Skedaddle Mountain Ranch LLC

Litchfield, California

August 2026

Agisle is pleased to offer Skedaddle Mountain Ranch LLC of northern California to accredited investors.

The property LLC is projected to generate a +15% 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 defense in times of inflation, recession and volatility. It can now be a centerpiece of your asset allocation.

Contact us

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Ranch value	$1,340,000
Capital being raised	$1,340,000
Deeded acres	675
Total acres	675
Price-per-acre (PPA)	$1,883
Price-per-animal unit (PPAU)	$5,866
Minimum investment	$50,000
Investment term	5Y
Annual appreciation target	+8.0%
Annual dividend yield	+7.0%
Annual total return target	+15.0%

Overview

Agisle Ranchlands is pleased to offer ownership share interests in Skedaddle Mountain Ranch LLC of Lassen County in northeast California, near the town of Litchfield. It's a 1.5-hour drive northwest of Reno, NV and 2 hours north of Lake Tahoe. The ranch consists of 675 acres previously under rice cultivation.

The property is a distressed, off-market turnaround opportunity and ideal candidate for the Agisle strategy and platform because of 3 attributes: 1. Exceptional water, 2. Superior production value, and 3. Best-in-class regenerative stewardship. This has the potential to deliver outsized absolute returns with low historical downside risk as a *hard-asset alternative* to conventional stocks, bonds, and real estate.

The ranch is currently in Pre-funding stage, with closing contingent upon further due diligence. Pricing is subject to revision. If acquired, the land title is to be placed into an LLC with ownership share interests available to accredited investors at www.agisle.land. Formal LLC offering documents containing detailed terms and risk disclosure will be issued at that time. Prospective investors are invited to indicate their interest and reserve share allotments by contacting us directly.

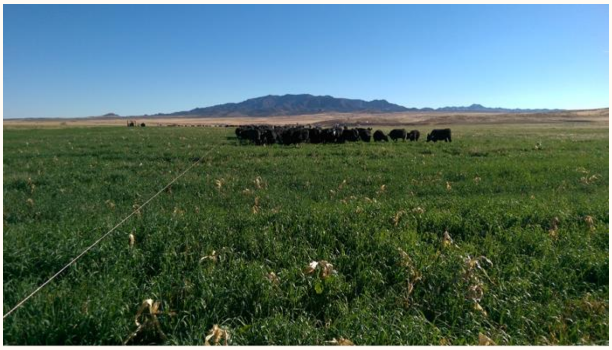
Total capital being raised is $1.34m ($1,883/acre), which includes $900,000 in land acquisition cost ($1,333/acre), $354,600 in capital expenditures, plus $16,400 in estimated closing/LLC legal expenses.

Development Plan

The path from distress to profitability begins by converting the land from conventional cropping to high-density, rotational cattle grazing.

Historically, the property has been used for rice production. This requires vast quantities of water, which accounts for the existence of four fully-functional commercial Ag wells with flow rates of >1,000 gallons-per-minute (GPM). Rice cropping also requires harmful inputs like chemical fertilizers, pesticides, herbicides, heavy machinery, etc. that deplete soils over time.

Years of mono-cropping, soil degradation and erosion, combined with rising input costs, make future rice cultivation infeasible. This accounts for the distressed land valuation of $900,000, or $1,333/acre. For comparison, the average price of an acre of irrigated farmland in Lassen County, CA is $19,309 according to AcreValue.com. The USDA *National Agricultural Statistics Service* reports $21,500 as the average value of an acre of irrigated farmland in California, and $4,250 as the average pastureland value.



We're certainly not projecting financial upside to these prices, but we are confident that regenerative management can move the needle in that direction.

Transitioning from cropping to high-density grazing achieves two investment objectives:

1. Generate income to landowners: +7% projected annual cash yield

2. Heal the soil: Natural herd impact increases soil fertility, promotes biodiversity, and allows the land to trap more carbon

We are making the land richer and more valuable from the ground up. Regenerative systems are proven to improve nutrient density, microbial diversity, and carbon-storing capacity of the soil. This enhances land *value* holistically and at all levels: financial, productive, ecological, recreational, and social.

Water & Capex

Existing infrastructure is heavily concentrated in ranching's most valuable asset: Water. Four high-powered commercial wells, plus two conventional wells, provide a virtually unlimited supply. Additional capex is needed to distribute this water in the form of underground waterlines and a portable irrigation system. The capex plan also includes a corral & handling facility, a workshop, and fencing which should all significantly improve re-sale value.

Capex

Irrigation system	$248,100
Shop	$42,000
Cattle handling facility	$46,000
Fencing	$11,000
Other	$7,500
Total	$354,600

After considering many water distribution options, it's believed that moveable, four-wheel chassis boom units are the most efficient and cost-effective way to distribute water within a managed grazing system (picture below). Two of these units are capitalized in the offering.

Cattle Production Value

When there is water, there is grass. And when there's grass, land & cattle can thrive under regenerative management.

Eliminating cropping allows us to dedicate 100% of the vast water resources to ultra-high-density grazing (UHDG), or mob grazing. This is a cattle management practice defined by high herd density (100-500 head per acre) and short-duration grazing periods requiring multiple moves per day and long forage recovery periods.

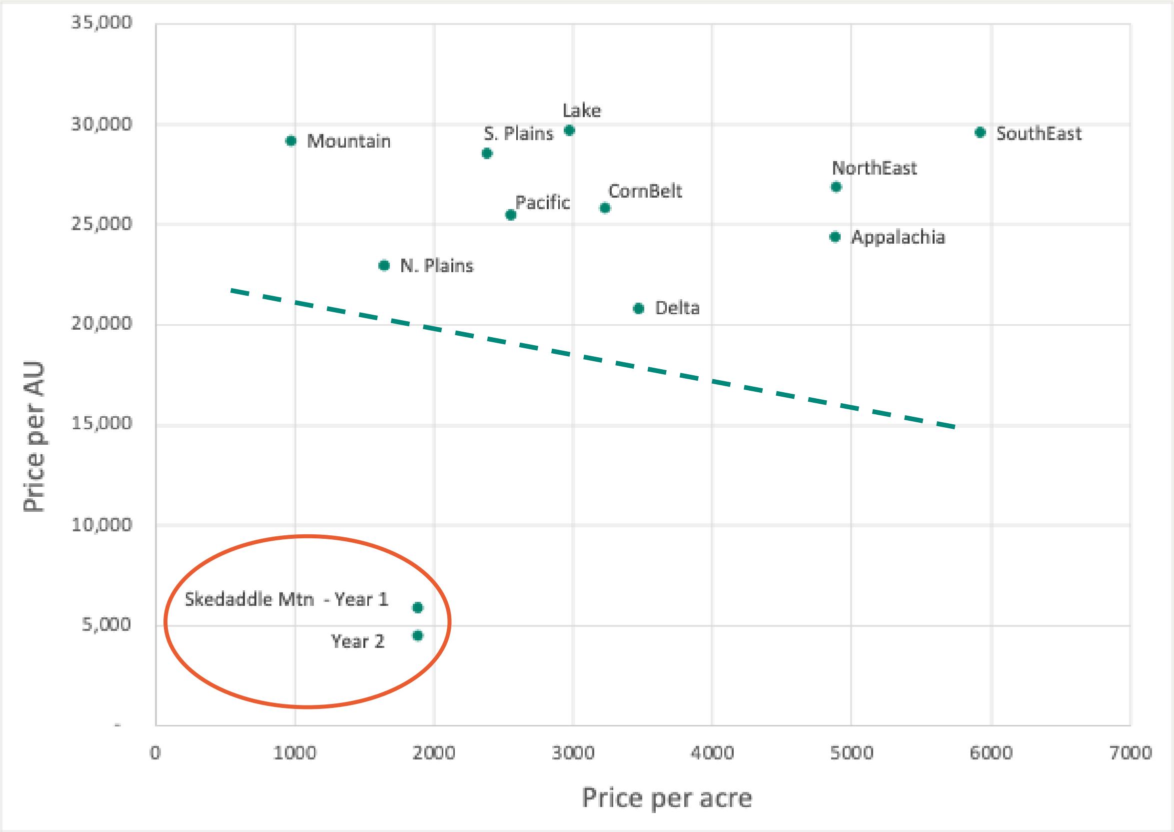
While cropping costs have skyrocketed, cattle market fundamentals have only strengthened, particularly within natural grass-fed systems that reduce inputs, improve beef quality, and fetch better prices. This strategic shift significantly improves the ranch's profitability and fundamental valuation.

Specifically, Agisle has identified an experienced lessee-operator with industry-leading expertise in converting irrigated farm ground to grazing. The stocking plan calls for running 650 head of yearlings over a 5-month grazing season in year 1, increasing to 850 head in year 2.

Price-per-animal-unit (PPAU) is a measure of ranch production value — much like the PE ratio for a stock. It's calculated by dividing the price of the ranch by the number of animal units it can sustainably carry throughout the year.

When we convert these seasonal cattle numbers to an annualized stocking rate, it translates to 217 AU in year 1 and 283 AU in year 2. That's a PPAU of $5,866 and $4,486 in years 1 & 2, respectively. You can see the ranch's favorable valuation vs. USDA regional averages in the graph below. This is a property with extraordinary cattle production value.

Skedaddle Mtn Ranch vs USDA Regional Averages – PPA & PPAU 2026



Source: USDA NASS, University of Nebraska - Lincoln

Ranch Stewardship

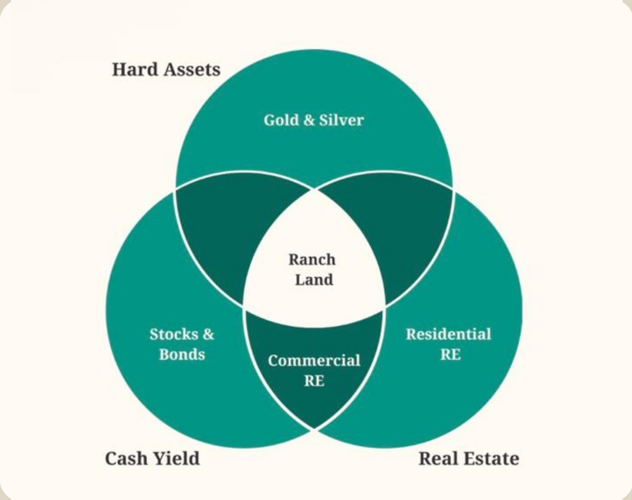
Anyone can buy land, but few have the time to source, establish, and oversee a best-in-class agribusiness. Agisle's job is to connect exceptional ranch properties with exceptional ranch managers. That's our strategy and competitive edge.

We're very pleased to have Chuck Cosgrove as the lessee-operator on Skedaddle Mountain Ranch. Chuck is a pioneer and industry leader in implementing UHDG systems under pivot irrigation with a mixture of cover crops. You can hear more about Chuck's grazing practices here on YouTube and the *Working Cows Podcast*, "*Chuck Cosgrove — Grazing Pivot Irrigation Circles.*"

Financial Projections

We believe Skedaddle Mountain Ranch LLC can deliver a +15% compound annual total return over a 5Y investment term, on a balance of +8% annual appreciation and +7% cash yield. The ranch will seek to generate income from a cattle grazing lease, carbon credits, and possibly recreation.

These projections are conservative in our view. Unlike conventional stocks & bonds, productive pastureland is a *hard asset* that central banks can't print. Like gold bullion, it's an enduring asset with the potential to not just preserve wealth, but appreciate sharply in the face of ever-rising debt, inflation, and currency debasement.



Agisle achieves outsized returns by anchoring our investment strategy on three core pillars:

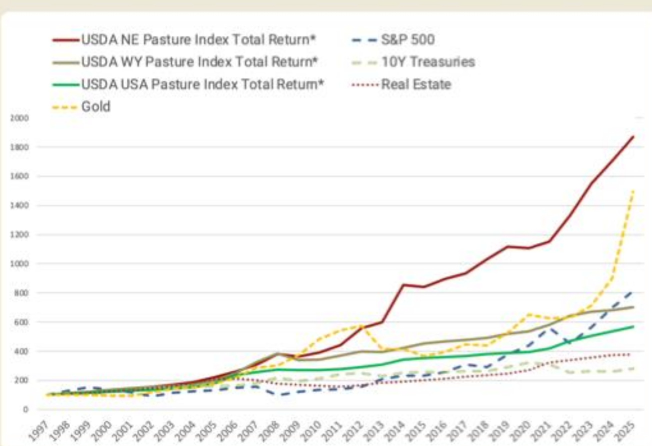
- **Elite property selection**: Source ranchland with superior water and production value.
- **Turnkey stewardship solution**: Structuring governance to separate land from agribusiness, utilizing best-in-class operators.
- **Regenerative value drivers**: Implementing high-density, rotational livestock grazing systems to unlock asset value.

At Agisle we challenge the perception that ranchland is a *low-risk/low-return* investment, or "*just a hedge*". And we view the *USDA Nebraska Average Pastureland Index* as a proxy for returns achievable when water, production value (PPAU), and stewardship converge. This index has achieved 2.5x the total return of the S&P500 index over -30Y, and on Treasury bond-volatility. This accounts for why the world's wealthiest investors are buying land so aggressively in our view.

This powerful strategy can now be a centerpiece of your asset allocation. We look forward to discussing this opportunity.

THE HARD ASSET ALTERNATIVE

USDA Pastureland indices: A better historical risk-reward than stocks, bonds, & bullion



	Compound Annual Total Return	Annual Volatility*	Ratio of Return-to-Volatility
USDA NE Pastureland	11.0%	9.0%	1.22
USDA WY Pastureland	7.2%	7.6%	0.94
USDA USA Pastureland	6.4%	6.1%	1.04
Gold	10.1%	17.2%	0.59
S&P 500	7.8%	17.3%	0.45
10Y Treasuries	3.7%	8.9%	0.42
Real Estate	4.9%	6.4%	0.76

* Notes & Sources, Total returns 1997-2025
USDA Pastureland Index total return = Appreciation + Avg cash rent; National Agricultural Statistics Service.
Bloomberg: S&P 500 (no dividend re-investment) & Gold; 10Y Treasury bonds & Real Estate source from NYU Stern School of Business.
Real Estate = Residential home data courtesy of Robert Shiller.
Annual volatility = Standard deviation of annual returns 1997 - 2025.

Nebraska & Wyoming are evidence of outsized returns achievable from 1. Abundant water, 2. Good cattle production value, and 3. Quality Ag stewardship.

Maps


Google Earth


Eagle Lake
Lassen National Forest
The Crossing
Shaffer Union Elementary
96127
Johnstonville Elementary
Richmond Elementary
Janesville Union Elementary
96114
Plumas National Forest
96128