. The Kennel is equipped with full office facilities, a large meat processing-center featuring stainless steel work tables, walk-in cooler/freezer, wash area, and floor drains. The facility includes a veterinary lab, upper level storage, overhead crane and bathroom. A maintenance/storage building containing over 5,000 square feet is located just west of the Kennel. There is a fenced-in exercise area for the dogs adjacent to the Kennel.

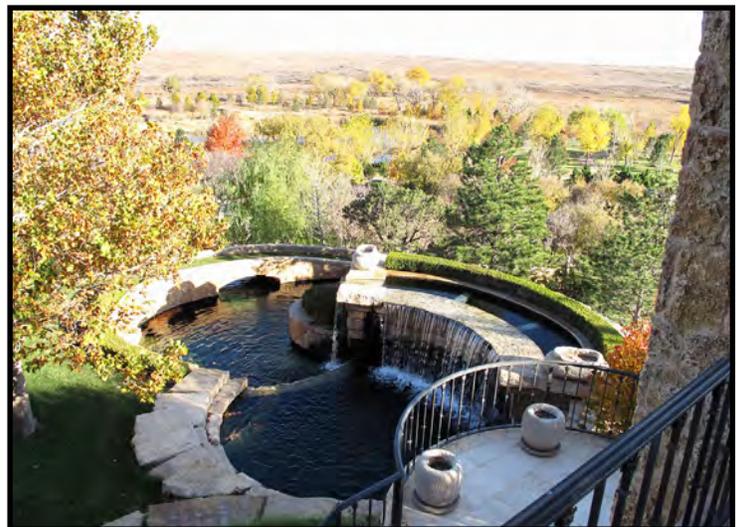




BOONE'S LAKE HOUSE

Beginning in 2000 through 2002, Boone conceived the idea of building a massive Lake House, which would serve as his personal home on the ranch. This unbelievable home has undergone a number of renovations and additions and was finally completed in 2008. The Lake House contains approximately 11,500 square feet of living area and over 3,800 square feet of porches and patios. The front entry door was originally the front door to Bing Crosby's home. It is an ornate metal door with stained glass inserts. The upper level of the home features a large living/great room with fireplace, dining area, master bedroom and bath, 1½ bathrooms, kitchen, utility room, and elevator. A spiral staircase with stone imported from France leads to the lower level where there are two guest bedrooms, three bathrooms, wine cellar and tasting room, office, exercise room, utility room, cedar closet, mechanical room, and storm/safe room. Construction materials throughout the home include steel and wood framing on a concrete slab foundation, cave stone exterior, and travertine flooring. The home has oak vaulted ceilings, wood cabinets, granite and marble countertops, and a slate roof. The home has a water source heat pump which is used to heat and air-condition the home. Outdoor balcony railings are bronze and all balconies and porch areas overlook astonishing water features, such as lakes, ponds, waterfalls, and aqueducts. The landscaping, topography features, and water enhancements make the Lake House truly "fit for a king."

Boone's Lake House has been featured in Architectural Digest Magazine and Cowboys and Indians Magazine.

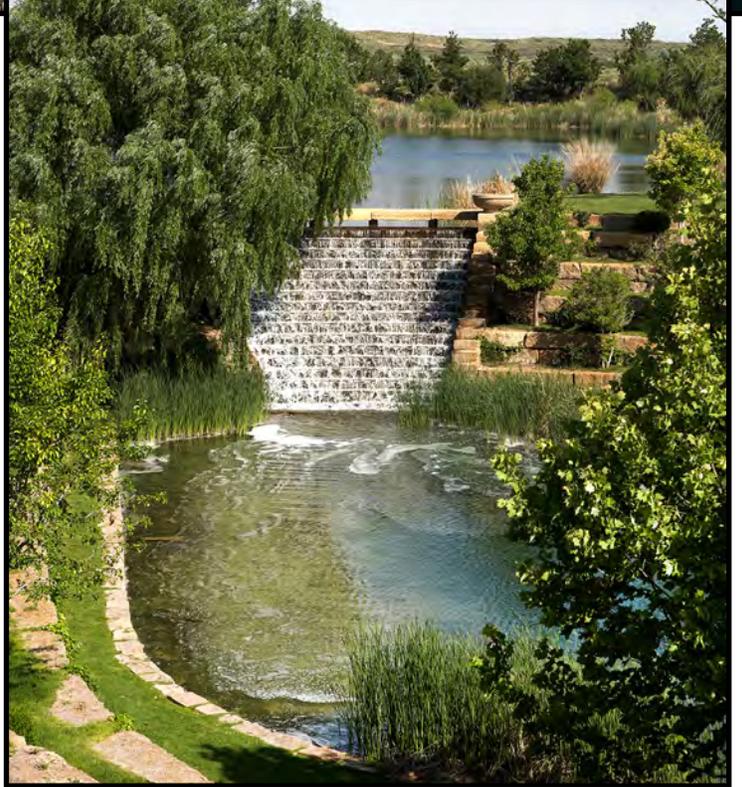
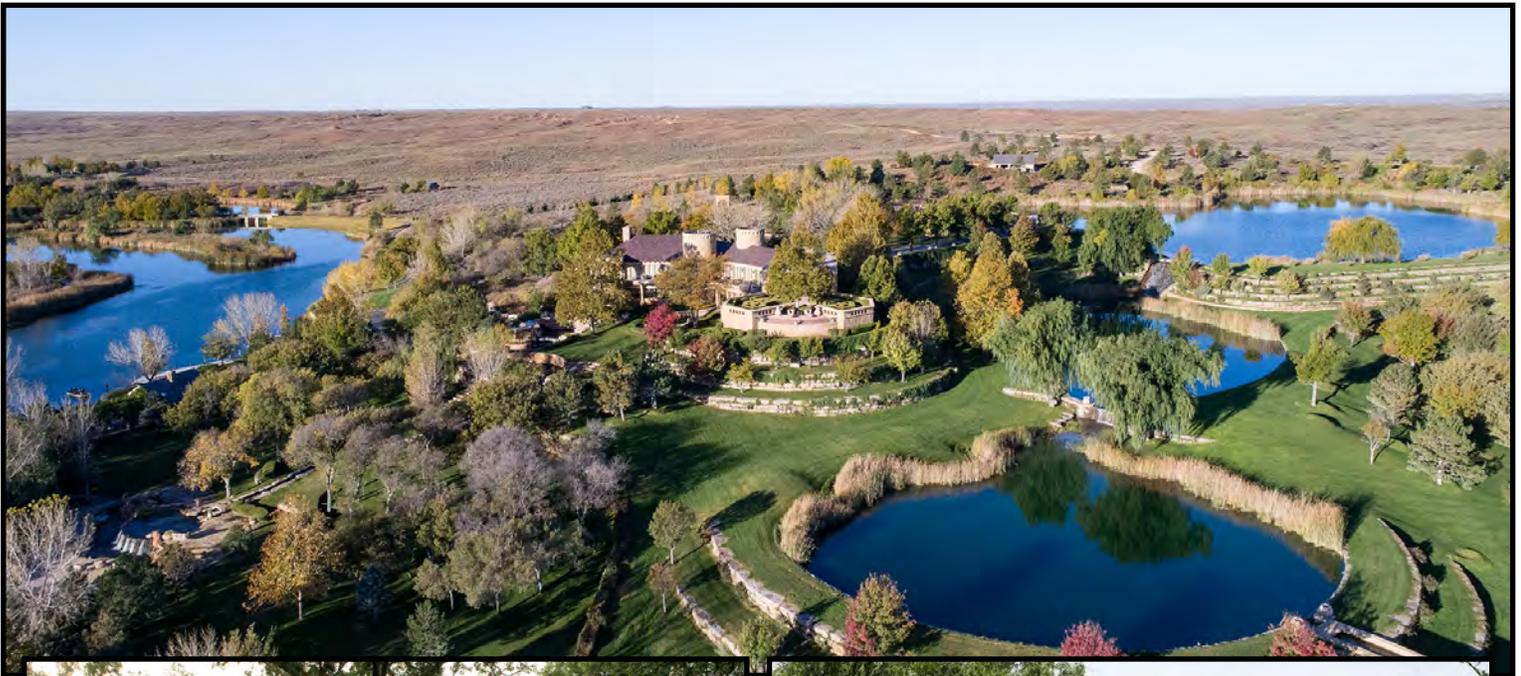




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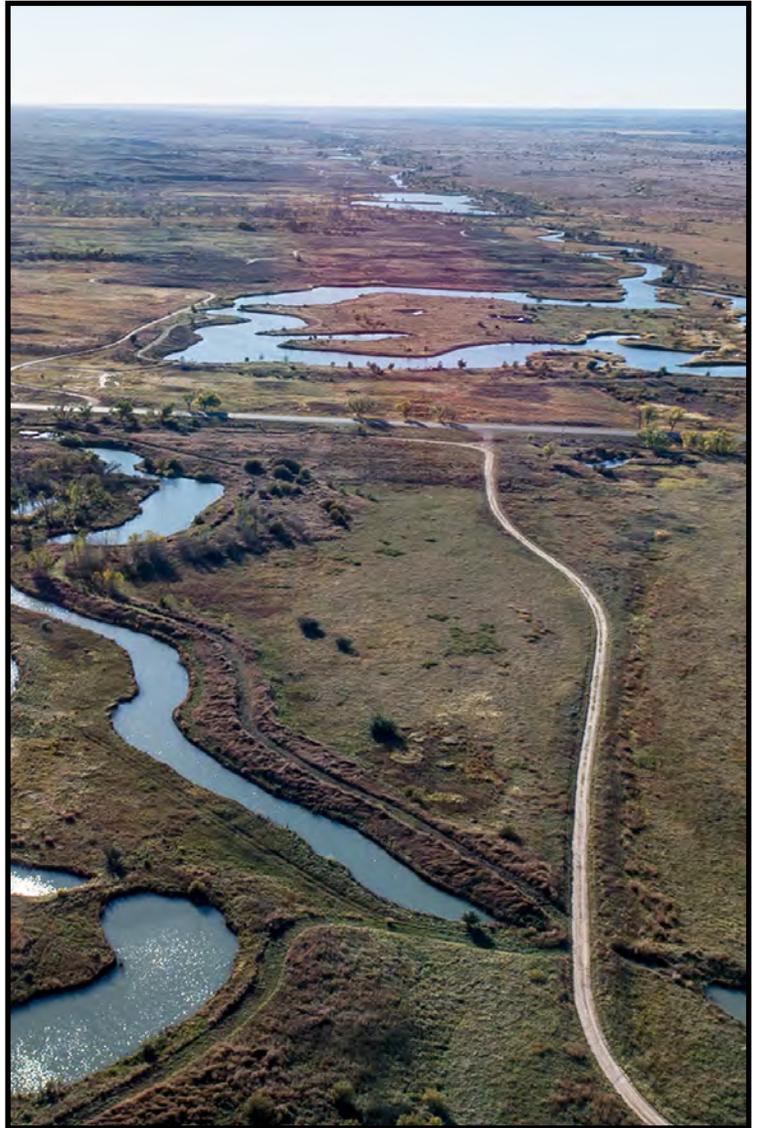
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WATER FEATURES ON THE MESA VISTA RANCH

The Canadian River itself generally forms the north boundary of the ranch for a distance of approximately 25 miles. This river bottom is wide and fertile with a shallow water table. In some areas, standing pockets of water are common and portions of the river bottom are sub-irrigated. Knowing the Mesa Vista Ranch had a valuable water resource, Boone made the decision to enhance surface water on the property. In the early 2000's Boone began a massive water enhancement project, likely never before conceived or duplicated by a private citizen. By dredging and building a chain of dams, waterfalls, lakes, and other water enhancements, Boone created possibly the largest individual water park ever envisioned. In addition to the countless lakes and ponds, he created a flowing, man-made creek called "Boone's Creek," which basically parallels the Canadian River. By dredging into the standing water table in the Canadian River bottom, this creek was formed. Boone, however, was not satisfied with standing water in the creek and wanted ever flowing running water throughout the creek bottom. With the use of well water injected into the creek, Boone's Creek flows several thousand gallons per minute throughout this stretch of roughly 12 miles of creeks, lakes, waterfalls and ponds, all of which are man-made. With a system of pumps and pipelines, much of this water can be recirculated and used over and over. Without question, Boone has created an unmatched oasis in the Texas Panhandle.





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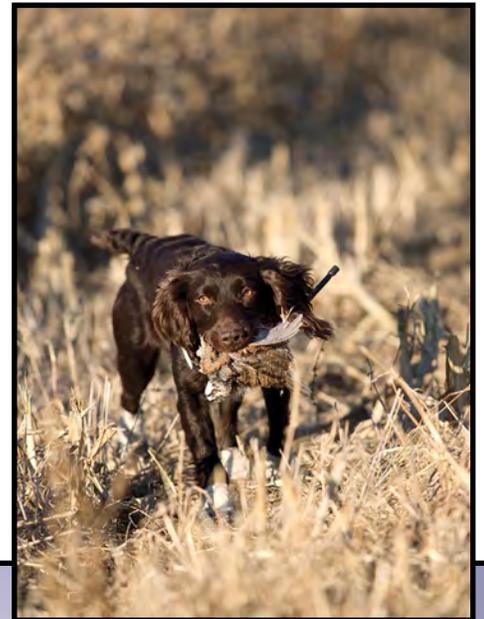
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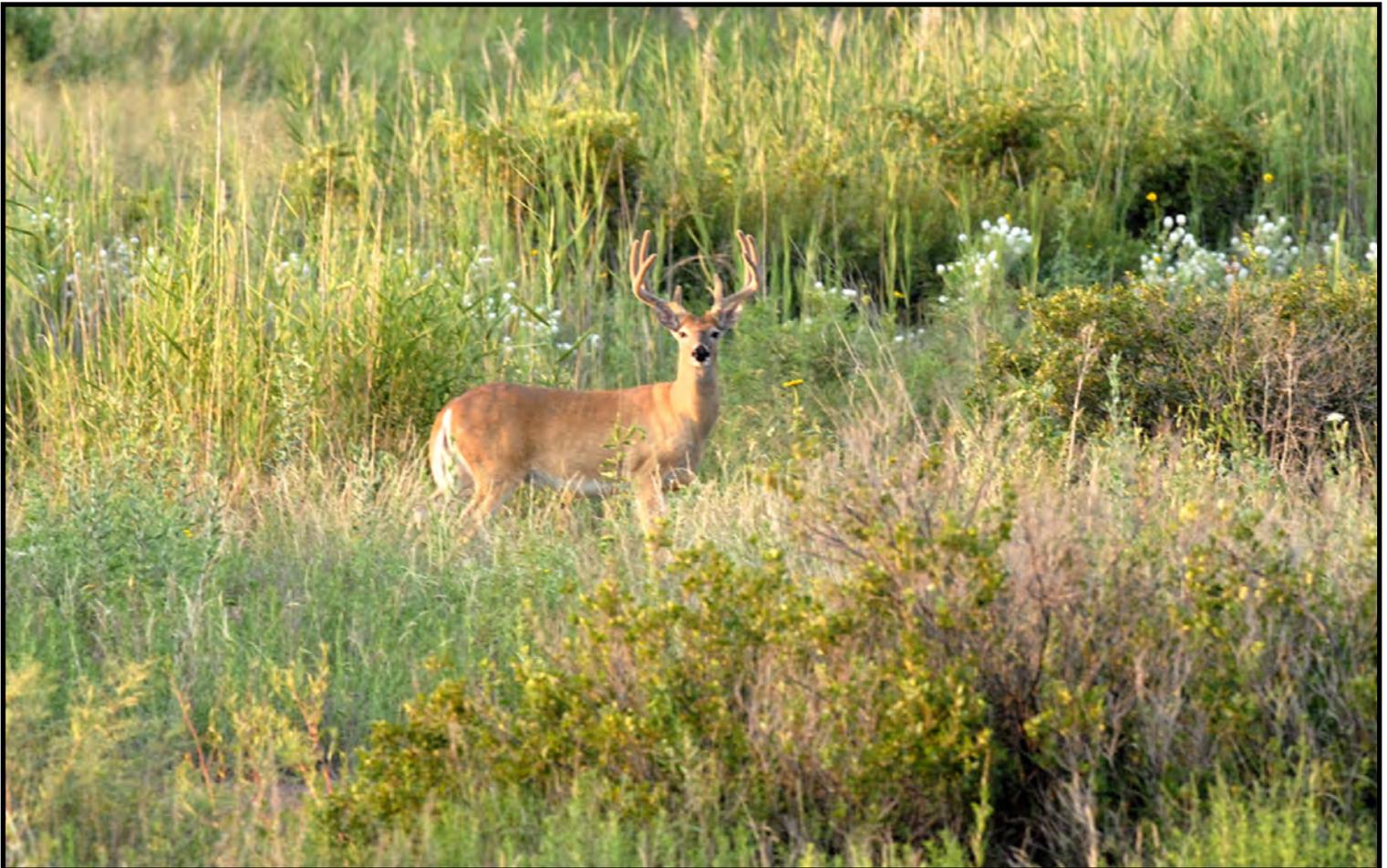


WILDLIFE ON THE MESA VISTA RANCH

Boone often states that the Mesa Vista Ranch offers the “world’s best quail hunting.” In an effort to enhance wildlife on the property, over the years, Boone has been a leader in conservation practices that are now followed by many other sportsmen in the country. As a testament to Boone’s conservation efforts, in 2008 he was named the recipient of the prestigious Park Cities Quail Unlimited Lifetime Sportsman Award.

Boone maintains a small cow herd on the ranch, 400 – 500 cows, but many areas of the property, especially those areas with attractive recreational features, have not been grazed in 20 or more years. These areas of the ranch are devoted exclusively to wildlife enhancement. Boone has placed over 1,000 quail feeders and numerous deer feeders on the ranch. He has created a number of food plot areas and added a network of buried waterlines with small water outlets to create wet areas for quail.





Subject to sale, withdrawal, or error.



The Mesa Vista Ranch supports a variety of wildlife. Whitetail deer thrive in the productive creek bottom areas and mule deer are found throughout the sandhills, broken ridges, and mesa points on the southeast side of the ranch. Aoudad are also viewed from time to time in this rougher portion of the property. Antelope are found on the open plains country on the southwest side of the ranch. Besides quail, dove are also abundant and water fowl are seasonally present on many of the lakes. Hundreds and hundreds of turkeys are common throughout the tree-covered bottom lands. Most all of the lakes have been stocked with a variety of fish, and fishing is reported to be excellent. The southern portion of the Mesa Vista Ranch is improved with pivot sprinkler systems and irrigation wells. Portions of this land are planted in a combination of wheat and millet, providing outstanding habitat for pheasant. All in all, with the water features, varying terrain, and conservation measures in place on the Mesa Vista Ranch, it would be hard to find a better recreational property in this area of Texas.



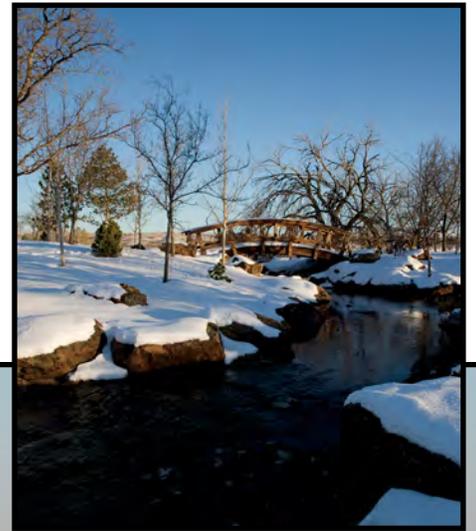




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WINTER TIME AT THE MESA VISTA RANCH



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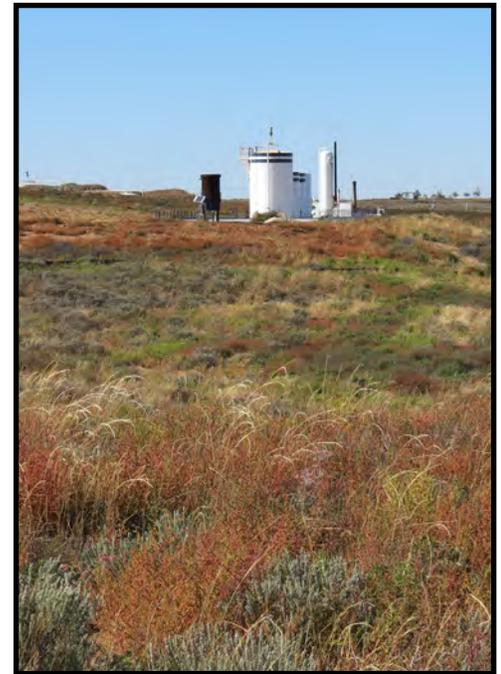
MESA VISTA RANCH RESOURCES

The Mesa Vista Ranch is located in an area of prolific quality ground water, being in the Ogallala Water Formation. Over the years, hundreds of thousands of acres of water rights have been sold in Roberts County for municipal water purposes. Recent commercial water sales in the area indicate that water rights have a commercial value in the range of \$400 - \$500 per acre.

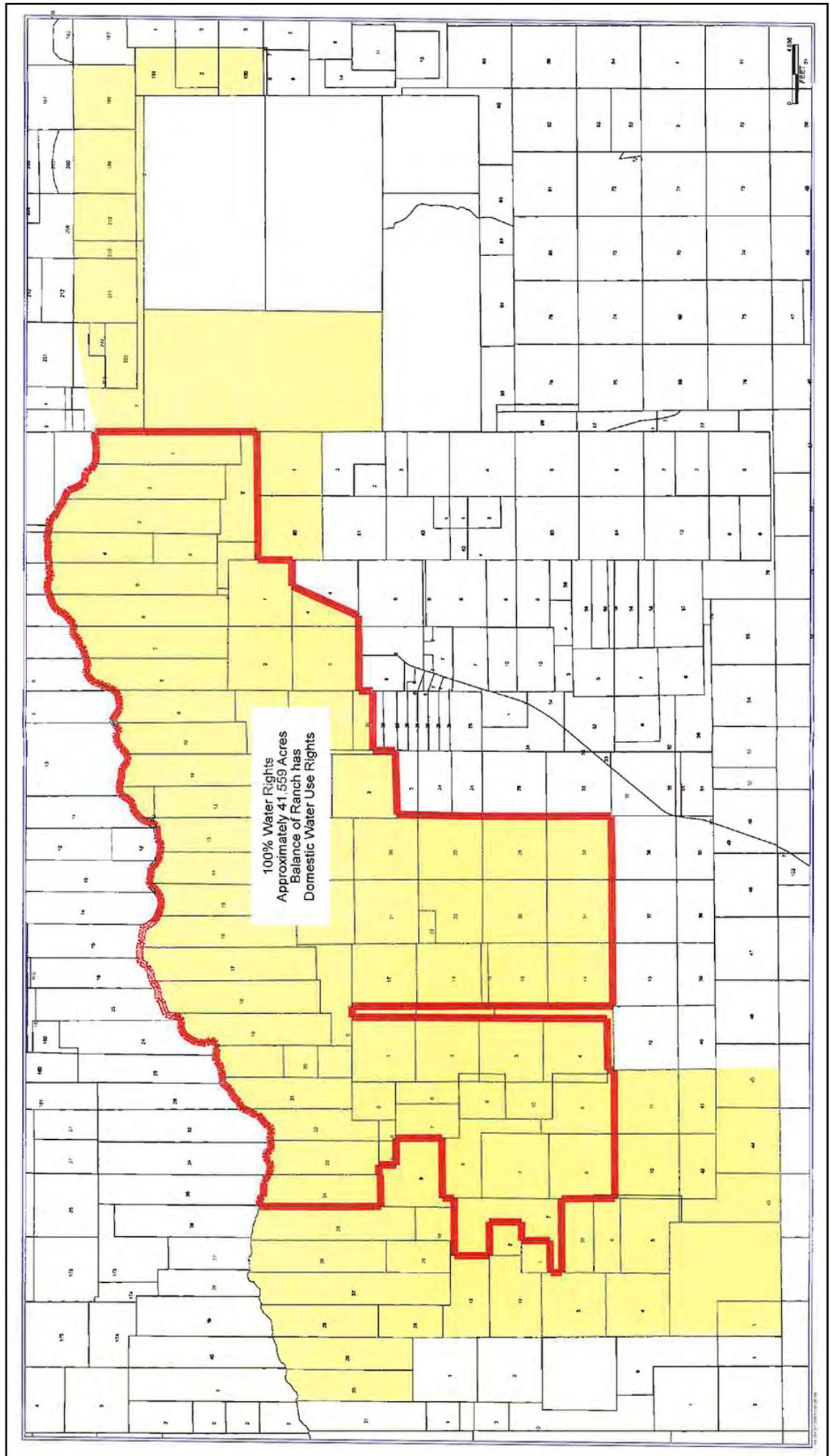
As previously discussed, Boone acquired the Mesa Vista Ranch in a series of purchases over the years. Boone obtained water rights in the earlier purchases, but in more recent years, as he acquired adjoining land, the commercial water rights were already sold, due to their commercial value. Overall, Boone owns approximately 42,000 acres of water rights, which will convey with the sale. This is considered to be an extremely valuable asset. A water ownership map is attached.

In addition to this water resource, minerals are also considered to be a valuable resource in Roberts County. Like the water, Boone obtained a portion of the minerals on the earlier land purchases, but as he expanded to the east and west in more recent years, he was unable to obtain minerals with these acquisitions. The attached map shows mineral ownership intact with the ranch, which will convey to the purchaser. There is scattered oil and gas activity on the Mesa Vista Ranch. All of Boone's owned mineral interests will convey. In 2015, Boone's oil and gas royalty income totaled approximately \$2,560,000. In 2016, with oil and gas prices declining, the total royalty income dropped to approximately \$771,000. For the first nine months of 2017 the royalty income is approximately \$541,000. Again, all owned water rights, all owned mineral rights, and royalty will convey with the property.

There are a number of large, operating wind farms located in the Texas Panhandle. All wind generation royalty rights are also included.

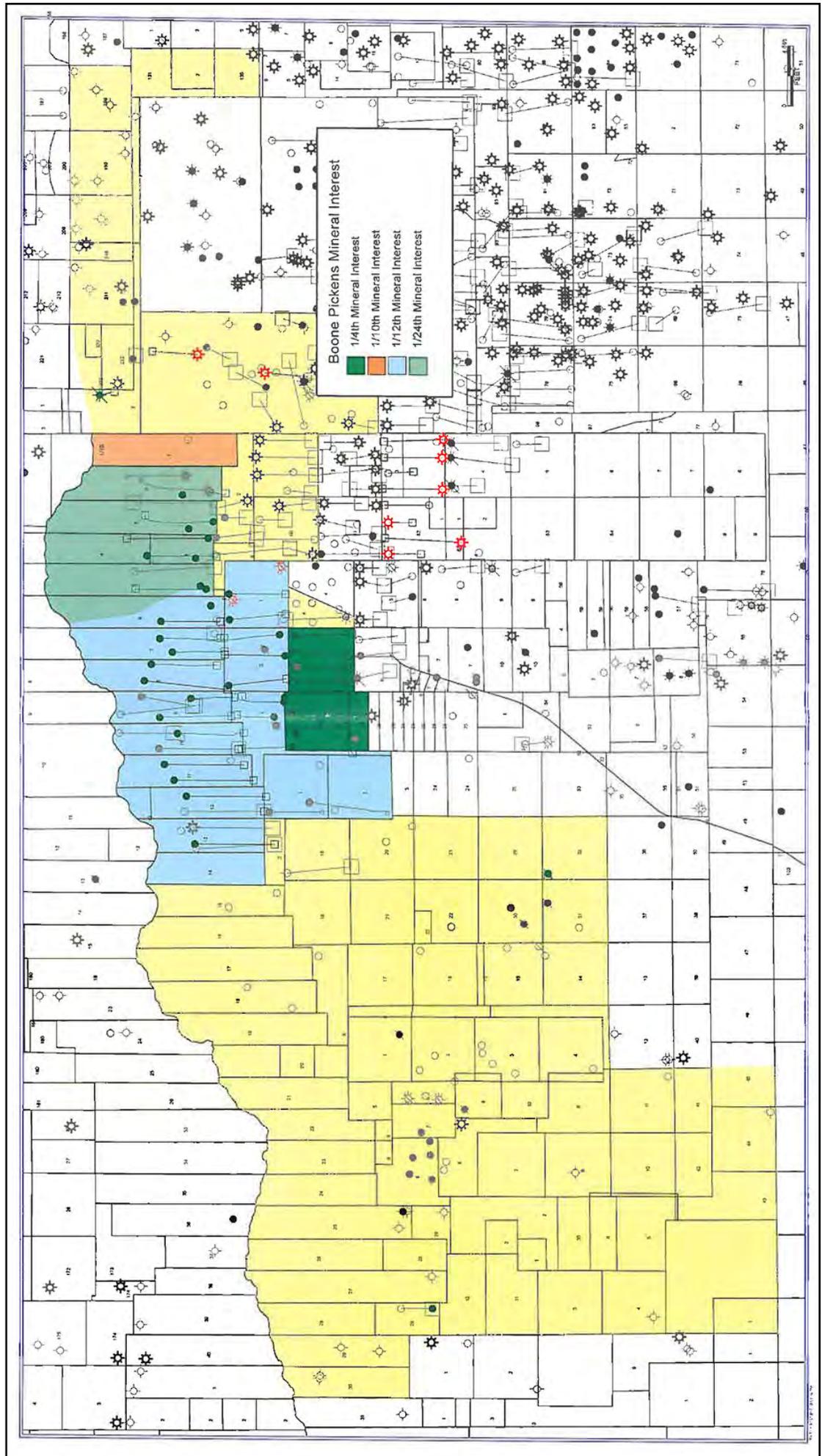


MESA VISTA RANCH WATER OWNERSHIP MAP

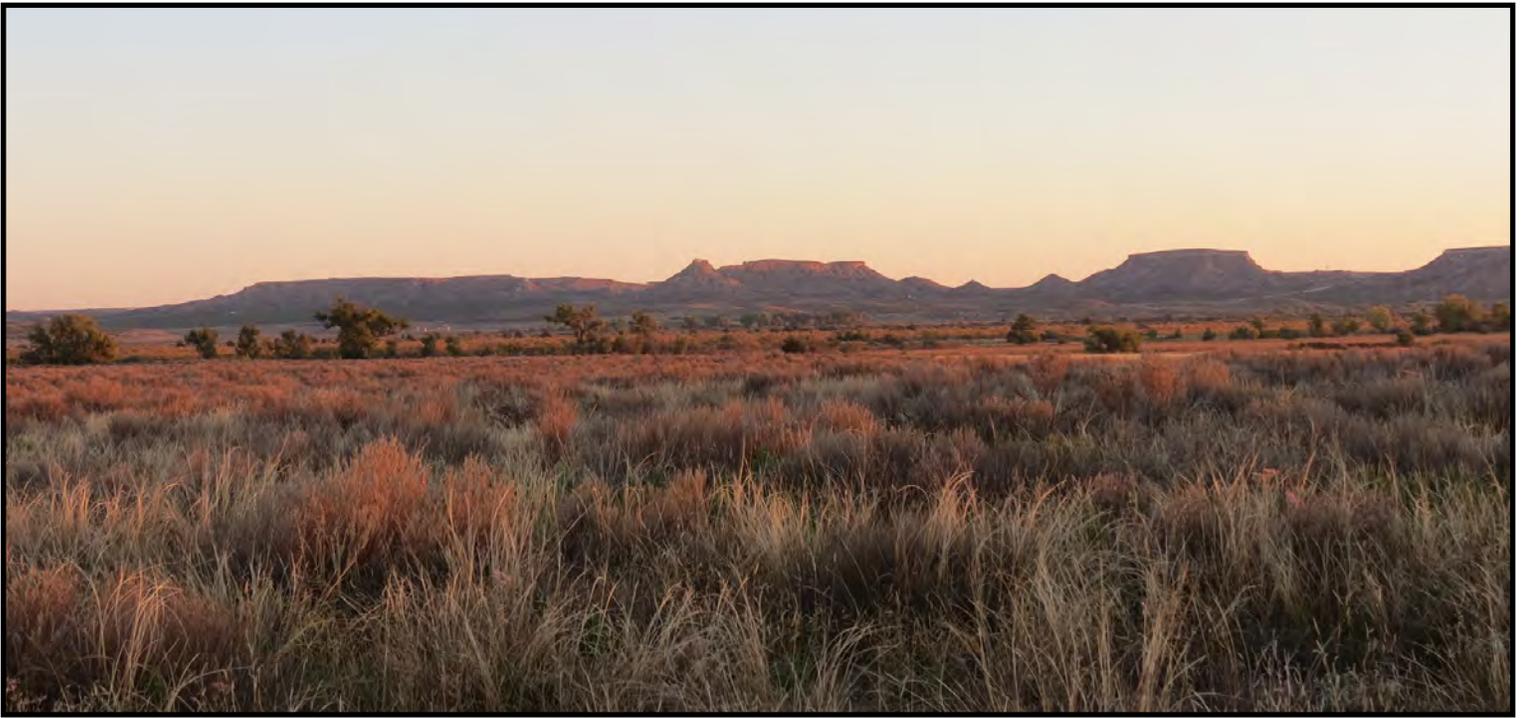


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MESA VISTA RANCH MINERAL OWNERSHIP MAP

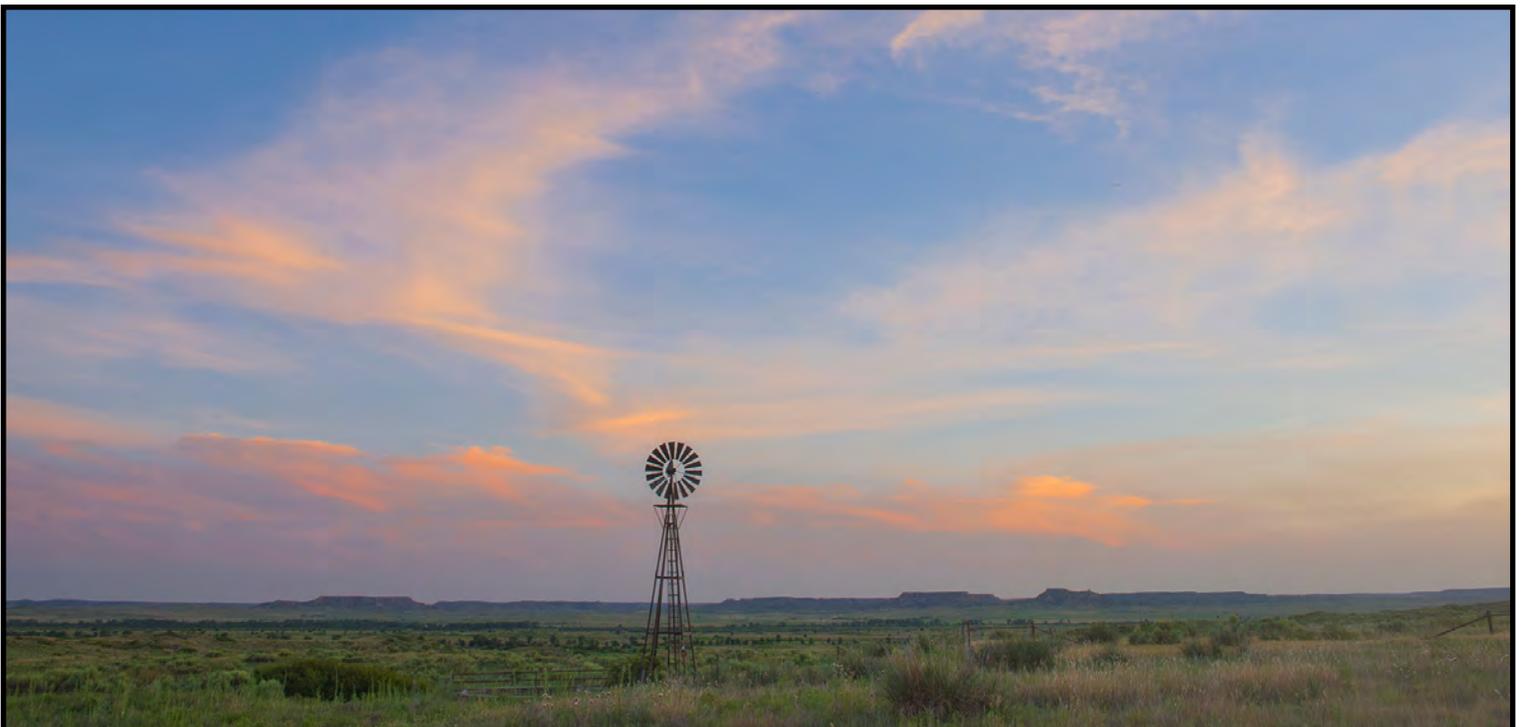


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PRICE AND REMARKS

The Boone Pickens' Mesa Vista Ranch is offered for sale at a price of \$250,000,000. It seems impossible to comprehend all of the improvements made to this property, whether it is structural improvements, water enhancements, landscaping, wildlife conservation features, or others. As example, thousands of tons of landscaping rock, trees, shrubbery, plants, etc. were imported to the property over the years. Early on, Boone hired Tommy Ford, an architect from Dallas, Texas, to help in the planning, drafting, and construction of the many improvements placed on the ranch. Together, Boone and Tommy had the vision to take raw ranch land and transform this property into what now represents Mesa Vista Ranch. In a recent conversation with Tommy Ford, he estimated that the total volume of building materials, landscaping rocks, trees, and other enhancements delivered to the ranch would exceed 120 trains, with each train load containing 110 cars of materials. Having overseen most all of the major structural construction on the property, Tommy estimated replacement cost of over \$140,000,000, not counting the added cost of dredging and developing the lakes and creek water systems on the property.



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To our knowledge, no other ranch can replicate Boone's Mesa Vista Ranch. He has spent nearly 50 years transforming this Texas Panhandle Ranch into a wildlife paradise with spectacular water features and improvements fit for a king. The sale of the Mesa Vista Ranch is basically "turn key," including all rolling stock, equipment, pick-up trucks, hunting vehicles, farming equipment, furnishings, bird dogs, etc. The only exclusions are Boone's personal effects, livestock, and his vast art collection. The livestock are available to be purchased separately, as is the majority of the art collection.

Very devoted, generally long-term employees are in place on the ranch, and these employees are interested in staying and continuing on with the new ownership.

**"You do everything to make the land perfect, hoping the next owner has the same passion."
– T. Boone Pickens**

Qualified buyers can schedule a showing of the property by contacting the Brokers.

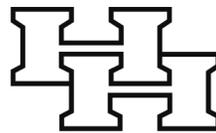


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