

AN EXCLUSIVE RANCH RETREAT



RANCH LIFE REDEFINED



Owning a ranch and enjoying the lifestyle of relaxation, privacy, fun and adventure is a dream of many successful achievers. Having a truly beautiful place to spend time outdoors with family and friends is one of life's great pleasures. Traditionally, the cost of this dream has also included a significant amount of time and effort for development, maintenance and property management. White Oak Creek Ranch is offering a better way.



AN EXCLUSIVE RANCH RETREAT



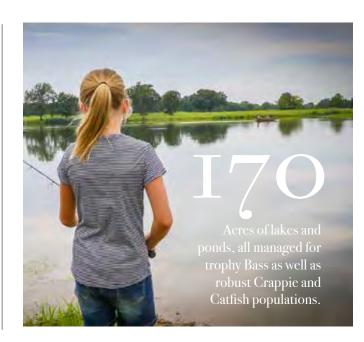
White Oak Creek Ranch offers a unique opportunity for an extremely select few to enjoy all of the benefits of ranch ownership without the traditional extra work, expense and hassle. Almost 5,000 acres of some of the most well managed and spectacular recreational acreage in the country will belong to only 20 lucky owners. Each member will own a 1/20th share of WOCR LLC, a holding company that will provide for the ongoing maintenance, improvements and management of the property as well as everything needed to enjoy a luxurious ranch lifestyle — including staff, housing, a 10-acre deeded lot to build your own home, boats, recreational vehicles, and equipment. Additionally, docks, trails, upscale duck and deer blinds, a new gun range and a competition skeet range will make activities and adventure easy and accessible for owners, their families, friends, and business associates.



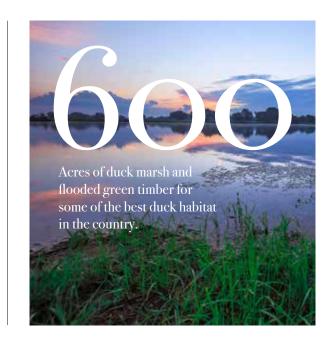
3500

Acres of hardwood forest and tens of thousands of oak trees support spectacular duck, deer and pig hunting.









Miles of manicured trails throughout the forested bottom-land provide owners with easy access to

the entire property.



White Oak Creek Ranch offers true, world-class duck hunting with one of the country's most spectacular combinations of timber, food source and water management. The WOCR duck habitat has been carefully and expertly managed for more than 30 years. Throughout the property, hundreds of acres of oak trees provide acorns in 6 inches to 3 ft. of water. A rare and valuable permit to control the water in Paradise Lake enables the ability to gravity feed the ranch's entire duck marsh through control valves, flowing from one level to the next and eventually into White Oak Creek.



acres of wetland

including 36,000 feet of levee



The ranch supports an impressive and varied range of species

Mallard
Wood Duck
Blue Winged Teal
Green Winged Teal

Pintail

Gadwall

Mergansers

Canvasback

Redheads

Black Ducks

Northern Shovelers

Scaup

Ringnecks

Widgeon

Blue Bill

Tree Ducks



Canadian Geese (lesser and greater) Snow Geese Speckled

Ross's



200 Acres of moist soil areas

300 Acres of flooded green timber

Impoundments







LAKES

Fishing at White Oak Creek Ranch is simply spectacular. All seven lakes are professionally managed to ensure a population that is impressive in both scope and size. The variety of lakes and species is perfect for everyone from kids with cane poles to trophy fishing anglers stalking record Bass.



Lakes from 5 to 120 acres for a total of 170

acres of fishing





Paradise Lake

Paradise Lake, at 120 acres, is the largest body of water on White Oak Creek Ranch. It's home to an impressive range of sport fish including Largemouth Bass, Blue and Channel Catfish and Crappie. The lake offers a challenge for fishermen of all skill levels with a variety of brush piles, drop-offs and other underwater features to ensure an exciting pursuit.

Fisher Lake

Huge, Trophy Bass are the sole focus of the ranch's 17 acre lake. The lake is meticulously managed to keep it Catfish free, guaranteeing an ample food source of Coppernose and Thread Fin Shad. Plenty of 6 pound and several 10+ pound Bass make this lake one of the best Trophy Bass spots in the state.

Ranch Records

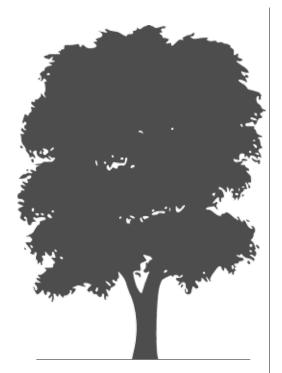












3500 ACRES of oak trees provide plenty

of acorns to preserve a robust deer population



There are several different hunting options at White Oak Creek Ranch for a convenient, exciting and varied experience including spot and stalk hunting and stand hunting in top of the line Muddy® Box Blinds.

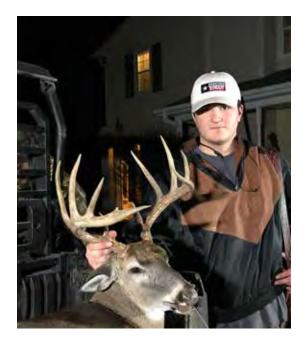


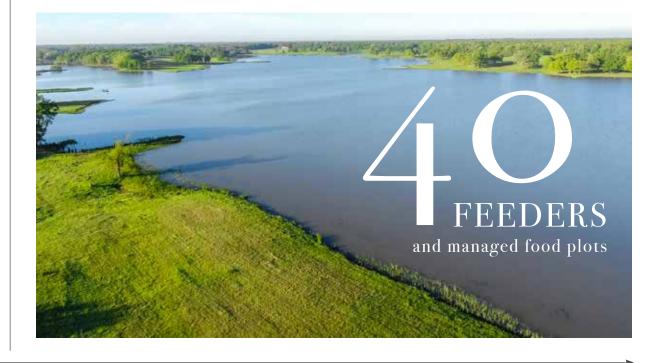
158 INCHES

is the record buck taken on White Oak Creek Ranch along with numerous 140"+ bucks

Deer hunting at White Oak

Creek Ranch is some of the best in East Texas. An impressive deer population has been managed over the last 30 years by on-site supervision and state-sponsored programs. Excellent genetics and ideal habitat have combined to foster a unique hunting opportunity. The White Oak Creek bottom-lands, year-round water sources, thousands of acres of oak trees and over 40 food plots and feeders provide the perfect environment to grow and harvest spectacular deer. Historically, the ranch has been alloted 30+ doe tags per season and future buck allotments will be managed to maintain and maximize quality.









Huntinghogs at White Oak Creek Ranch is a year-around opportunity. Feral hogs are unprotected, exotic, non-game animals which means they can legally be taken by any means or methods at any time of year, day or night. There are no seasons or bag limits, making W.O.C.R. hog hunting an anytime adventure.





Million wild hogs estimated throughout the state

Million wild hogs estimated throughout the state

Million wild hogs shoulder height of a mature hog

Tusks (two upper and two lower) are continuously growing



The wild hog is the most intelligent game animal in North America, which makes it challenging and exciting to take down. But whether hunting from a blind or stalking on foot, the endless supply of hogs on the ranch guarantees that the hunt is almost always successful and always exciting.

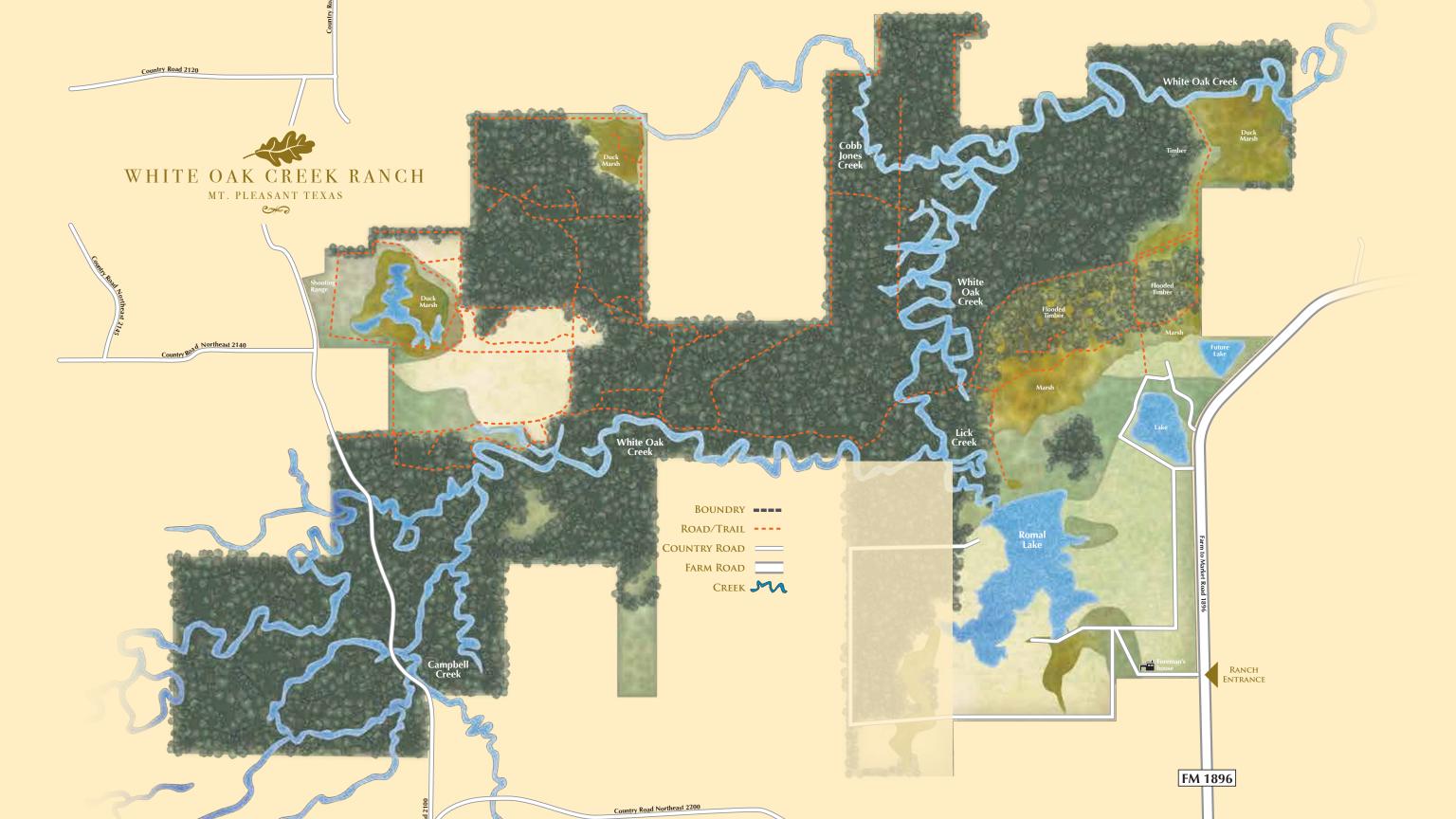


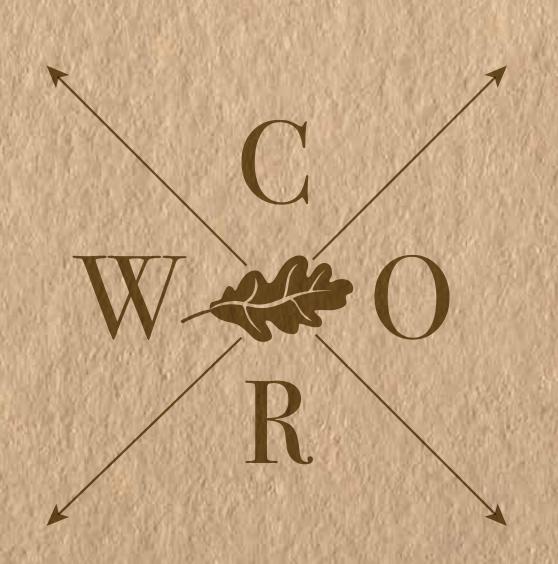


is the record hog taken on White Oak Creek Ranch











Owning a ranch and enjoying the lifestyle of hunting and fishing, relaxation and privacy, is a dream of many successful achievers. Having a truly beautiful place to spend time outdoors with family and friends is one of life's great pleasures. Traditionally, the cost of this dream has also included a significant amount of time and effort for development, maintenance and property management. White Oak Creek Ranch is offering a better way.

White Oak Creek Ranch offers a unique and ultra-exclusive opportunity for only 20 members to enjoy all of the benefits of ranch ownership without the traditional work, expense and hassle. Each member will own a 1/20th share of WOCR LLC, a holding company that owns the ranch and provides the ongoing maintenance, improvements and management of the property as well as everything needed to enjoy a luxurious ranch lifestyle — including staff, housing, a 10-acre deeded lot to build your own home, boats, recreational vehicles, and equipment. Additionally, docks, trails, upscale duck and deer blinds, a new gun range and a competition skeet range will make activities and adventure easy and accessible for owners, their families, friends, and business associates.

Membership comes with a 10-acre deeded lot located on our beautiful 120-acre lake. Members can build their own home or use our existing housing. Cleaning, maintenance and lawn care is also provided.

White Oak Creek Ranch is 4,573 acres of stunning beauty, incredible nature and a rare combination of land, timber and water that has been meticulously groomed for the last 30 years. Located in Mt. Pleasant, Texas, the ranch is a 90-minute drive from Dallas, an 80-minute drive from Tyler and if arriving by private plane, Mt. Pleasant Regional Airport is 20 minutes away. We invite you out for a visit to experience all that White Oak Creek Ranch has to offer. Once you see it, we know you will agree that it is an extraordinary place to relax, enjoy nature, entertain friends and most importantly — build a family legacy for generations to come.

4573

Total acres of a spectacular combination of forest, pastures, wetlands and river bottom make up White Oak Creek Ranch



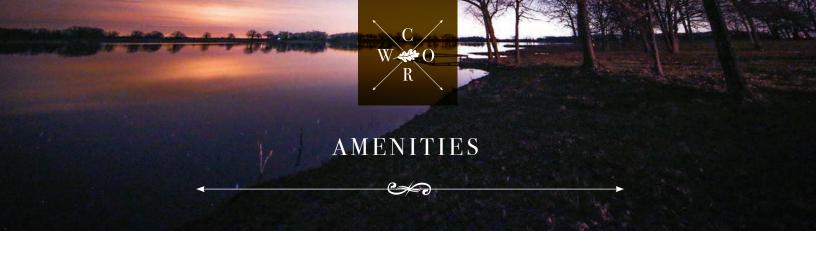
Acres of hardwood forest and tens of thousands of oak trees support a spectacular wildlife population



Food plots and feeders managed and maintained for deer and pigs.

170

Acres of lakes and ponds managed for trophy bass as well as robust crappie and catfish populations.





The ranch has several existing homes for members to use, at no cost. Further, all members receive a 10-acre deeded lot on our beautiful 120-acre lake to build a home of their own if they choose to do so.

The ranch has an existing hunting headquarters for gun and gear storage, a game cleaning station, cold storage and UTV parking. It is the central location for coordinating hunts, boat use, and other ranch activities. Future improvements may include a new hunting headquarters.





Future improvements will include covered shooting stations, knock down targets, and 3 gun areas. Archery targets and 3D archery courses are also planned for future development.

In addition to our stationary sporting clays course, the ranch will provide mobile trap systems to provide custom courses throughout our several thousand wooded acres for off season practice and fun.





WHY SHARED OWNERSHIP?

The simple answer is value. For outdoorsmen in Texas, private land ownership is the only option for enjoying the outdoors at your own convenience. We've all chased leases, paid for guides and had the privilege of being invited to a friend or family members' ranch. The experience is great — the hassle is not. Take a look around and you'll find that your search for private land —particularly that's focused on recreation — offers little reward for a high price. Some ranches are all house, no land. Others are all land, no house. Most have poor quality land and very little water. And what about maintenance — a ranch of any size can seem like a full time job. Keeping a ranch agriculturally exempt with cattle or hay production requires a lot of hassle for little return. Filling feeders, managing ponds, grading trails, fixing fences, mowing pasture and managing help has to be done— by someone. The realities of owning a ranch are complex and expensive. If you want to own a premium piece of property, love hunting and fishing, and you don't have time for the responsibilities of ranch ownership, White Oak Creek Ranch offers value both in price and in convenience.

We found this structure by asking some key questions. What if someone could show up to their ranch on Friday evening and leave on Sunday afternoon without the cleanup, maintenance and hassle? What if they enjoyed hunting and fishing but also needed a place for their family to also have fun, be comfortable and welcome — where they could entertain friends or guests just as easily? Could we find a property within an hour and a half of downtown Dallas that offered everything an outdoorsman could want? Could we make it affordable within reason but exclusive enough to justify participation?

After an extensive search, we settled on North East Texas. This special corner of the state is renowned for its predictable rainfall and hardwood timber. We wanted a large property that focused on wildlife instead of farming, had good duck, deer, and pig populations, and reliable water for excellent fishing. We were very fortunate to discover White Oak Creek Ranch and have been excitedly developing this project with the goal to deliver value both in cost and convenience to our members.



7 MAJOR BENEFITS OF SHARED OWNERSHIP

A Much Larger Ranch: Quality ranch property is expensive. Partnering with others on a superior-sized property exponentially expands the opportunities to enjoy everything that a great ranch can offer.

Shared Expenses: With shared ownership, the costs of routine maintenance, landscaping, mending fences, filling animal feeders, etc. are dramatically reduced when split between all owners.

Full Time Staff: Shared ownership enables the ability to employ a full-time professional staff to ensure an elite level of expertise in developing and maintaining the best ranch possible as well as an amazing experience for you and your guests.

Hunting & Fishing: Hunters can choose between 40+ blinds and multiple areas to spot and stock and anglers have multiple lakes and ponds to choose from providing better opportunities to land trophy fish.

Camaraderie: Shared ownership puts you in league with peers with similar interests. You can escape on your own or have fun relaxing, competing, and engaging with other successful individuals like you.

Building Equity: Instead of just vacationing and paying for someone else to own the ranch, shared ownership can build equity in a tangible and lasting asset.

Leaving a Legacy: Providing experiences and memories for family are goals we all hope to achieve. Shared ownership makes it possible by removing the work and saving time, so that the time spent at the ranch can be used to connect meaningfully with family - an investment that will provide a legacy of familial wealth for generations.



White Oak Creek Ranch

White Oak Creek Ranch is a "shared ownership" ranch where only 20 members will buy into the ranch and share all expenses evenly. The ranch consists of 4,573 acres of well-maintained hunting and fishing habitat, a large permitted 120-acre lake with concrete dam, 6 other lakes & ponds, 35 miles of groomed trails to access the entire property, levees to flood the timber for duck hunting every year, multiple deer and duck blinds including a 24 person island duck blind with warming room, 4 houses for member use at no cost which includes cleaning, UTV's and boats, 2 full-time employees including a ranch manager and ranch hand, barns, tractors and maintenance equipment to maintain the property.

Ownership Opportunity

Each of the 20 members will own 5% of WOCR Holding, LLC [A Shares] including a 10-acre deeded parcel on our 120-acre lake. The 10-acre deeded ownership allows each member to build a home if they decide to do so. Building a home is not required. Ty Looney and Garry Kyle (GT Ventures) are the ranch [B Shares] owners and Managers of the ranch. There are 3 agreements that you should become familiar with that have all of the ownership opportunity details. They are the Company Agreement, Subscription Agreement and the Ranch Rules.

As each member buys into the ranch, Garry & Ty will pay those expenses remaining from members who have not joined. For example, when we sell 5 memberships, we will still be responsible for the remaining 75% of expenses. Additionally, Garry and Ty are the only members who will be personally liable for the existing debt on the property, though all members will be contributing to the debt service and upkeep, through monthly capital contributions.

Lastly, each membership [A Shares] interest is considered "preferred". This means that the monies spent acquiring your ownership, are further supported by the existing equity in the ranch. To be clear, there are no plans to sell the ranch either now, or in the future, but in the event of a sale, all proceeds would be allocated to existing ranch debt, then preferred members, then to GT Ventures. We added this provision to ensure that the financial interests of preferred members are ahead of GT Ventures, where GT Ventures takes on the risk at all times.



Management Fees

Ty Looney & Garry Kyle (GT Ventures) will manage all aspects of the ranch just like a business without any fees or payment. As managers, we will not be paying dues in lieu of a management fee and in lieu of paying all dues for all members until 20 members have joined. There are provisions in the operating agreement to remove us as managers if we are not meeting member expectations. In that instance, we would have an opportunity to convert from managers, to paying members [A shares members], just like everyone else.

Conservation Easements & Wetland Mitigation Bank Credits

The ranch may be able to be put in a conservation or wetland easement as a financial benefit directly back to each of its members and managers. GT Ventures will pay for the cost of all studies and assessments to add the ranch into an easement or a mitigation bank. If the ranch qualifies, tax benefits or wetland mitigation bank credits will be shared with the ranch members consistent with each member's ownership percentage. See the Member Pricing page below for member percentages. To learn more, visit the links at the end of this document.

How to Become a Member

The first step to become a member is to make a \$10,000 deposit which secures your pricing, secures your 10-acre deeded-lot placement on the lake and determines the percentage of Wetland Mitigation Credit's that you will receive upon joining. Your deposit will be applied to your purchase price. Once 5 members have placed deposits, those first 5 members and all others after will have 30 days to pay their Down Payment, Improvement Fund Payment, and close. See the Member Pricing Sheet below for actual amounts per member.

Expenses for Members that Have Not Joined

Each member is only responsible for 5% of the ranch expenses whether 5 members join or all 20. GT Ventures pay's the remaining expenses until 20 total members have joined.

Free Available Housing

Each member will be offered 10 free weeks of housing per calendar year. A member may reserve one house at a time, for one week at a time, and may reserve no more than two weeks in any calendar month. Housing availability will be offered to all owners even if they elect to build their own home. This will offer overflow housing for members who elect to build.



Funds Flow

At closing, each member will pay a Down Payment to GT Ventures and also \$50K to the Ranch Fund, which is for direct member benefit. The Down Payment will be paid to GT Ventures, who is funding the project. The Ranch Fund will be used for immediate ranch improvements, including new docks, new skeet range equipment, RV parking, and improvements to the current houses. Any additional funds will be left in the company for unplanned expenditures like replacement gravel for driveways, rental equipment for ranch improvement, general maintenance, etc. All monthly dues will be allocated towards the bank loan on the ranch, and expenses associated with operating the ranch.

Expenses

The current ranch expenses consist of a bank financing of 7.3M at an interest rate of 3.57% or \$557K/year, which is \$2,321.90/month/member, and the ranch expenses of \$393K/year, which is \$1,639.21/month/member. \$2,321.90 + \$1,639.21 = \$3,961.11/month/member. Once the bank note is paid off, monthly expenses will be approximately \$1,639/month/member with a maximum increase of 10% per year without majority approval of the members. Members can choose to not finance and avoid paying interest buy paying their portion of the bank loan principal. See the Member Pricing page below for details.

Other Improvements

Once 10 members join, the ranch will add utility infrastructure such as electricity and water to add value for all members and to also allow members to start building their homes, if they choose to do so. The funds needed for utility infrastructure will either be financed with a bank note or GT Ventures will fund it with each member responsible for 5% of the cost added to your monthly payment paid over 20 years.

White Oak Creek Ranch Membership Number: 9 of 20

Member Pricing Without Financing (member pays off their portion of the bank loan at closing):

Ranch fund (paid to ranch at closing and for direct member benefit)	\$50,000
Down Payment (paid to GT Ventures at closing)	\$478,000
Bank loan amount per member	\$372,000
Total Funds Needed at Closing	\$900,000
Monthly Payment (expenses per member)	\$1,639
Wetland Mitigation Credit percentage given to member if they are received	4%

Member Pricing With Financing (member's portion of the bank loan is financed by GT Ventures):

Ranch fund (paid to ranch at closing and for direct member benefit)	\$50,000
Down Payment (paid to GT Ventures at closing)	\$478,000
Total Funds Needed at Closing	\$528,000
Monthly Payment (bank loan amount financed + expenses per member)	\$3,961
Wetland Mitigation Credit percentage given to member if they are received	4%



Information for Wetland Mitigation Credits

- EPA (Unites States Environmental Protection Agency)
 https://www.epa.gov/cwa-404
 https://www.epa.gov/cwa-404/federal-guidance-establishment-use-and-operation-mitigation-banks
- 2. RIBITS (Regulatory In-Lieu Fee Bank Information Tracking System):

 https://ribits.usace.army.mil/ribits_apex/f?p=107:2

 https://ribits.usace.army.mil/ribits_apex/f?p=107:150:8927881804274::NO::P150_DOCUMENT_ID:6994
- Mitigation & Conservation Banking in a Nutshell http://www.txaglandtrust.org/conservation/mitigationbanking/
- Mitigation Bank Credit: Landowners / Developers and Aggregators (Jordan Cooley) How To Procedures, Getting Started, and Additional Resources.
 https://valuewetlands.tamu.edu/2015/04/10/mitigation-bank-credit-landownersdevelopers-and-aggregators/
- Wetland Economic Benefits for Landowners
 https://valuewetlands.tamu.edu/2015/04/15/mitigation-banking/





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To learn more about White Oak Creek Ranch, or to schedule a tour of the ranch, please contact Ty Looney.

We look forward to meeting you!

TY LOONEY

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