



PROSPECTUS

WHO WANTS TO BUILD AN UPSCALE, OFF GRID, FARM TO TABLE RANCH & EVENT CENTER?

Threats of supply chains disruptions, low food quality, volatile energy costs, and huge shifts in culture. Many Americans are growing restless and are drawn to the discussions and dreams of the old days of homesteading, food gardening, having horses and raising livestock. It seems like it is the very foundation of the American Way. Work hard, prosper, raise a family, be close to the land.

This is our contribution to the conversation. This is what we are building. This is how we are making it happen without having to retreat to remote and forgotten locations. We want to build something inclusive and “experiential”. We want to share all the learnings, best practices, and create amazing memories around a campfire with others. While we can see the fun in primitive solutions, we are wanting to build that intersection of luxury, freedom and comfort.

PARAMETERS

We made a list of the must haves and non negotiable. The property had to:

- Be big enough to Ranch cattle on, weather you can grow food in
- Be in the country, but city close. We wanted to be within 45 minutes of a major airport
- Have the ability to create a Glamping center, design and build a place people would want to get married at, and explore the exciting world of Tiny Homes for Hospitality
- Have views and sunsets. We wanted to be able to perch up on the foothills and enjoy panoramic perspectives of nature. The view is just better up there.
- Lend itself to making money to finance the creation and retire the debt.

PLEASE TAKE A LOOK AT HOW WE ARE SOLVING THE PROBLEM OF HIGH LAND COSTS, HOMESTEADING, CREATING INDEPENDENCE AND LOOKING TO SHARE THAT WITH OTHERS.

CAPITALIZING ON THE STRONGEST TRENDS

LOCATION, LOCATION, LOCATION

Boise/Treasure Valley Idaho continues to top the list of fastest growing cities and great places to live. The real estate market continues to be robust and expanding despite interest rate increase and the impacts of inflation.

Eagle is the top choice for the economically capable. Transplants from California, Oregon and Washington are selling their west coast homes for prices in the millions and coming to Eagle looking for that mini ranch experience. All the new home builders have been squeezing profits from smaller lots leaving one acre homesites as the exception and not the rule. Five acres sites are selling for over a million and they have become as rare as Unicorns. More than 10,000 new homes have been approved to be built between downtown Eagle and the subject property.

This project is located in the Eagle Foothills directly north of Downtown Eagle Idaho. We are country quiet but city close and in the direct path of fast moving growth. We will be offering three ranch sites at 40 acres each.

LOT SPLITS - THE SUM OF THE PARTS CAN BE WORTH MORE THAN THE INITIAL WHOLE

449 acres is just to big for most buyers, while 40 acre mini ranch sites at \$350,000 are the dreams of most buyers flocking to Idaho. The county has approved the proposed 10 lot splits. The combined value of just four is nearly the cost of the entire ranch..

ADDING BIG VALUE

Lots splits, private road, graded driveways, and utilities to each lot add big value to the project, keeping the loan to value smart and radically reduces any risk.

We are adding a Glamping Village, horseback riding, progressive farming techniques, cattle operations, a wedding venue and an AirBNB/VRBO solution. There are multiple income streams in this model and intelligent product segmentation. All of them add value to all of the related real estate.

WESTERN GLAMPING

Indian Village is a super fun and thoughtful solution for the Glamping and adventure crowd. Lodgings are luxury tents custom designed creating the intersection between western tents and indigenous people's Tepee stylings. Large enough for multiple bunk beds or king size luxury mattresses. Decor packages to delight guests and important amenities like electricity, Egyptian cotton sheets, big comforters and platform beds.



The wooden walkways will take guests to private but playful shower and restroom facilities, hair dryers and make up mirrors and more. Indian Village is perfect for Corporate Events, family reunions, adventure weddings, and accommodations for our Horseback and Cattleman's Courses. Below is a concept for a meeting area and evening after dinner lounge.



FARM TO TABLE

This project allows us to integrate Walipini style food farming and indoor grow operations that are experiential, aesthetically impressive and fully integrated into a ranch and hospitality program. Indoor vertical operations allow year round production with an excellence in quality, presentation and self sufficiency. Sales of vegetable towers, garden design, and comprehensive design services are additional sources of revenue





WORKING CATTLE RANCH

This will be a working cattle ranch that is just large enough to be meaningful and scaled small enough to be easy to manage. Instead of depending on finished beef sales as the primary revenue, we are able to offer cattle engagement as the unique value proposition for a true Americana experience. We are leveraging the rapidly growing interest in homesteading, horsemanship, cattle driving, and western glamping (glamorous camping). This is Ranch to Table at its finest. The cattle draw the guests...and feed them.

GRASS FED BEEF

Grass Fed, Pasture Raised, Farm to Table, Ranch to Table, and Homesteading are major consumer movements still in their infancy. Grass Fed Beef represents around 4% of the beef market. We are leveraging that rapidly growing industry by providing onsite experiences for this next wave of buying choices.

Today's consumers are sophisticated, demanding and willing to spend money for quality, exclusivity, experiences and values aligned brand offers.

We are leveraging a small cattle operation to allow consumers to engage and encounter moving cattle, arena roping, cowboying and high quality beef by subscription.

Revenue from beef sales from this kind of model are 2 to 3 times market price. The opportunity to 'wrangle' cattle brings significant Event and Hospitality revenue. There is a lot of synergy in this model.

AIRBNB ACCOMMODATIONS

We will build out (12) two bedroom efficiency units designed for the Airbnb/ VRBO market. Wild Sage will be a year round destination for adventurers. Our location provides a fun place to stay for people visiting Boise as well as premium accommodations for those joining us for Cattle Drives and Horsemanship Experiences.



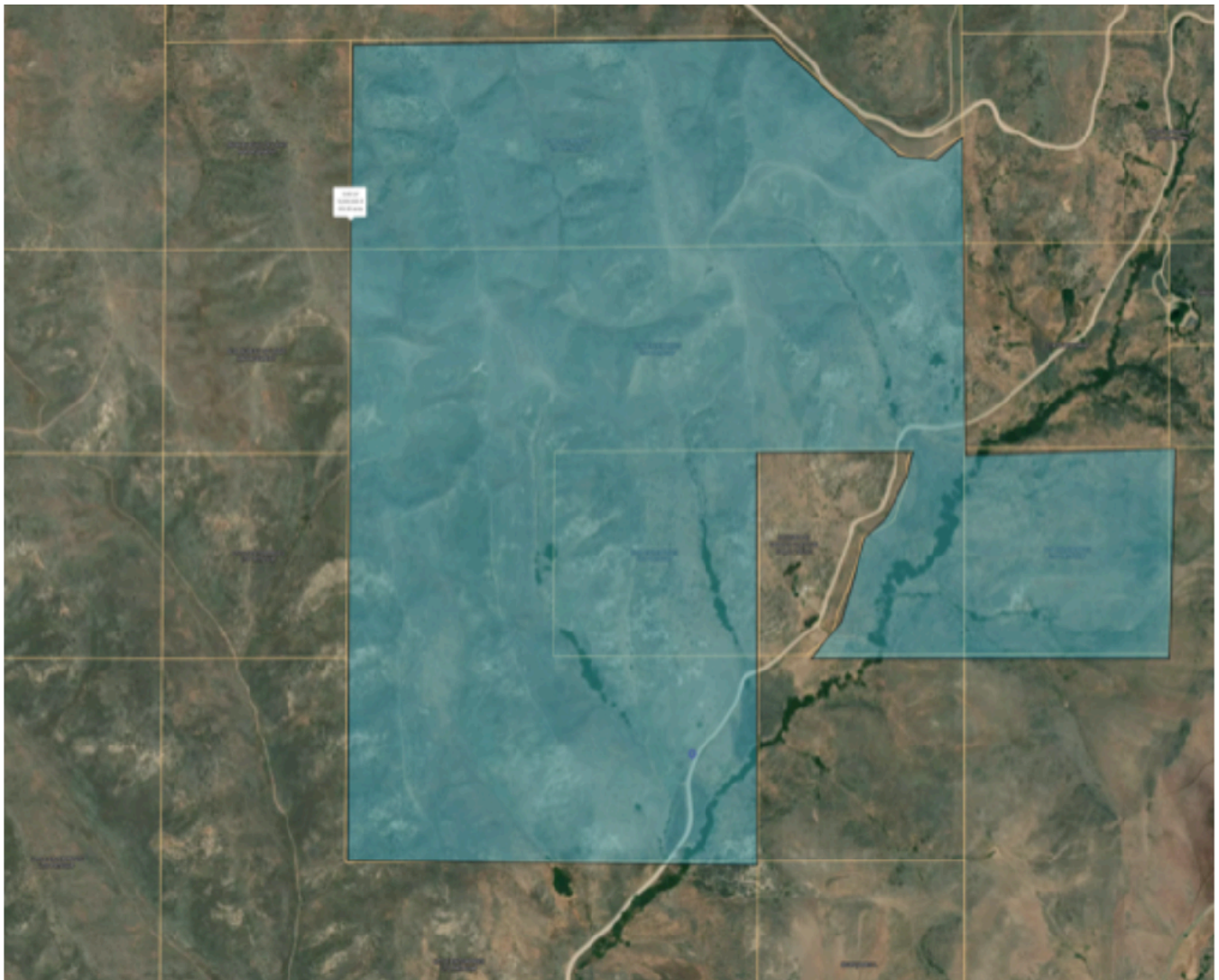
Designed specifically to thrill the Airbnb/VRBO crowd, this solution allows year round revenues and premium guest rates. Guests will be nestled in a real working cattle ranch with horse stables, food growing operations and even a western glamping event center for the gritty weekend would be cowboys (& cowgirls), youth groups and corporate retreats.

3,275 ACRES OF WILDERNESS OUTBACK

This small-is ranch is nestled up against more than 3,275 contiguous acres of Bureau of Land Management and Idaho State Land. This provides a permanent benefit and draw to Wild Sage. It also creates additional revenue opportunities for guided horseback camps.

PROPERTY PHOTOS

Satellite imagery of the 449 acres and surrounding area. Zoned A1 Agriculture, the area will remain Country Quiet and City Close for decades.



Subject property in relationship to Treasure Valley and Boise Airport.



DESIGN ELEMENTS AND INSPIRATION

Spec House Concept





Wild Sage Operations and Primary Residence





THE PROJECT

PHASE ONE

Acquire 449 acres, divide and record several 40 acre parcels for custom home development, build Glamping (Indian Village) facility, build primary residence, operations and stables.

COSTS

Land Acquisition	\$1,800,000
<u>Construction</u>	<u>\$2,500,000 (Phase 1)</u>
Project Total	\$4,300,000

FINANCING

Private Capital Raise	\$ 900,000
Construction Loans	\$2,100,000
<u>Land Financing</u>	<u>\$1,300,000</u>
Financing Total	\$4,300,000

REPAYMENT

Sales (3) Spec Homes	\$4,200,000
<u>Operations Refinance</u>	<u>\$1,250,000</u>
Repayment	\$5,450,000

REMAINING ASSETS (after construction)

(4) 40 acre lots value	\$1,400,000
(1) Ranch Lot 67 acres	\$ 750,000
Equity in Glamping	\$ 500,000
<u>Equity Operations</u>	<u>\$1,500,000</u>
Equity Balance	\$4,100,000

Private Capital is secured by real estate. Acquisition occurs after \$500,000+ pledged. All participants paid principal and interest earned at time of sale of each property and refinance.

PHASE TWO

Develop 12 AirBNB/VRBO units for premium accommodations for upscale clientele, weddings, year round hospitality. Build large Gentleman's Ranch on 67 acres south side of road. Sell as a premium product to retire most of the remaining debt.