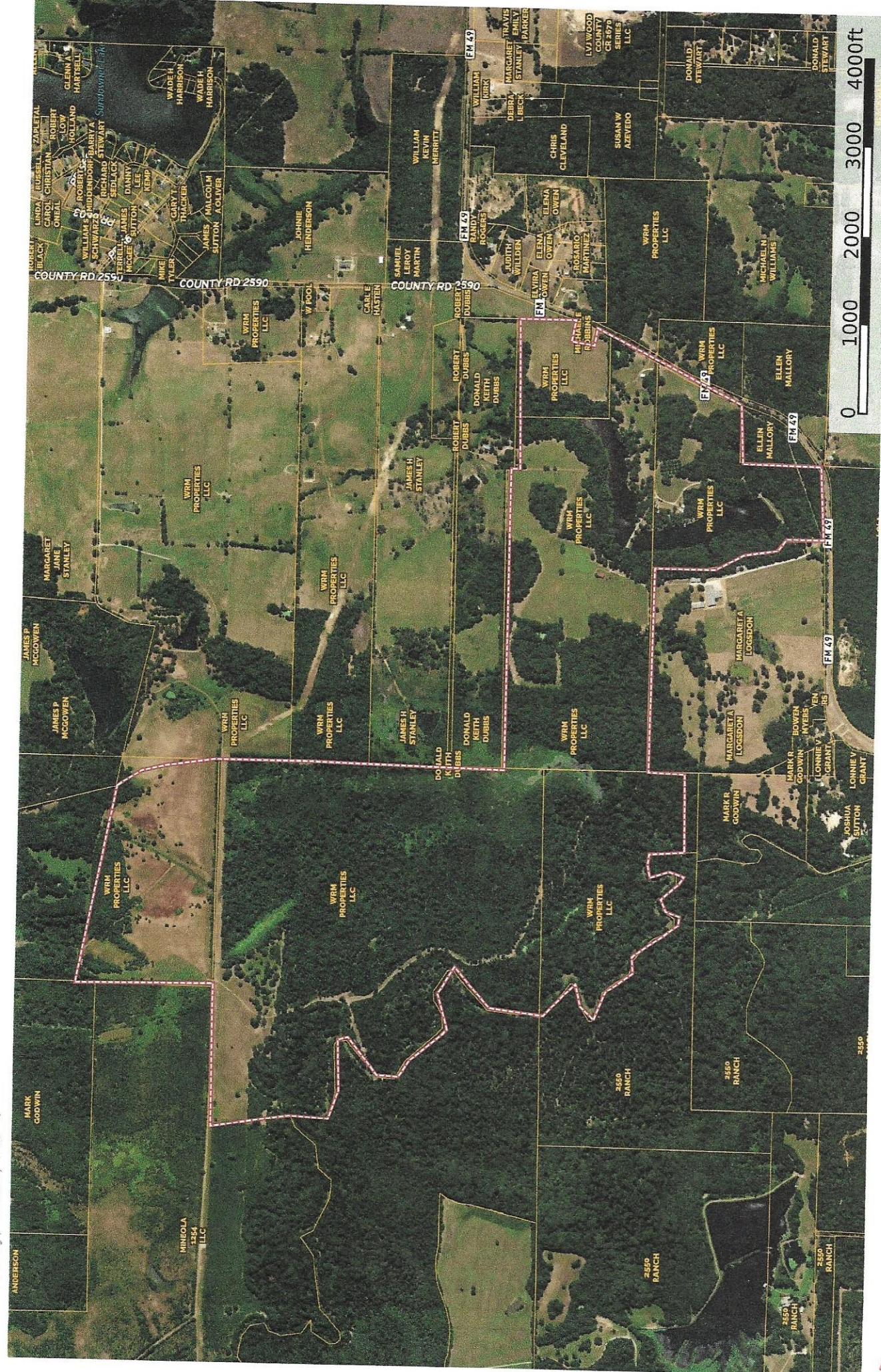


Exhibit A

Circle M Hunting Ranch/Maxwell-Modified Sept '21
Wood County, Texas, AC +/-



Boundary



The information contained herein was obtained from sources deemed to be reliable. Keller Williams makes no warranties or guarantees as to the completeness or accuracy thereof.

Property Details

Account

Property ID: 117586

Legal Description: ABS 0575; TOLLETT E W; TRACT 6 PT; 66.7803 ACRES

Geographic ID: 0575-0006-0002-35

Agent:

Type: Real

Location

Address: PR 6570; OFF FM 49 TX

Map ID:

Neighborhood CD: 0575

Owner

Owner ID: 186101

Name: WRM PROPERTIES LLC

Mailing Address: PO BOX 531
KILGORE, TX 75663

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$412,730
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$12,870
Agricultural Market Valuation:	\$41,960
Timber Market Valuation:	\$231,660
Market Value:	\$699,220
Ag or Timber Use Value:	\$18,050
Appraised Value:	\$443,650
Homestead Cap Loss: ?	\$0
Assessed Value:	\$443,650

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$699,220	\$443,650	\$0.00	
GWD	WOOD COUNTY	0.532500	\$699,220	\$443,650	\$2,362.44	
SMI	MINEOLA ISD	0.963100	\$699,220	\$443,650	\$4,272.79	
WDD	WASTE DISPOSAL DISTRICT	0.019000	\$699,220	\$443,650	\$84.29	

Total Tax Rate: 1.514600 Estimated Taxes With Exemptions: \$6,719.52 Estimated Taxes Without Exemptions: \$10,590.39

Property Improvement - Building

Description: 2ND STORY IN IRON FENCE **Type:** Residential **State Code:** E **Living Area:** 2,730.00sqft **Value:** \$220,830

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	Main Area/ Heated and Cooled	4	FM	0	1,103.00
MA2	Main Area 2nd Story	4		0	954.00
MA2	Main Area 2nd Story	4		0	673.00
GA	Garage Attached	4		0	673.00
PO	Porch--Covered Concrete	4		0	730.00
PO	Porch--Covered Concrete	4		0	84.00

Description: Residential **Type:** Residential **State Code:** E **Living Area:** 1,083.00sqft **Value:** \$69,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	Main Area/ Heated and Cooled	3	FM	1988	660.00
MA2	Main Area 2nd Story	3		1988	423.00
PS	Porch--Screened	3		1988	144.00

Description: STORAGE **Type:** Misc Imp **State Code:** E **Living Area:** 0.00sqft **Value:** \$910

Type	Description	Class CD	Year Built	SQFT
UI	Storage Building-Unfinished interior	*	2000	80.00

Description: BROWN METAL HOUSE **Type:** Residential **State Code:** E **Living Area:** 1,520.00sqft **Value:** \$114,880

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	Main Area/ Heated and Cooled	3	R-Panel	2014	1,520.00
PO	Porch--Covered Concrete	3	R-Panel	2014	304.00

Description: PIER & COVER **Type:** Misc Imp **State Code:** E **Living Area:** 0.00sqft **Value:** \$6,180

Type	Description	Class CD	Year Built	SQFT
SCBH	Steel Covered Boathouse	*	2016	480.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP2	Improved Pasture 2	9.7803	426,029.87	0.00	0.00	\$41,960	\$1,740
HSL	HSL	3	130,680.00	0.00	0.00	\$12,870	\$0
MX1	Mixed Timber 1	54	2,352,240.00	0.00	0.00	\$231,660	\$16,310

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$412,730	\$286,490	\$18,050	\$443,650	\$0	\$443,650
2020	\$369,180	\$312,530	\$10,700	\$393,920	\$0	\$393,920
2019	\$310,910	\$227,050	\$1,520	\$506,230	\$0	\$506,230
2018	\$289,570	\$166,950	\$1,580	\$433,650	\$0	\$433,650
2017	\$294,770	\$148,390	\$1,580	\$423,010	\$0	\$423,010
2016	\$284,220	\$148,390	\$1,670	\$412,550	\$0	\$412,550
2015	\$284,220	\$141,630	\$1,720	\$406,830	\$0	\$406,830
2014	\$170,800	\$141,640	\$11,420	\$182,220	\$0	\$182,220

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/25/2014	WD		FOREST ABRAMS PLACE PARTNERS, INC	WRM PROPERTIES LLC	2014-00008126		

Property Details

Account

Property ID:	12148
Legal Description:	ABS 0068; BALDWIN J; TRACT 1; 144.32 ACRES
Geographic ID:	0068-0010-0000-45
Agent:	
Type:	Real

Location

Address:	
Map ID:	
Neighborhood CD:	0068

Owner

Owner ID:	186101
Name:	WRM PROPERTIES LLC
Mailing Address:	PO BOX 531 KILGORE, TX 75663
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$1,250
Agricultural Market Valuation:	\$561,600
Market Value:	\$562,850
Ag Use Value:	\$25,660
Appraised Value:	\$26,910
Homestead Cap Loss: ?	\$0
Assessed Value:	\$26,910

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$562,850	\$26,910	\$0.00	
GWD	WOOD COUNTY	0.532500	\$562,850	\$26,910	\$143.30	
HXX	WOOD HOSPITAL DIST	0.013800	\$562,850	\$26,910	\$3.71	
SQU	QUITMAN ISD	1.148120	\$562,850	\$26,910	\$308.96	
WDD	WASTE DISPOSAL DISTRICT	0.019000	\$562,850	\$26,910	\$5.11	

Total Tax Rate: 1.713420 Estimated Taxes With Exemptions: \$461.08 Estimated Taxes Without Exemptions: \$9,643.98

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LN	LN	0.32	13,939.20	0.00	0.00	\$1,250	\$0
IP2	Improved Pasture 2	144	6,272,640.00	0.00	0.00	\$561,600	\$25,660

Property Details

Account

Property ID:	14113
Legal Description:	ABS 0174; DIXON J M; TRACT 1 PT; 255.042 ACRES
Geographic ID:	0174-0001-0000-35
Agent:	
Type:	Real

Location

Address: FM 1254 ,

Map ID:

Neighborhood CD: 0174

Owner

Owner ID: 186101
Name: WRM PROPERTIES LLC

Mailing Address: PO BOX 531
KILGORE, TX 75663

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$994,660
Market Value:	\$994,660
Ag Use Value:	\$45,450
Appraised Value:	\$45,450
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$45,450

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$994,660	\$45,450	\$0.00	
GWD	WOOD COUNTY	0.532500	\$994,660	\$45,450	\$242.02	
SMI	MINEOLA ISD	0.963100	\$994,660	\$45,450	\$437.73	
WDD	WASTE DISPOSAL DISTRICT	0.019000	\$994,660	\$45,450	\$8.64	

Total Tax Rate: 1.514600 Estimated Taxes With Exemptions: \$688.39 Estimated Taxes Without Exemptions: \$15,065.12

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP2	Improved Pasture 2	255.042	11,109,629.52	0.00	0.00	\$994,660	\$45,450

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$994,660	\$45,450	\$45,450	\$0	\$45,450
2020	\$0	\$994,660	\$39,510	\$39,510	\$0	\$39,510
2019	\$0	\$867,140	\$39,510	\$39,510	\$0	\$39,510
2018	\$0	\$580,220	\$41,060	\$41,060	\$0	\$41,060
2017	\$0	\$311,870	\$26,780	\$26,780	\$0	\$26,780
2016	\$0	\$268,190	\$23,470	\$23,470	\$0	\$23,470
2015	\$0	\$257,460	\$24,350	\$24,350	\$0	\$24,350
2014	\$0	\$257,460	\$22,590	\$22,590	\$0	\$22,590
2013	\$0	\$257,460	\$23,910	\$23,910	\$0	\$23,910
2012	\$0	\$257,460	\$19,740	\$19,740	\$0	\$19,740
2011	\$0	\$257,460	\$19,740	\$19,740	\$0	\$19,740

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/19/2017	WD		WALKER WILLIAM N ESTATE	WRM PROPERTIES LLC			2017-00000611
2/20/2003	W		WALKER WILLIAM N	WALKER WILLIAM N ESTATE	1899	867	0
	OT		WALKER WILLIAM N	WALKER WILLIAM N	884	148	0
	OT		LOPP ODELL	WALKER WILLIAM N	884	148	0

Property Details

Account	
Property ID:	22203
Legal Description:	ABS 0571; SHIPLEY J; TRACT 1; 79.069 ACRES
Geographic ID:	0571-0000-0010-35
Agent:	
Type:	Real
Location	
Address:	CR 2550 MINEOLA, TX 75773
Map ID:	
Neighborhood CD:	0571
Owner	
Owner ID:	186101
Name:	WRM PROPERTIES LLC
Mailing Address:	PO BOX 531 KILGORE, TX 75663
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Timber Market Valuation:	\$23,720
Market Value:	\$23,720
Ag or Timber Use Value:	\$14,470
Appraised Value:	\$14,470
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$14,470

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$23,720	\$14,470	\$0.00	
GWD	WOOD COUNTY	0.532500	\$23,720	\$14,470	\$77.05	
SMI	MINEOLA ISD	0.963100	\$23,720	\$14,470	\$139.36	
WDD	WASTE DISPOSAL DISTRICT	0.019000	\$23,720	\$14,470	\$2.75	

Total Tax Rate: 1.514600 Estimated Taxes With Exemptions: \$219.16 Estimated Taxes Without Exemptions: \$359.26

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
MX2	Mixed Timber 2	79.069	3,444,245.64	0.00	0.00	\$23,720	\$14,470

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$23,720	\$14,470	\$14,470	\$0	\$14,470
2020	\$0	\$23,720	\$7,590	\$7,590	\$0	\$7,590
2019	\$0	\$23,720	\$7,120	\$7,120	\$0	\$7,120
2018	\$0	\$23,720	\$7,350	\$7,350	\$0	\$7,350
2017	\$0	\$23,720	\$7,910	\$7,910	\$0	\$7,910
2016	\$0	\$23,720	\$7,990	\$7,990	\$0	\$7,990
2015	\$0	\$23,720	\$7,430	\$7,430	\$0	\$7,430
2014	\$0	\$23,720	\$3,560	\$3,560	\$0	\$3,560
2013	\$0	\$23,720	\$3,560	\$3,560	\$0	\$3,560
2012	\$0	\$23,720	\$4,510	\$4,510	\$0	\$4,510
2011	\$0	\$18,210	\$3,460	\$3,460	\$0	\$3,460

Property Details

Account

Property ID: 22222

Legal Description: ABS 0575; TOLLETT E W; TRACT 2; 161.5077 ACRES

Geographic ID: 0575-0002-0000-35

Agent:

Type: Real

Location

Address: PR 6570; OFF FM 49 TX

Map ID:

Neighborhood CD: 0575

Owner

Owner ID: 186101

Name: WRM PROPERTIES LLC

Mailing Address: PO BOX 531
KILGORE, TX 75663

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$39,420
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$71,120
Agricultural Market Valuation:	\$274,560
Timber Market Valuation:	\$347,190
Market Value:	\$732,290
Ag or Timber Use Value:	\$26,220
Appraised Value:	\$136,760
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$136,760

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$732,290	\$136,760	\$0.00	
GWD	WOOD COUNTY	0.532500	\$732,290	\$136,760	\$728.25	
SMI	MINEOLA ISD	0.963100	\$732,290	\$136,760	\$1,317.14	
WDD	WASTE DISPOSAL DISTRICT	0.019000	\$732,290	\$136,760	\$25.98	

Total Tax Rate: 1.514600 Estimated Taxes With Exemptions: \$2,071.37 Estimated Taxes Without Exemptions: \$11,091.26

Property Improvement - Building

Description: WOOD BARN BEFORE RED HOUSE ON FM 49 Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: \$1,820

Type	Description	Class CD	Year Built	SQFT
BW	Wood Barn	*		1,650.00

Description: METAL BLDG/BELONGS TO RED HOUSE Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: \$15,650

Type	Description	Class CD	Year Built	SQFT
PM	Pre-engineered Metal building	100G	0	733.00
DC	Carport Detached	1	2000	480.00

Description: HAY BARN & SHED WAY BEHIND ARENA IN PASTURE & Type: Misc Imp State Code: D2 Living Area: 0.00sqft Value: \$21,950

Type	Description	Class CD	Year Built	SQFT
DC	Carport Detached	1	2010	3,200.00
SD	Shed Dirt Floor	*	2013	120.00

Property Details

Account

Property ID:	70414
Legal Description:	ABS 0575; TOLLETT E W; TRACT 3; 23.938 ACRES
Geographic ID:	0575-0003-0000-35
Agent:	
Type:	Real

Location

Address:**Map ID:****Neighborhood CD:** 0575

Owner

Owner ID:	186101
Name:	WRM PROPERTIES LLC
Mailing Address:	PO BOX 531 KILGORE, TX 75663
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$139,560
Market Value:	\$139,560
Ag Use Value:	\$4,270
Appraised Value:	\$4,270
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$4,270

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$139,560	\$4,270	\$0.00	
GWD	WOOD COUNTY	0.532500	\$139,560	\$4,270	\$22.74	
SMI	MINEOLA ISD	0.963100	\$139,560	\$4,270	\$41.12	
WDD	WASTE DISPOSAL DISTRICT	0.019000	\$139,560	\$4,270	\$0.81	

Total Tax Rate: 1.514600 Estimated Taxes With Exemptions: \$64.67 Estimated Taxes Without Exemptions: \$2,113.78

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IP2	Improved Pasture 2	23.938	1,042,826.40	0.00	0.00	\$139,560	\$4,270

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$139,560	\$4,270	\$4,270	\$0	\$4,270
2020	\$0	\$112,030	\$3,710	\$3,710	\$0	\$3,710
2019	\$0	\$89,050	\$3,710	\$3,710	\$0	\$3,710
2018	\$0	\$71,810	\$3,850	\$3,850	\$0	\$3,850
2017	\$0	\$66,620	\$3,850	\$3,850	\$0	\$3,850
2016	\$0	\$66,620	\$4,090	\$4,090	\$0	\$4,090
2015	\$0	\$63,590	\$4,210	\$4,210	\$0	\$4,210
2014	\$0	\$63,590	\$4,090	\$4,090	\$0	\$4,090
2013	\$0	\$63,590	\$4,290	\$4,290	\$0	\$4,290
2012	\$0	\$63,590	\$3,660	\$3,660	\$0	\$3,660
2011	\$0	\$63,590	\$3,660	\$3,660	\$0	\$3,660