

East Texas Survival Platform

Highlights

- 28.8 acres m/l
- Piney Woods of East Texas
- Survival Platform enhancements
 - Stored foods/MRE's/bulk
 - Own well
 - 3.6 kW grid-tied solar, 6 kW diesel genset
 - Greenhouse/garden, tractor, p/u truck
- Abundant Wildlife
- Many hobbies included
 - Active daytrading dream platform
 - Music/sound recoding
 - Extensive ham radio gear including tower, and equipment
 - Excellent hunting/fishing area
 - Metalworking tools including casting
 - Woodworking equipment, too.
- May trade for Pacific Northwest waterfront home or will consider large (50'+) offshore sailboat.



General Description

This absolutely turnkey, one-of-a-kind property has been developed specifically as a 'survival platform' for the hard times ahead. Over 180-miles inland from the Gulf, and and 350 from Mexico.

Attention has been paid finding the right land (28.82 acres m/l) and making the kind of infrastructure improvements that make the property worthy of being called a "survival platform". Until recently, a herd of 35 goats were raised; the property is taxed at the preferential "Tree Farm" rate (Under \$1,000 per year 2011)

Layout & Land

The property is laid out as a large "L" shape. One side of the "L" is approximately 1,300 feet deep, with a width of 350 feet (12.82 ac. m/l). The fatter side of the "L" is about 540 feet wide and 1,450 feet long (16 ac. m/l). A powerline easement (services just four homes) cuts across one corner of the 16 acre property. Since this is a turnkey property, even two orange vests for walking the property during hunting season (below) are included. The current owners hunt deer and deer frequent the property year-round. This herd of "pets" is about 12-14 whitetails. Occassionally, wild pigs are found nearby which may be of interest to sportsmen.

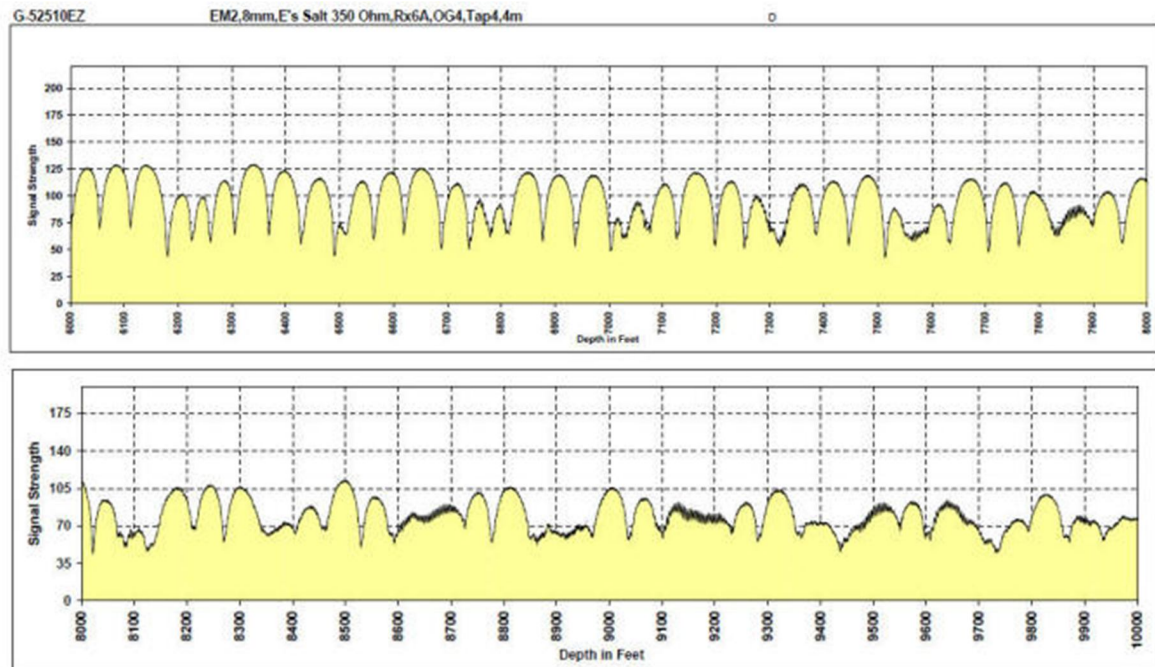


A small creek (which runs all year except at the very peak of summer heat) runs northwest to southeast through the property. An enterprising person may be able to dam this creek and use it for either a fish or freshwater shrimp pond. The local USDA office offers small dam planning.

The picture left shows how leaves fall off in fall/winter, the property was selectively cleared in 2004 to “open up” additional pasturing for goats but hundreds of Southern Pine remain.

The property is served on two sides by county-maintained 1½ lane roads, constructed of ‘oil sand’ – a customary road surface in this part of the South.

The south side of the property abuts (with a road county between) a 600-acres oil reserve which is populated with producing wells.



A seismic survey on the 16-acre parcel indicates oil and gas under the property at various depths from 7,200 to 9,500. The seismic work also indicates good aquifers at less than 100'. Note on the picture above that the ‘ragged edges’ of the seismic work indicate gas (widely spaced) and oil (closely spaced).

As is customary in this part of East Texas, subsurface (mineral) rights were stripped off long ago, but the proximity of producing wells should be considered as an asset in the long term. Often, land adjacent to a producing oil reserve is leased for additional exploration and the southern 16 acre parcel may have future value in this regard, depending on additional development and pricing in the oil industry.

Location

The property is about 13 miles north of Palestine, Texas, (unincorporated Elmwood, TX).

Palestine, known for its Dogwood Festival in the spring and Chili Festival in the fall, is a fast growing small town of about 18,000.

Palestine's Davey Dogwood Park (above-right) is famous for its spring blooms



The present owners rent a space for their light aircraft at the Palestine Municipal Airport for \$125/month which is extremely inexpensive compared to "Big City rates".

Many new construction projects and the increasing popularity of the area as a retirement center for the avid outdoorsman are key. The region has many lakes and streams and deer are plentiful, low noise floors for ham radio, clear skies for amateur astronomers, and many clear flying days plus no state income tax...well, what's not to love?

The property is about 1:45 driving from Dallas and 2:15 from Houston. For medium-sized community services, Tyler, Texas is less than 45-miles distant and features one of America's finest cardiology units and superb healthcare. Palestine has a fine regional medical center and for advanced surgery, Mother Francis Hospital in Tyler has one of the country's best cardiac units.

The property is served by a volunteer fire department, and the present owners donated two automatic external defibrillators (AEDs) to help upgrade community medical response.

The crime rate is extreme low and traffic in from of the house is limited to two neighbors who come and go infrequently. A few times a day, if you listen through the winds whispering in the pines, you may hear a car or oil services truck in the far distance, but that's rare.

To the northwest of the property 17-miles is Athens, TX which features a large East Texas Medical Center. Again, for pilots, both Palestine (KPSN, 5,005') and Athens (F44, 3,988') offer great flying. Weather is temperate except at the peak of summer heat (June-September) and most weather is VFR. The NASA national balloon research center is adjacent to KPSN.

Fencing

16-acres are fenced on three sides with galvanized 4X4 goat fence. The west side property demarcation is the remains of an old barbed wire. On the 12.82 ac.

Wildlife

There's always something to watch on the property. Deer are plentiful and occasionally show up at goat feeding time. Occasionally, wild hogs (plentiful further down the headwaters of Mound Prairie Creek) wander to the property. Squirrels, raccoons, and possum and there's an occasional skunk. A few armadillos are in the area, as well – welcomed because they eat bugs such as the odd scorpion, indigenous to the region.

Birdlife runs the gamut from hummingbirds to Cardinals, Purple Martins, crows, and we've heard the odd turkey now and then.

Main House

The main house was been a 'blank pallet' for the owners who have rebuilt it since a small fire damaged it in early 2003. Electrical systems have been updated, a new large master bath has been installed, with a HUGE 3' by 5' walk-in shower and the whole house has been given stunning visual treatments.

Each room has a "theme", for example, the "Trader Vic's" look dining room done in reeds, bamboo, and offering a "South Seas" feel. Or, the guestroom which is more Egyptian, although you may have a hard time finding it, since the owners have built a "Hidden door" entry to it – *through a bookcase!*

Included in the sale are appliances : mall new within the past three years; washer, dryer, refrigerator with icemaker, new fast-recovery 40-gallon hot water heater, and remote small chest type freezer in one of the outbuildings. Carpet is 11-months old and with a rich burgundy color. Kitchen small appliances and dishes are included along with good appliances such as the Vitamix and a \$400 breadmaking mixer. Couple this with the stored grains and no, you'll never starve.



Large shop/office/Mother In Law

The owner's office (12' x 20') is located on the north end of a well equipped shop. The office features a four-monitor computer workstation used for day trading. A mother-in-law apartment (updated and expanded this year) provides an additional 450 square feet of living space and includes its own shower, hot water & septic separate from the main house system.

Security System

Both electronic and possibly an item of two ballistic security accessories are included. This is wild country and both pistol and rifle practice ranges (pistol to 25 meters and 100 meter rifle) are set up seasonally when desired.

Computer Infrastructure/Trading



The property has four 'on ramps' to the internet. Due to its rural location, dial up is the slowest of the ramps, followed by a Wild Blue satellite installation, HDSL via CenturyLink, and the highest cost, but most reliable high bandwidth connection is 3MB Up/2 MB down from a private wireless provider that's just two hops from backbone. (\$100 per month – a deal).

Most computer servers and laptops are not included in the sale, but the three wireless networks, a wireless laser printer and music production computer plus numerous

monitors may be, subject to negotiation. At least one computer is included: a single 1tb Windows 7 server (clean install with extensive a/v software including Sony video production and Samplitude audio production) is included with two 19" LCD monitors and assorted sample libraries and some small licensed music libraries suitable for documentary and commercial projects. The 18-channel digital audio mixer board (Phonics) is firewire connected and comes with an assortment of large diaphragm professional level microphones, including a couple of good Sennheisers.

Small food & equipment storage building

A small (air conditioned) 12' X 12' storage building houses a good supply of long-term stored foods acquired in 2005/2006 from www.beprepared.com. In addition to staples, such as wheat, corn, and oats plus honey and so forth, a selection of MRE's is also included.

A small chest freezer is in this building. Adjacent is a low capacity well with submersible pump and, in case you want an additional well, a complete well-drilling rig is included: Both the power head, drill tower and a high capacity mud pump.

Ranch Equipment



The ranch includes a **2004 Kubota B7610 HST** (hydrostatic transmission) 4X4 drive tractor. Accessories include a box blade, a 'Bush Hog' mower which will cut up to 1½" diameter brush. A **2001 Dodge pickup** (AT/air) included.

Metalworking Tools

The shop building includes a 9" x 20" geared head metal lathe. There is also a small Taig lathe and tooling for both. A small milling machine (9X 18" variable speed) handles light machining chores and numerous bits and measuring tools are included. Grinders and polishing wheels, of course.



For metal cutting there is an electric powered band saw, a pan-type sheet metal bending brake, plus parts are on hand to finish an aluminum metal sand casting station. On hand supplies are melting crucibles (6 lb, 8 lb), a small casting furnace with burner and a 40-pound propane tank. Greensand for casting is here as well as necessary refractory to complete the melting furnace.

Both gas (oxy-acetylene) and electric (Lincoln Electric wire) welding are included along with welding tools and self-darkening flip-up masks, a metal chop saw for cutting ferrous stock, and a 12-ton manual press.

Woodworking Tools

The shop also has a good assortment of woodworking tools including a bench-type drill press, combination miter/chop saw, belt/disk sander, table saw, and wood lathe. Small power tools, such as drills, power joiner, and even a recent Rockwell SonicCrafter. Most of the tools are in roll-around tool cabinets.

Hardware is also included and features lots of fasteners and fence tools are included. There is, for example, perhaps 1,000 feet of electric fencing material.

Automotive

A large selection of automotive tools are included include assort SAE and metric wrenches, bearing pullers, air tools (such as air ratchet and impact wrenches) and extended sizes (SAE) used on some farm equipment. A hydraulic floor jack makes oil changes and automotive work convenient.

Tools are in roll-around cabinets for ease of use.

Spares

You don't just run into town to get parts – this is the land of self-sufficiency – almost like being at sea on an offshore boat: thus, a wide range of plumbing and electrical parts is included in roll-around bins. \ A selection of PVC pipe, cement, and rebar rod ¼" through 5/8" is included since large-scale natural disasters might make plumbing repairs necessary.

Garden

Deer fenced....



Survival Improvements

Besides the long-term food in ready-to-use storage, there are four special-purpose water storage barrels (52 gal. each). A well (70') supplies low flow rates year round as a back-up to rural water.

Because the new owners may have additional plans for improvement to the property, a gasoline-powered well-drilling system is included; a power head and a drilling water pump.

Heating, Cooling, Operating Costs

Local power is from Trinity Valley Electric Co-op and bills run generally less than \$200/month. This includes operating a new (2-years) 5-ton refrigeration system with 20 kW heating option. Variable speed fans keep the system unobtrusive. The owners have replaced most of the original module home windows (tacky!) with upgraded dual pane low E windows. A full 400 gallon propane tank powers a ventless back-up heater should electrical power failure. A transfer switch for a generator is provided. The rural water system bills run in the \$40-\$50 per month range. Water supply to the house has recently been updated, replacing 600+ feet of earlier thin-wall pipe.

Solar Power System

The owners have installed 1.7 KW of solar panels to act as a backup power system for the owner's office. The energy storage system is 460-amphours at 24V. The system is designed with a split feed (two regulator) system and a single grid-tied 2.5 kW / 4kW peak (grid tied) sine-wave inverter.

Uninstalled is a complete second system which will add 10 additional (170-watt) panels, another OutBack sine wave inverter. This gives the new owners flexibility to power other buildings in the future, if desired.

Multiple Interest Centers

The home has multiple 'interest centers'. The living room is newly furnished with a well-equipped media room (46" high def LCD TV included) which has Blue Ray and a decent Surround system. A *Wii* has many games, balance board, and connects to the internet via the wireless networks. A satellite television system (free to air) gives access to non-US news sources such China's Xinhua, Al Jazeera, and Russia Today. FTA satellite *radio* is another interesting entertainment option. Three wireless networks on property provide total connectivity.

Music recording/editing capability

A licensed music library (for commercial and video production) augments a 16-channel FireWire (Phonics) board with phantom power that drives Samplitude 11 on a dedicated music computer (included in sale). Keystation 88, guitars, violin, 5-piece drum set, and an older synth are included plus Garitan *GPO* and Finale *Print Music*. Studio-level recording capability is by a good selection of dynamic and condenser mics including multiple MXL large diaphragm mics and a pair of Sennheisers.

Ham Radio

The current owners are both active ham radio operators and so if you have *any* interest in ham radio, or even simply shortwave listening, the radio equipment set-up which is included is a *dream station*.

At least one complete type-type ham rado system is included: One of the famous Drake R-lines, including the R4 -B receiver, the Tx-4 Transmitter and the L4-B Linear amplifier.

The low band antenna is a custom-build continuous current distribution antenna, some 240 feet in length while the major direction HF antenna is a Cushcraft AS-4 with 40-meter add-on. This is atop a 10-foot mast that it turns sits at the top of a *solar powered* - 50-foot - crank up tower. The tower base is approximately 10-cubic yards of concrete in which the Tajishian Tower base is set and extended seven feet underground. This tower isn't going anywhere.

Since the current owner is an electronics afficianado, who's built four radio stations and several high-end studios, the antennas are nearly perfectly tuned and the cal sign AC7X is often heard around the world as one of the "biggest signals" on the band. Antennas are all fed with ultra-low loss (LMR-400) type feedlines.

Electronics Bench & Equipment

And extensive electronics bench is included which features a dual-trace 20 MHz Kenwood scope, multiple tube checkers, audio and RF generators, frequency counters and a selection of spare components including a great assortment of vacuum tubes for classic equipment maintenance.

Summary

Although developed as a long-term commitment by the owners, a change in family situation which makes their return to the Pacific Northwest has occurred. This is a truly *great* survival platform which is well located, properly thought out, and which can be further enhanced by new owners.

Documentation/Library

A good library of shop books is included for those not already familiar with small tools and shop practices. Many topics are covered including basic home remodeling and repair up through sheet metal bending and practices.

An extensive library is included as well as most furnishings.

The property comes with one year of telephone technical support.

Price

\$449,000 all cash to owners on closing. No seller financing or carrying options will be considered. The current owners may be interested in trade for a large offshore-capable sailboat in the 50' + category as both are experienced offshore and have sailed BC to San Diego.

A trade for a Pacific Northwest waterfront home (salt water only) or a home in the Sun River Oregon area will also be considered.

Possession on closing, or three week, whichever is later. **Viewing is by appointment only for qualified/serious buyers only.** (903) 549-3874. Email: george@ure.net