

Weaver Creek Ranch, LLC

Simms, Texas

July 2025



Agisle is pleased to offer Weaver Creek Ranch, LLC of East Texas to accredited investors.

The property LLC is projected to generate a **+14.0% compound annual total return** over a 5Y time horizon, with inflation protection.

Ranchland is a timeless store of wealth that's historically offered consistent returns, a stable cash yield, and a defense in times of inflation, recession and volatility. It can now be a centerpiece of your asset allocation.

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Overview

Agisle Ranchlands is pleased to offer the Weaver Creek Ranch LLC of Bowie County in Northeast Texas, located seven miles east of the town of Simms. The ranch consists of 400 acres of mostly rolling, tree-lined pastures ideally suited to cattle grazing.

The property is under contract, with ownership share interests available to accredited investors at www.agisle.land. LLC shares are being offered for \$6,050 per acre. Closing is contingent upon further property inspection. Please download LLC offering documents with full terms and risk disclosures.

The Weaver Creek Ranch was selected for its attractive price, prime location, high production value, abundant water resources, beautiful aesthetic, and outsized appreciation potential. The ranch's financial, productive, ecological, and recreational value can all be significantly improved through targeted upgrades and regenerative stewardship.

We believe the property can deliver a +14% compound annual return over a 5Y investment term, on a balance of +7% annual appreciation and +7% cash yield, the bulk of which can be distributed in years 1 and 2. The ranch will seek to generate income from strategic asset sales, government cost-sharing initiatives, cattle grazing lease, carbon credits, select timbering, and hunting outfitters.

Estimated ranch value

\$2,420,000

Capital being raised \$2,420,000

Deeded acres 400

Total acres 400

Price-per-acre \$6,050

Minimum investment \$40,000

Investment term 5Y

Annual appreciation target +7.0%

Annual dividend yield +7.0%

Annual total return target +14.0%



East Texas is an ideal location for Agisle's first LLC offering. The investment case is a simple one. It's one of the world's most profitable places to run cattle, for many reasons: high rainfall, abundant groundwater, sandy loam soils, quality forage, rapid pasture recovery, dense stocking rates, short winters, low feed & input costs, excellent tree cover, low regulations, cowboy labor pool, and many avenues for buying & selling cattle.

One attribute stands out: Carrying capacity. This region requires just ~3 acres of pasture to carry one animal unit (AU) annually, vs. anywhere from 7 to 150 acres in other parts of the state. More hooves per acre of land means 1. more income from cattle and 2. more herd impact on the soil, which is a powerful management tool.

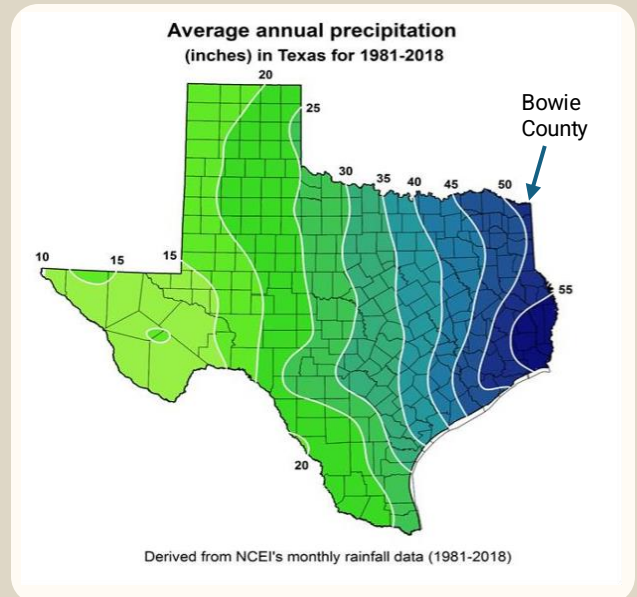
Carrying capacity and water make East Texas a structurally higher ROI market for ranch real estate in our view.

Value driver

Conversion from conventional to regenerative grazing practices is a critical driver of outsized ranchland returns in our view. The Weaver Creek Ranch offers just such an opportunity.

Conventional systems are characterized by "open-grazing" across large pastures with long duration times. That's a problem because cattle are selective grazers. When given a long time in any one pasture, they tend to over-graze the grasses they like, while avoiding those they don't.

That weakens the root systems of preferred grasses, allowing weeds and invasive species to creep in, gain a foothold, and turn the ecological tide for the worse. Pasture health deteriorates as a result, creating a perceived need for chemical fertilizers and other unnatural inputs.



Regenerative systems are different. Our development plan calls for time-managed grazing across 20 to 24 paddocks of adaptive, electric fencing. This will increase stock density per paddock to ~9 AU per acre (intensive herd impact) while limiting stock days to less than 4 days per paddock.

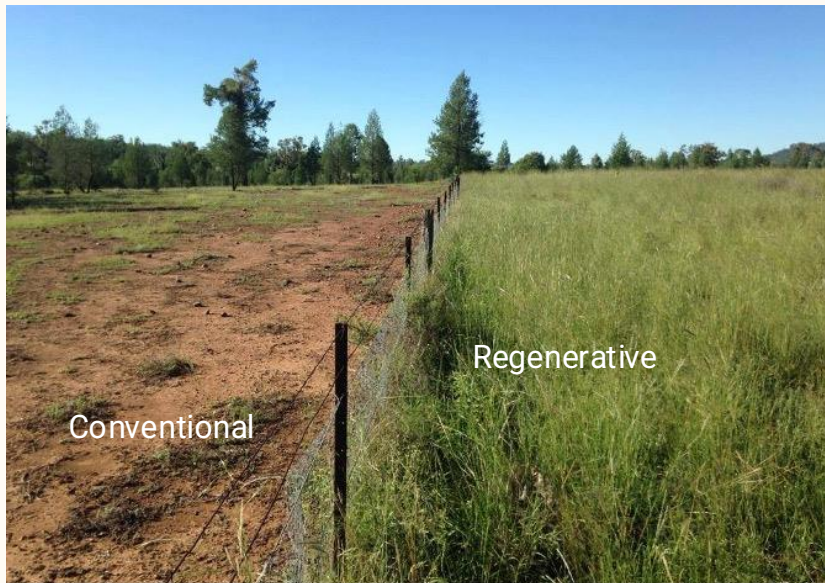
Short pasture durations eliminate selective overgrazing and allow preferred species optimal time for rest & recovery. At the same time, seed genetics are ingested, dumped back on the soil, and trampled under densely-bunched hooves to form mulch and litter.

The goal is to mimic nature, turn the ecological tide for the better, and unlock a virtuous soil cycle of increasing nutrient density, microbial diversity, and carbon-storing capacity.



The image below is not of Weaver Creek Ranch, but it illustrates the stark contrast in financial, productive, ecological, and recreational **land value**. The picture speaks volumes in terms of variance in price-per-acre, cattle profitability, animal well-being, habitat conservation, hunting value, and quantifiable carbon sequestration. **This value gap is attributable to one factor, and one factor only: livestock management.**

Fence lines: A tale of two management systems



There's also a **human element** to land value. A ranch is an investment that's more than a number on screen. It's a partnership that restores a connection to the land and its agricultural heritage. By investing in land, you're supporting a rancher, rural communities, clean food, and actionable climate change.

Photo courtesy of the Savory Institute
www.savory.global

Development Plan

The ranch development plan is three-pronged: 1. Targeted capex improvements; 2. Implementation of regenerative grazing through RFP for suitable lease candidates; and 3. Maximize ranch income generation.

1. Capex

The property has exceptional upgrade potential through rationalization of assets. Specifically, there's a second home and 32 wooded acres located across the county road with no cattle production value. See map on p. 6. It can be sold for an estimated \$375,000.

Proceeds will be used to install an underground irrigation system to distribute fresh water to pastures. Importantly, this will be done in coordination with the *National Resource Conservation Service's* (NRCS) EQIP program, which refunds to landowners ~75% of expenditures made toward sustainable agriculture (water & fencing).

Net sale proceeds and NRCS rebates represent up to 16% of ranch LLC value. They will be distributed to LLC members in the form of dividends, likely within the first two years. The net effect is a major upgrade to the ranch with a premium irrigation system, which improves both property and grazing lease values. NRCS's 75% cost-share represents a \$1-for-\$1 property upgrade achieved, in effect, for \$0.25.

2. RFP

Agisle has initiated a request for proposal (RFP) among our rancher network to identify top lease candidates. We will be on-site through the RFP selection process to work with prospective lessees to determine the best stocking and grazing plans for the property.



3. Income

The ranch will seek to improve property value through accretive and sustainable income streams, including those listed below. These should generate a +7% annual dividend yield to LLC members of the 5Y term horizon.

Grazing lease: We expect income to increase over the investment term due to ranch upgrades, improved grazing conditions & stocking rate, annual price increases, and potential opening of additional acreage through timbering (see below). Note that lease terms are negotiated on a \$-per-head basis, not \$-per-acre.

NRCS cost-sharing: The reimbursements discussed above will be distributed to LLC members in the form of dividend income.

Carbon credits: Regenerative soil improvements are both quantifiable and certifiable per established protocols within the fast-growing market carbon offset credits. Agisle will pursue efficient off-take solutions to the benefit of LLC members. Importantly, shareholders can take satisfaction knowing their investment is generating an actionable and measurable client change solution.

Timber: The ranch has a diverse mix of pine and hardwood trees. Select acreage can be thinned or cleared, potentially generating income while opening acreage for grazing and improving the overall aesthetic.

Hunting lease: The property boasts excellent ground water, tree cover, and topography to attract game. We'll pursue a lease agreement with one of the many quality outfitters in the area.

The Goal: Nutrient-rich, microbial-diverse, carbon-storing soils



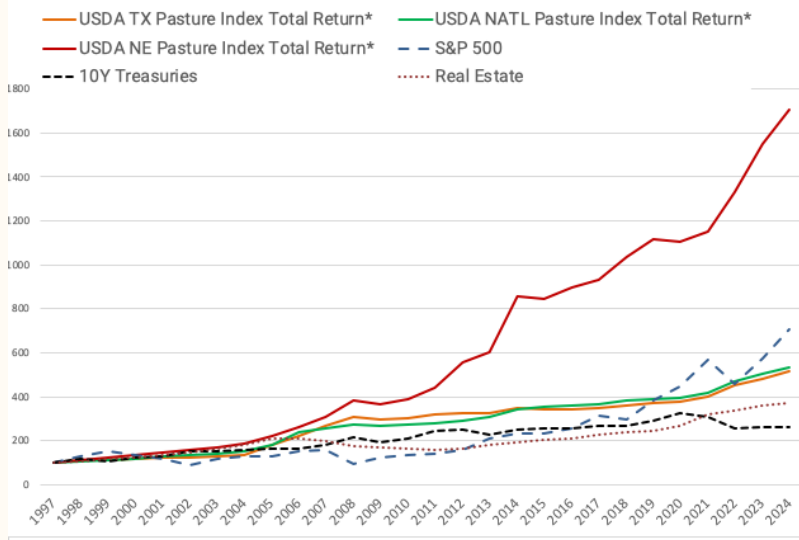
Macro

We believe the Weaver Creek Ranch LLC offering is timely. High net worth investors are increasingly looking for **hard asset alternatives** to traditional stocks & bonds — particularly ones that offer defense against inflation, money-printing, and market volatility, as well as positive social and environmental impact.

The historical performance of USA ranchland speaks for itself as a viable asset class. See the graphic below.



Ranchland: Equity-like returns on < bond volatility



	Compound Annual Total Return	Annual Volatility*	Ratio of Return-to-Volatility
USDA TX Pastureland	6.3%	7.8%	0.80
USDA NE Pastureland	11.1%	9.2%	1.20
USDA USA Pastureland	6.4%	6.3%	1.03
S&P 500	7.5%	17.5%	0.43
10Y Treasuries	3.6%	9.0%	0.40
Real Estate	5.0%	6.5%	0.77

* Sources, Total returns 1997-2024
 USDA Pastureland Index Total Return = Appreciation + Avg Cash Rents; [National Agricultural Statistics Service](#).
 S&P 500, 10Y Treasury bonds, Real Estate, data source: [NYU Stern School of Business](#).
 S&P500 returns do not reflect re-investment of dividends.
 Annual volatility = Standard deviation of annual total returns.

Data above track the historical performance of three USDA Average Pastureland Index series: USA, Texas, and Nebraska. [Note that "pasture" and "ranch" are synonymous.]

Since the USDA began reporting these series in 1997, their risk-adjusted return has roughly doubled that of traditional stocks & bonds. Texas — where annual rainfall varies between 10" and 50" — is a highly variable state. On average however, its USDA Average has performed in-line with the USA national average.

Nebraska is featured here as an example of what we mean by "*structurally higher ROI market for ranch real estate*" on p.2. It's a testament to both the **risk-adjusted and absolute returns** that are achievable when abundant water, high carrying capacity, and intentional management align. [Nebraska ranks as the #3 state in pastureland appreciation, behind the Dakotas, with a high-concentration of quality agricultural stewardship. The dominant water source in Nebraska isn't rainfall, but the Ogallala Aquifer.]

As we've discussed, East Texas provides a similar backdrop. Our +14% compound annual return projection for Weaver Creek Ranch LLC exceeds the historical performance of the USDA Nebraska index cited above.

Lastly, note that USDA data are "average" land values. Agisle believes it can significantly tilt the risk-reward balance in favor of LLC investors through disciplined ranch screening, regenerative processes, and intentional stewardship.

Please reach out if you'd like to discuss.

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