

**874 Acres - Scarborough Lake Ranch**  
**Coleman County, Texas**

ESTIMATED REPLACEMENT COST NEW AND CONTRIBUTORY VALUE OF IMPROVEMENTS AND SITEWORK			
IMPROVEMENTS	NEW COST	% GOOD	CONTRIBUTORY VALUE
Main house (10,050 sqft. under roof) including oversized septic system, house site preparation & superior structural engineering	\$ 2,990,000	89%	\$ 2,661,100
Metal barn (9,500 sqft. under roof) w/living quarters - 2250 sqft. 14' doors, 2 ton electric hoist, fully insulated	\$ 520,000	89%	\$ 462,800
Equipment storage barn/shed (3,000 sqft.) w/water, electric & lights	\$ 96,000	89%	\$ 85,440
Dog runs	\$ 8,800	89%	\$ 7,832
Old ranch house	\$ 190,000	10%	\$ 19,000
Main road (13,450ft X 12ft X 2" asphalt), 8 concrete culverts, 6,000 yards base material	\$ 677,000	82%	\$ 555,140
All-weather caliche road (11,000 ft), 5 concrete culverts w/stabilized base	\$ 120,000	82%	\$ 98,400
Rock Creek Dam & Lake (33 surface ac when full, 9 peinsulas, 34ft deep, 280' of 8" steel siphon pipe w/8" foot valve, pump house below dam w/300 gpm pump & filter, tree structure in lake, underwater rock piles, underwater islands, gravel spanning area channels & 7 fish feeders)	\$ 642,000	92%	\$ 590,640
2 story lighted boat house w/boat lift, 32ft walkway, water pump & storage	\$ 75,000	75%	\$ 56,250
5 brood ponds & dams, 2 reworked ponds & dams, fish feeders & platforms	\$ 122,000	90%	\$ 109,800
2" poly line to carry county water from front gate to filter house and barn, 13,500 ft capacity for 10 additional homes	\$ 32,000	90%	\$ 28,800
City water line (raw water) from city line to water storage facility (15,000 gallon storage capacity) with filter system and pump house	\$ 14,000	100%	\$ 14,000
Pump/filter house with 15,000 gallon storage capacity - filtered water for house & barn, fire control system	\$ 31,000	80%	\$ 24,800
Electric lines to furnish power to house, barn, boat house, pump below dam, filter house & front gate (aprox. 11,000ft)	\$ 99,000	90%	\$ 89,100
Fish stocked in lakes and brood ponds (on going) to achieve 10+ Bass - fertilizer in all lakes yearly & electro shocking surveys	\$ 65,000	100%	\$ 65,000
Front gate entrance & rockwork, automatic gates, landscape w/water system, lights & pipe fence work	\$ 24,000	90%	\$ 21,600
Swimming pool lighting, rockwork, hot tub w/500 gallon propane tank	\$ 125,000	75%	\$ 93,750
Landscape around house & barn w/sport tiff grass, 27 lg trees, shrubs & plants, automatic water systems, 12 rocked tree wells, lighting, 12,000 sqft of driveway, sidewalks & curbs. Rock retaining walls, concrete retaining wall & fire pit	\$ 140,000	65%	\$ 91,000
Sound system in house & barn	\$ 95,000	60%	\$ 57,000
Labor, chemical & equipment to spray prickly pear on ranch - 6 year program	\$ 80,000	70%	\$ 56,000
<b>Total Hard Costs</b>	<b>\$ 6,145,800</b>		<b>\$ 5,187,452</b>
Entrepreneurial Profit 10%	\$ 617,080		\$ 518,745
<b>Total Replacement Costs</b>	<b>\$ 6,787,880</b>		<b>\$ 5,706,197</b>
<b>Functional/External Obsolescence 30%</b>			<b>\$ (1,711,859)</b>
<b>Total Contributory Value of Improvements</b>			<b>\$ 3,994,338</b>
<b>Land - 874 ac @ \$1,850/ac</b>			<b>\$ 1,616,900</b>
<b>Total Land &amp; Contributory Value of Improvements</b>			<b>\$ 5,611,238</b>