

Additional Information

1. WHERE IS THE PROPERTY LOCATED?

Panther Canyon Ranch is located south of Sanderson, Texas in Terrell County.

2. WHAT IS THE AVERAGE ELEVATION OF THE PROPERTY?

The average elevation is approximately 2,450 feet.

3. WHAT IS THE AVERAGE TEMPERATURE THROUGHOUT THE YEAR?

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
60°	65°	72°	81°	88°	92°	92°	92°	96°	87°	78°	61°

4. WHAT DOES THE PROPERTY LOOK LIKE?

Surround yourself with the land of spectacular sunsets, and the largest landscapes in the state of Texas. All are the perfect setting for the unspoiled landscape of Panther Canyon Ranch. With every breath of fresh, clean air, you'll know this pristine unspoiled property is for you - especially since it has been thoughtfully master-planned to exist in harmony with nature and the wildlife of West Texas.

5. WHAT TOWNS ARE CLOSEST TO THE PROPERTY?

This scenic desert property is located southeast of Sanderson, Texas and approximately 96 miles southeast of Fort Stockton, Texas, and 112 miles northwest of Del Rio, Texas.

6. WHAT IMPROVEMENTS HAVE BEEN MADE?

All hunting tracts have been surveyed. Dirt/Caliche roads throughout the ranch. Private locked gate entrance to these hunting tracts.

7. WHAT ARE MOST PEOPLE PLANNING TO DO WITH THEIR LAND?

Most property owners feel that it is a good opportunity to own a nice lot, yet affordable piece of Texas. Some owners plan to make their property into a second home, while others plan to move to their property after retirement. Many plan to pass it down to their children or grandchildren, while others plan to possibly subdivide the property at a later date, keeping some acreage and selling the rest. Many of the property owners also plan to utilize the property as a permanent home or a recreational retreat or getaway from the hustle and bustle of the big city. These lots are ready for you to build your dream home or just enjoy the good feeling of land ownership.

8. WHAT ABOUT WATER?

None. Wells exist throughout the ranch and you are entitled to drill a domestic well on your property at your own cost. Water is not guaranteed to be available at any specific

depths, quantity, or quality. Contact a Licensed Texas Well driller for further information and proposed costs.

9. WHAT ABOUT UTILITIES?

None. Power would be by solar, wind or alternative. Waste water disposal for is achieved by individual septic systems. Further information about utilities and who to contact can be provided upon request.

10. WHAT IS THE PROPERTY ZONED AND WHAT ARE THE PROPERTY TAXES FOR A PARCEL?

The zoning allows Residential/Agricultural. Currently, the approximate annual property taxes calculate to approximately \$40 per year and are current.

11. IF I FINANCE THE PROPERTY, TO WHOM DO I MAKE MY PAYMENTS AND HOW WILL I KNOW I HAVE RECEIVED PROPER CREDIT FOR MY PAYMENTS?

Your payments will be made to Classic Country Land, LLC. We have our own in house financing available.

12. MAY I USE THE LAND WHILE I'M PAYING FOR IT AND WHEN DO I RECEIVE A DEED TO MY PROPERTY?

Yes, beginning the very day you sign the purchase contract, the land is yours to use and enjoy.

13. CAN I RESELL MY PROPERTY IN THE FUTURE AND MAKE A PROFIT?

While there is no guarantee of profit from any land sale, history has shown that the prices of land have generally increased every year. We believe there are many reasons for this upward trend, including inflation, population growth, a decreasing supply of land, the public's desire for a more natural environment, trend toward movement away from urban areas and the increasing popularity of outdoor recreational activities.

14. IS THERE A PROPERTY OWNER'S ASSOCIATION OR ANY RESTRICTIONS ON THE PROPERTY?

There is a yearly maintenance fee of only \$1/acre, not to exceed \$300/owner. Those tracts of land which front exclusively on a state or county maintained road will be charged a maintenance fee of \$.25 per acre, per year, not to exceed \$75.00.

Restrictions can be provided in the [Restrictions and Covenants](#).

15. WHAT WILL THE ROAD SURFACE BE LIKE?

Maintained dirt/caliche road access.

16. DOES A BUYER HAVE TO BUILD A HOUSE WITHIN A CERTAIN TIME FRAME?

A buyer is never obligated to a timeframe to build on their property.

17. WHY ARE SOME PROPERTIES MORE EXPENSIVE THAN OTHERS?

The properties have been priced according to our "A B C" analysis and consideration of the proximity of the parcels to existing electric. "A B C" stands for Access, Beauty and Character. In other words, how good, quick or easy is the access to the property from the main highway or county road, etc. The beauty of the property mainly pertains to the vegetation and scenic views etc. The character of the property refers mainly to its topography. For example: Is the parcel flat, rolling, steep, etc.

18. IS THERE A PENALTY FOR PAYING OFF MY LAND EARLY?

There is absolutely no prepayment penalty. Your monthly payment is applied to your account balance using simple interest on the unpaid balance. Any and all extra monthly payments will be applied directly to the principal. All extra payments will directly lower your balance, reducing the overall interest you pay on your purchase.

19. CAN I MAKE AN OFFER AND WHAT KINDS OF DISCOUNTS ARE AVAILABLE?

Offers are discouraged as the properties are priced for immediate sale under our "No Haggles" pricing policy.

20. WILL I BE PRESSURED TO BUY?

A minimum of \$199 down payment is required for our no-qualifying, guaranteed financing and there is no further qualifying involved.