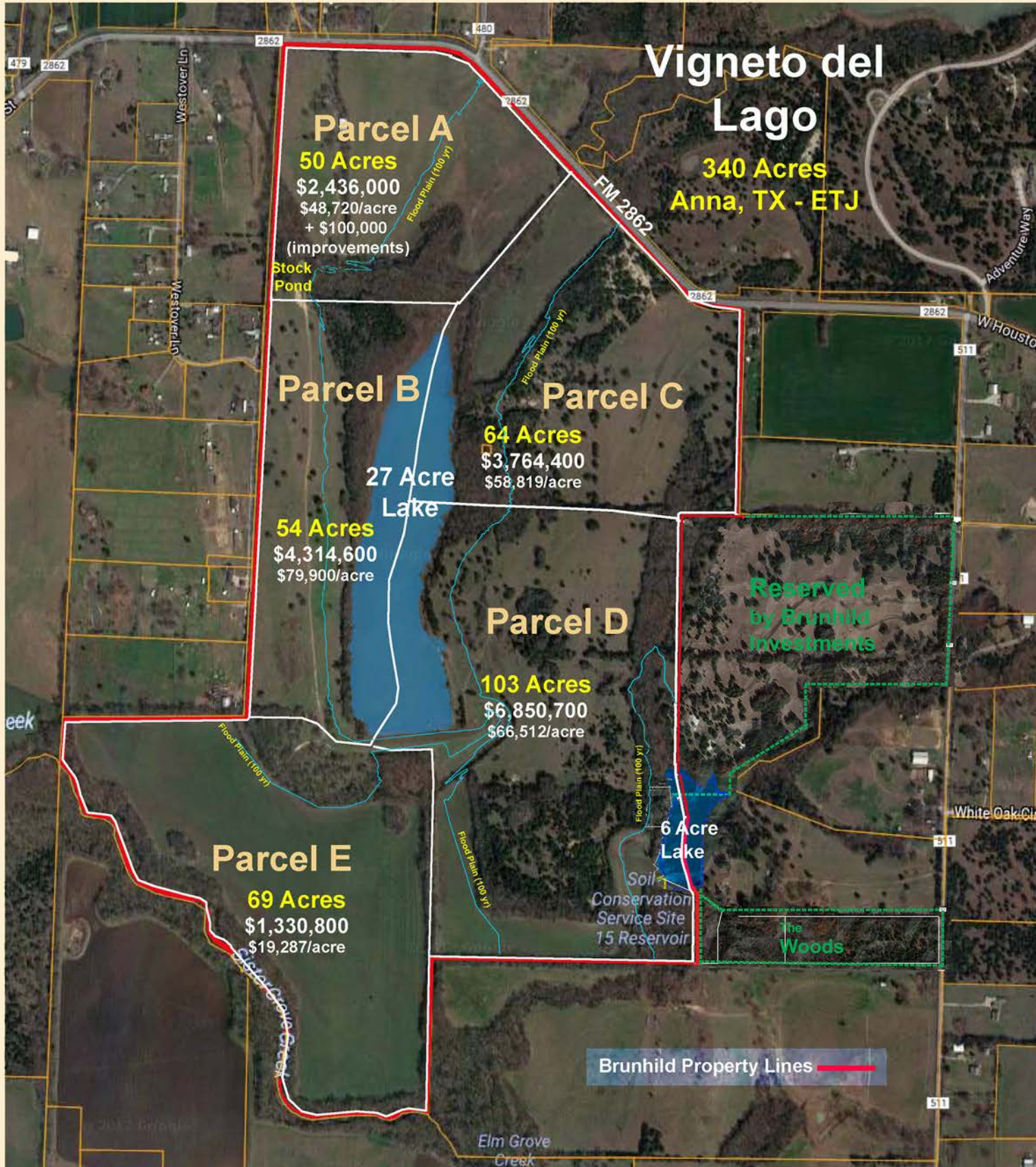


Brunhild Investments, Inc.

Len Buysee Realty

5880 FM 2862, Anna, TX 75409



Topographic Map

300 Feet

Brunhild Investments

340 Acres
5880 FM 2862
Anna, TX 75071

Parcel A

Parcel C

340 Acres

Parcel B

27 Acre Lake

Parcel D

Brunhild Inv. Reserve

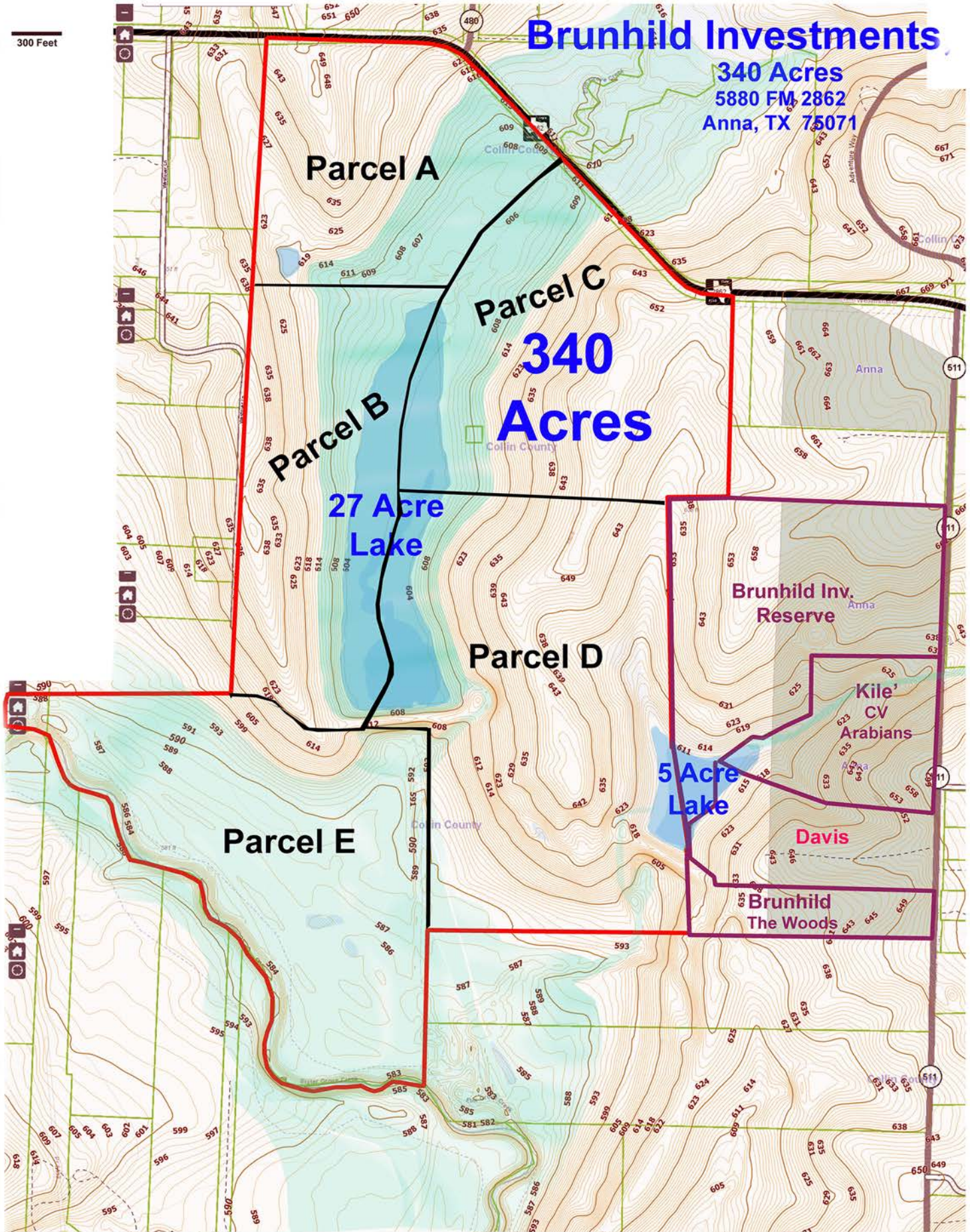
Kile CV Arabians

Davis

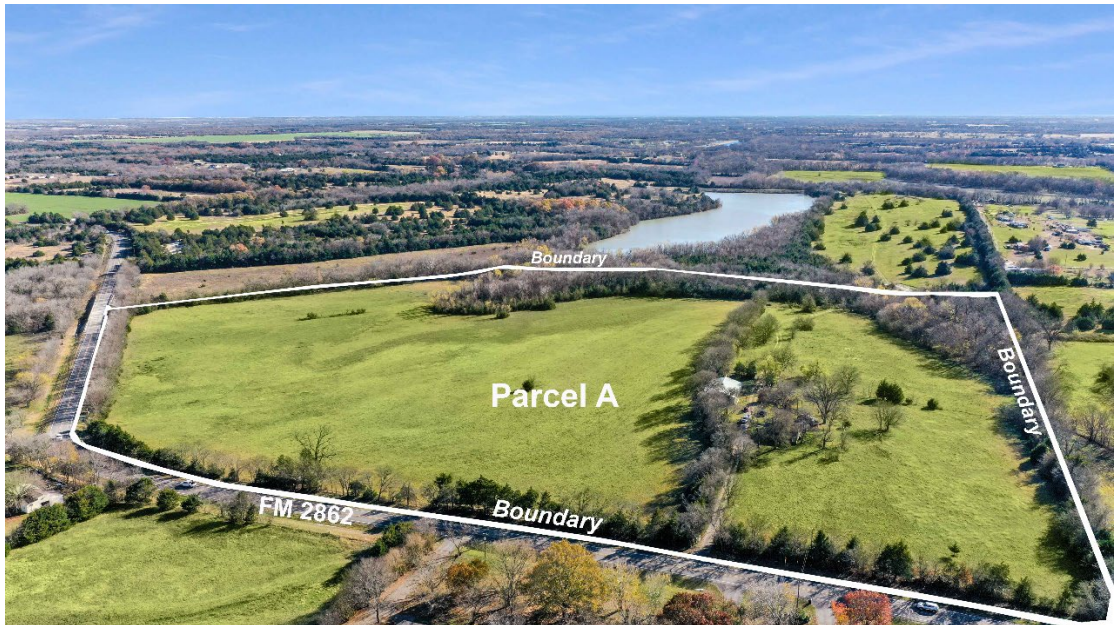
Brunhild The Woods

Parcel E

5 Acre Lake



Vigneto Del Lago - Parcel A



- Landowner: **Brunhild Investments, Inc.** Address: **5880 FM 2862, Anna, TX 75409**
- Parcel A Size: **50 Acres** (out of the total 340-acre property)
- Land Price: **\$2,536,000** Average price/acre: **\$50,720/acre**
- Background: Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel A is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

Vigneto Del Lago - 340 Acres: **Property Video: DreamlandAnna.com**

- Parcel A Location (within Vigneto Del Lago): Parcel A is the northwestern-most parcel of the 340-acre property. It is situated between FM 2862 frontage (on its north) and a stock-pond and a 27-acre Lake (to the south). The FM 2862 frontage extends 2,048 linear feet (Approximately 0.4 miles) from western property line of Parcel A to the center of a bridge spanning a stream running beneath FM 2862 that feeds the 27-acre lake to the south of Parcel A.
- Topography: Mostly flat land ... well-suited for development.
- Parcel Accessibility: Excellent ingress and egress from frontage on FM 2862. The frontage on FM 2862 (2,048 linear feet or approximately 0.4 miles) adds the potential of retail or commercial uses. FM 2862 is a major artery in the area and is expected to increase in visibility and usage.
- Access to Utilities: Excellent - city water and electricity already exist on property. Requires Septic.
- Improvements: Parcel A includes a 1400 square-foot Rock Cottage in good condition, and an Equipment and Storage Barn (72 feet x 48 feet).
- Water Features: 1/2 acre stock pond in southern portion of Parcel A
- Conditions: Easement required through Parcel A for access to Parcel B

Vigneto Del Lago - Parcel B



- **Landowner:** Brunhild Investments, Inc. **Address:** 5880 FM 2862, Anna, TX 75409
- **Parcel B Size:** 54 Acres (out of the total 340-acre property)
- **Land Price:** \$4,314,600 **Average price/acre:** \$79,900/acre
- **Background:** Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel B is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

Vigneto Del Lago - 340 Acres: Property Video: DreamlandAnna.com

- **Parcel B Location (within Vigneto Del Lago):** Parcel B is the center parcel situated in the western portion of the 340-acre property. It is situated between a Stock Pond and Parcel A as its northern boundary southward to southern shore of a 27-acre lake and its adjacent Dam (with Parcel E to the South). Parcel B extends to the east to a north-south boundary forming a center line bisecting the 27-acre Lake. Most of Parcel B's western boundary is a private road called Westover Lane.
- **Land Characteristics:** Parcel B runs north-south along the western bank of an elongated, scenic 27-acre lake providing breathtaking lakefront views throughout.
- **Topography:** Excellent drainage towards lake. Mostly flat, sloping land that is well-suited for development.
- **Parcel Accessibility:** Ingress and egress comes from the north, through Parcel A and its frontage on FM 2862. FM 2862 is a major artery in the area and is expected to increase in visibility and usage. Additional access is likely available from the private road (Westover Lane) on the western boundary of Parcel B.
- **Development Considerations:** If Residential development, recommend utilize elongated lots to maximize value with scenic Lakefront property and views.

- Access to Utilities: Good - city water and electricity already exist on Parcel A to the north. Requires Septic.
- Improvements: None
- Water Features: Property boasts frontage and ownership of almost half of a picturesque 27-acre lake.
- Conditions: Easement required through Parcel A for access to Parcel B



Vigneto Del Lago - Parcel C



- Landowner: **Brunhild Investments, Inc.** Address: **5880 FM 2862, Anna, TX 75409**
- Parcel C Size: **64 Acres** (out of the total 340-acre property)
- Land Price: **\$3,764,400** Average price/acre: **\$58,819/acre**
- Background: Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel C is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

Vigneto Del Lago - 340 Acres:

Property Video: DreamlandAnna.com

- **Parcel C Location (within Vigneto Del Lago):** Parcel C is the northeastern-most parcel of the 340-acre property, between the northeastern portion of the 27-acre lake and FM 2862.
 - **Northeastern Boundary:** FM 2862 frontage (1,354 linear feet or approximately 0.25 miles) stretching from the adjacent Property on the eastern border to the center of a Bridge (to west) spanning a stream that feeds the 27-acre lake.
 - **Southern Boundary:** Linear Tree line to Parcel D and acreage reserved by Brunhild Investments to the southeast.
 - **Western Boundary:** Center of 27-acre lake (on southwest) and stream that feeds the 27-acre lake (on northwest).
- **Topography:** Scenic with both rolling hills and flat land ... well-suited for development.

- Parcel Accessibility: Excellent ingress and egress from frontage on FM 2862. The frontage on FM 2862 (1,354 linear feet or approximately 0.25 miles) adds the potential of retail or commercial uses. FM 2862 is a major artery in the area and is expected to increase in visibility and usage.
- Access to Utilities: Excellent - city water and electricity currently run along FM 2862.
Requires Septic.
- Improvements: None
- Development Considerations: Parcel C houses the best main Entrance to a subdivision (if such is elected use)
- Water Features: About 10 Acres of lakefront property on 27-acre lake (5 to 6 Lots). Also potentially a good location for lakeside clubhouse.
- Conditions: Easement required through Parcel C for access to Parcel D from FM 2862.



Vigneto Del Lago - Parcel D

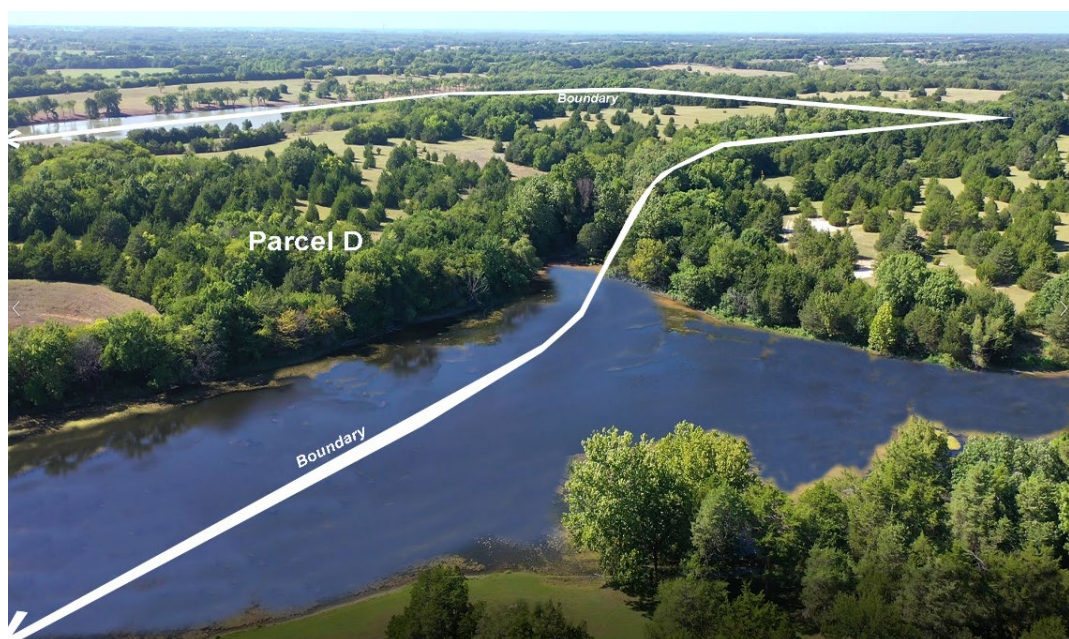


- Landowner: **Brunhild Investments, Inc.** Address: **5880 FM 2862, Anna, TX 75409**
- Parcel D Size: **103 Acres** (out of the total 340-acre property)
- Land Price: **\$6,858,500** Average price/acre: **\$66,587/acre**
- Background: Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel D is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

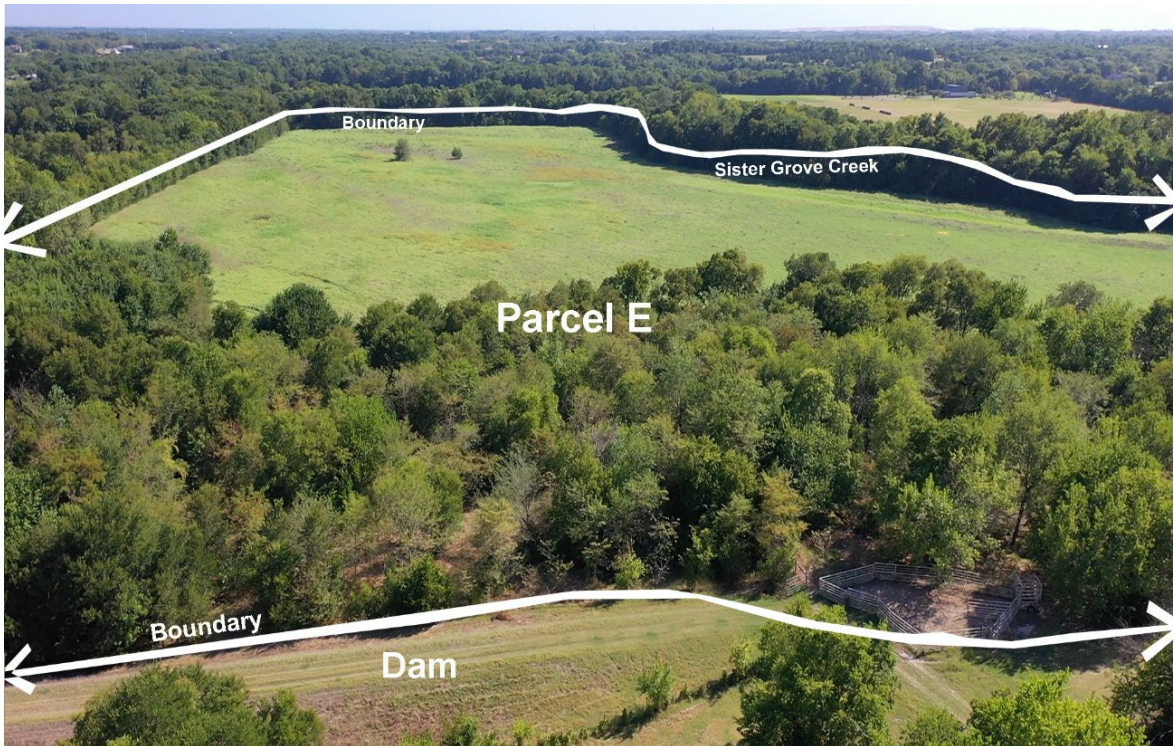
Vigneto Del Lago - 340 Acres: Property Video: DreamlandAnna.com

- Parcel D Location (within Vigneto Del Lago): Parcel D is the parcel situated in the southeastern portion of the 340-acre property.
 - Northern Boundary: Linear Tree Line (Parcel C)
 - Western Boundary: Center of 27-acre lake on north and Tree line/Sister Grove Flood Plain to southwest (Parcel E)
 - Southern Boundary: Adjacent Landowner to South.
 - Eastern Boundary: Center of 6-acre Lake (on southeast) and adjacent Reserved Property of Brunhild Investments (on northeast).
- Land Characteristics: Parcel D is ideally situated between the eastern bank of the scenic 27-acre lake on the west and the smaller 6-acre lake to the southeast, providing breathtaking lakefront views and hillside vistas of both lakes.
- Topography: The gently rolling topography has excellent drainage, conducive for development.

- Development Considerations: For lakefront residential development, recommend utilizing elongated lots to maximize value with scenic lakefront property and views.
- Parcel Accessibility: Ingress and egress comes from the north, through Parcel C and its frontage on FM 2862. Additional access is possibly available from CR 511 to the east, if such land and access is acquired from Brunhild Investments, Inc's (reserved adjacent property).
- Access to Utilities: City water and electricity already exist on the northeast side of Parcel C frontage to north running along FM 2862. Requires Septic.
- Improvements: None
- Water Features: About 16 Acres of lakefront on the picturesque, 27-acre lake and about 6 Acres of lakefront on 6-acre lake.
- Conditions: Easement required through Parcel C for access to Parcel D



Vigneto Del Lago - Parcel E



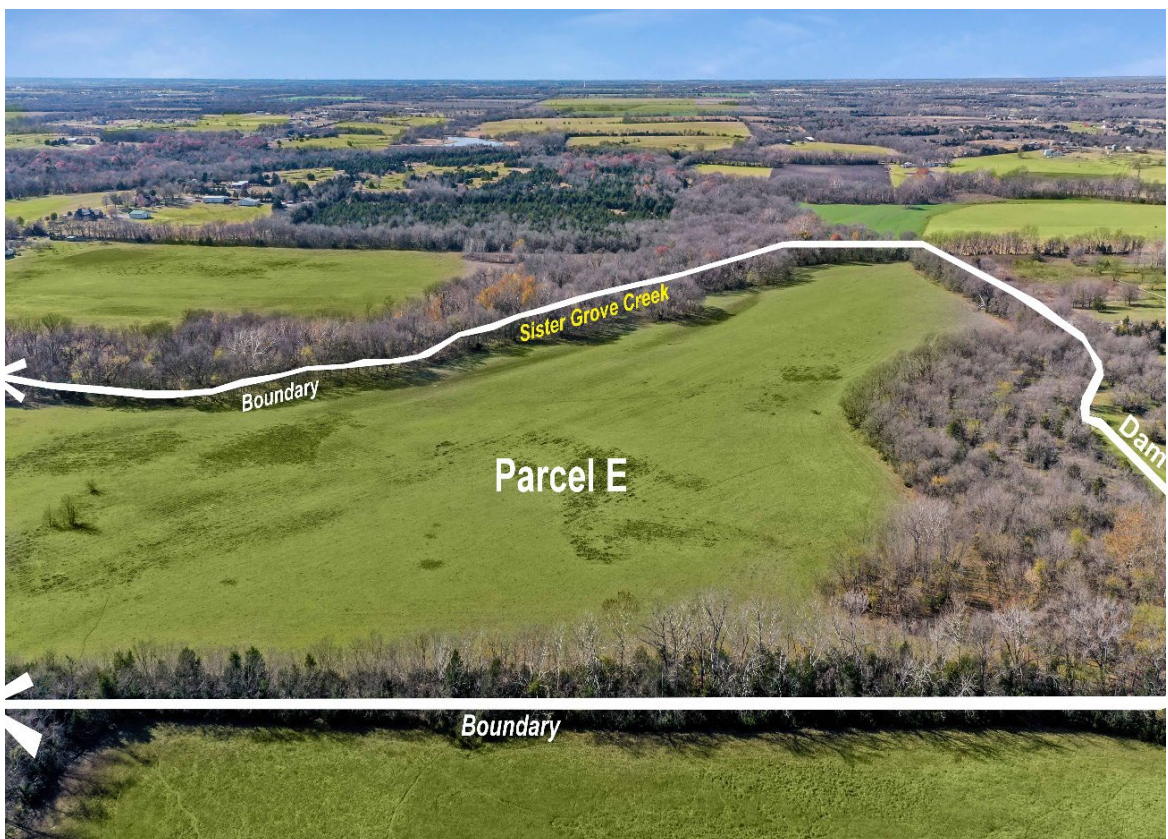
- **Landowner:** Brunhild Investments, Inc. **Address:** 5880 FM 2862, Anna, TX 75409
- **Parcel D Size:** 69 Acres (out of the total 340-acre property)
- **Land Price:** \$1,331,700 **Average price/acre:** \$19,300/acre
- **Background:** Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel E is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

Vigneto Del Lago - 340 Acres:

Property Video: DreamlandAnna.com

- **Parcel E Location (within Vigneto Del Lago):** Parcel E is the parcel situated in the southeastern portion of the 340-acre property.
 - Northern Boundary: 27-acre Lake and dam and Parcel B.
 - Eastern Boundary: Tree line and Parcel D to northeast and adjacent landowner to southeast.
 - Southwest Boundary: Sister Grove Creek
- **Topography:** Parcel E is situated on 69 acres whereby approximately 8 acres is composed of heavily wooded lots suitable for residential use and/or equine/livestock barn(s). The remaining acreage in Parcel E (approximately 61 acres) is composed of 100-year flood plain acreage located along Sister Grove Creek. The flood plain portion of Parcel E is potentially a good location for recreational amenities, equine recreation and trails, and/or livestock turnout pastures.

- Parcel Accessibility: Ingress and egress comes from the north, through Parcels A and B and the frontage on FM 2862. Additional access is possibly available from CR 511 to the east through Parcel D and the adjacent property further east, if such land and access is acquired from Brunhild Investments, Inc's (reserved adjacent property). Additional access is likely available from the private road (Westover Lane) on the northern boundary of Parcel E.
- Access to Utilities: City water and electricity already exist on the northern frontage of Parcel A and Parcel C running along FM 2862. Requires Septic.
- Improvements: None
- Water Features: The scenic, Sister Grove Creek meanders along the southwestern portion of Parcel E.
- Conditions: Accessibility easement needed through Parcels A and B or alternatively through Parcel D and C for access to Parcel E.



Brunhild Investments, Inc

340 Acre Tract

Survey (1-2022)

Collin County

