

ESCONDIDO DRAW RANCH

5,650± ACRES | CROCKETT COUNTY



HIGHLIGHTS:

Nestled in Crockett County, spanning 5,650 acres and perched above the picturesque Pacos River Canyon, lies the Escondido Draw Ranch. A mere 30-minute drive southwest of Ozona, this expansive property shares its borders with the captivating Escondido Draw Recreation Area. Nearby attractions include the awe-inspiring Caverns of Sonora, the majestic Big Bend, the historic Fort Lancaster State Park, and the captivating Seminole Canyon State Park. The Escondido Draw Recreation Area, encompassing 3,400 acres, is poised to emerge as one of the premier off-highway parks in the nation. It stands as a testament to innovative conservation efforts, largely supported by the national Recreational Trails Program grant process. Visitors to this idyllic retreat can enjoy top-notch amenities, including full shower and bath facilities, RV parking spaces equipped with full hookups, and primitive campsites. The property boasts a meticulously marked trail system, adorned with discreet signage, inviting exploration and adventure. The ranch teems with diverse wildlife, including majestic Whitetail Deer, elusive Turkey, impressive Hawks, and captivating Exotics. Abundant water resources, including multiple water wells, livestock tanks, and ponds, dot the landscape, ensuring the flourishing of both flora and fauna. Moreover, the presence of power and water infrastructure further enhances the appeal and functionality of this remarkable property.

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ESCONDIDO DRAW RESOURCES LLC

CROCKETT COUNTY

LEGAL DESCRIPTIONS:

ABST 2070 BLK JHG SEC 17 - 639.9
ABST 2071 BLK JHG SEC 15 - 330
ABST 4062 BLK NN SEC 99 - 671.9400
ABST 4657 BLK JHG SEC 19 - 650.8400
ABST 4658 BLK JHG SEC 15 - 309.9000
ABST 4872 BLK NN SEC 100 - 648.5800
ABST 5159 BLK JHG SEC 18 - 627.1600
ABST 5162 BLK JHG SEC 14 - 639.7100
ABST 5163 BLK JHG SEC 20 - 511.1400
ABST 5254 BLK JHG SEC 16 - 641.3000

NOTES:

Survey is complete and up to date and due diligence is still ongoing.

SOLAR AND BATTERY STORAGE PROJECT NOTES:

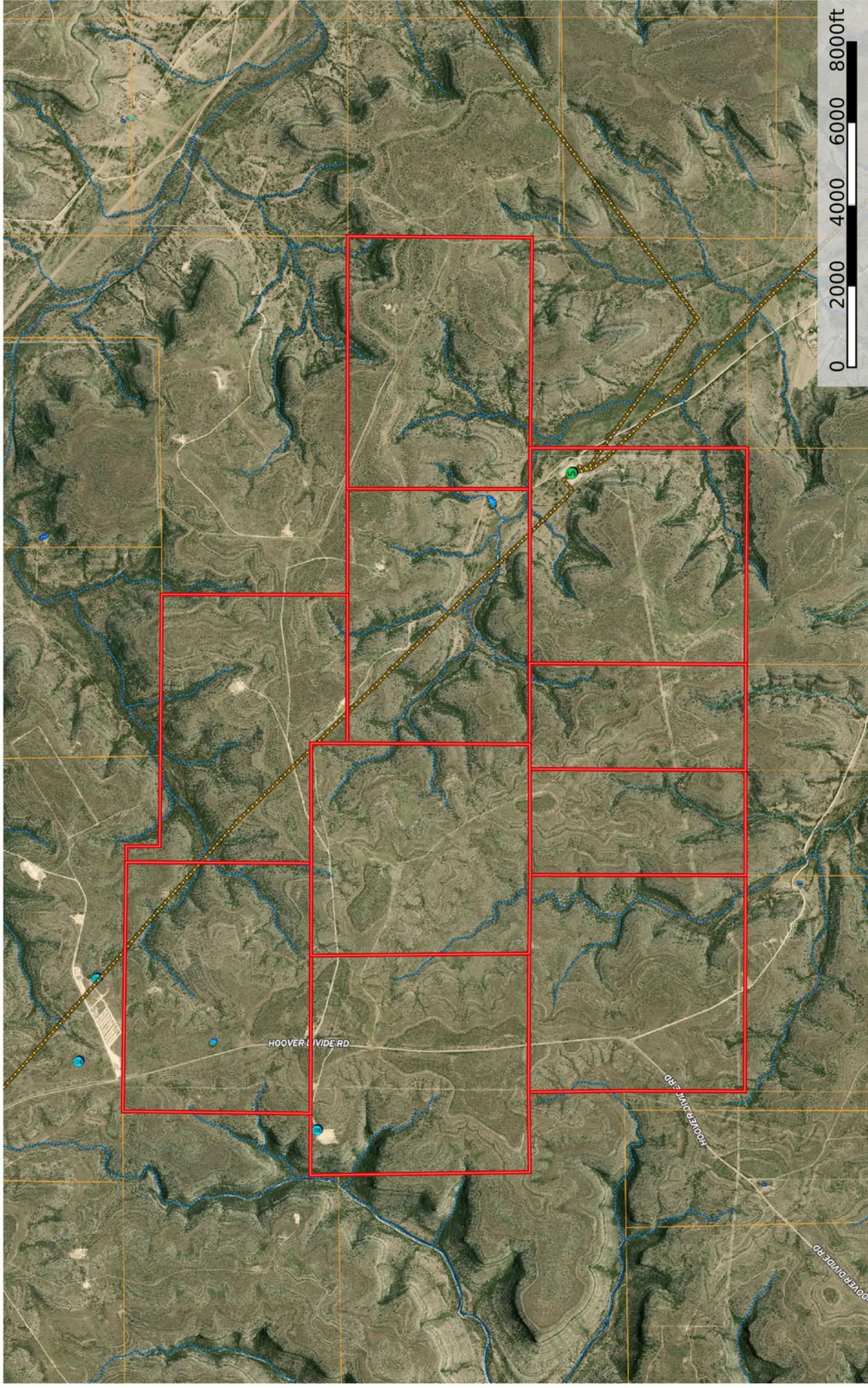
- The ERCOT queue numbers Black Bear Solar and Black Bear Bess are: 26INR0365 & 26INR0366
- We are developing a 104MW (135MWdc) Solar generation facility “BLACK BEAR SOLAR”, and a 51.52 MW storage facility “BLACK BEAR BESS” in Crockett County, Texas. The facilities are expected to come on-line by 10/15/2026.
- In addition to these projects, we are actively studying the feasibility of a large 100-200MW mining operation.
- Completed Injection studies
- Initial SSR check by third-party engineering firm
- ERCOT screening studies completed
- FIS underway

REGARDING CRYPTO:

Crypto potential is very much dependent on a few issues that we are sorting out right now, but potentially could be worth \$10mm-15mm based on a crypto mining project of 100MW-200MW.



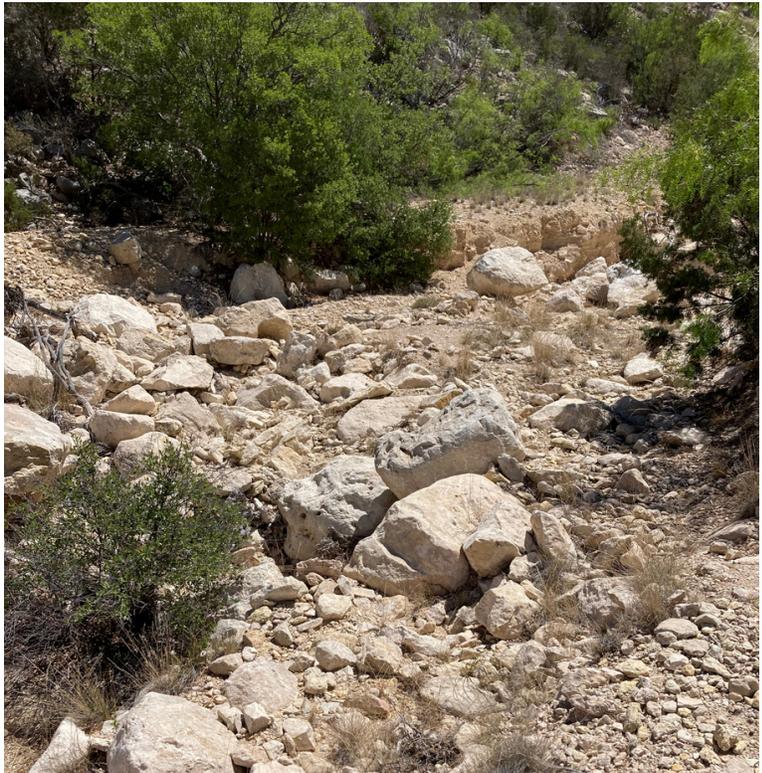
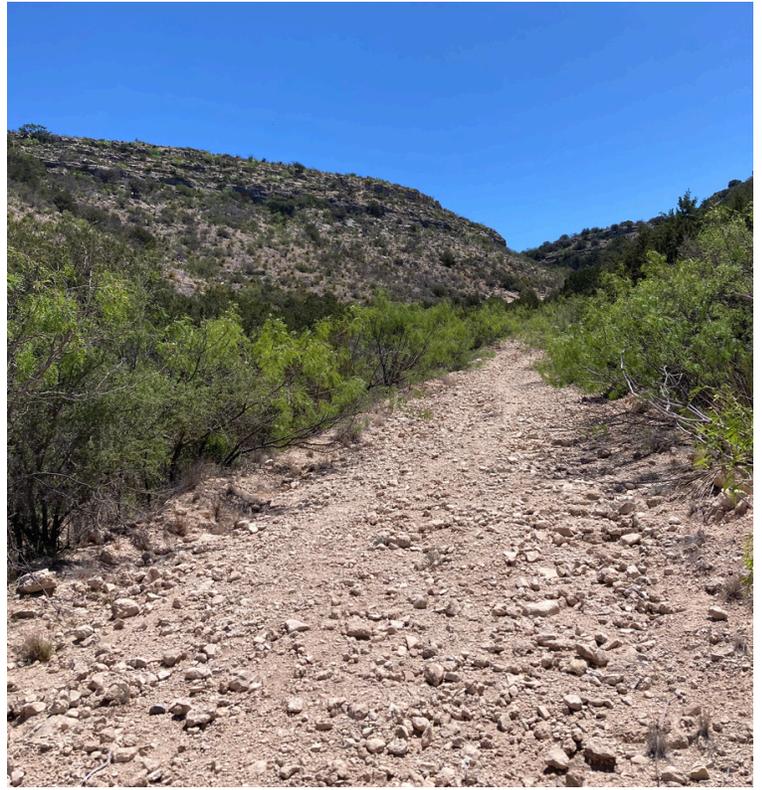
Tate J Property - ABST 5159 BLK JHG SEC 18 G H MURRAY
Crockett County, Texas, 5670.47 AC +/-



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