

COOPER RANCHES, LLC

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3/23/2022

Honorable Todd Teffteller
Upsher County Judge
100 W. Tyler Street
Suite 307
Gilmer, Texas 75644
Via Fedex Overnight: [REDACTED]

FILED
TERRI ROSS
COUNTY CLERK
2022 MAR 31 PM 3:26
UPSHUR COUNTY, TX.
BY [Signature] DEPUTY

Re: RFP for Four Leagues of Upsher County School Land

Judge Teffteller:

Cooper Ranches, LLC is pleased to submit the following RFP for Upsher County School Lands Lease for Throckmorton and Baylor Counties Pastures. Per the proposal request, please find enclosed the following:

- Proposed Lease between Cooper Ranches, LLC and Upsher County
- Irrevocable Letter of Credit

The enclosed lease reflects my bid of \$21.10/acre/annum and \$2.00/acre of land improvements per year. The lease form is the same as years prior save the changes of names, dollar amounts, and the addition of paragraph XXIII. This additional paragraph is a right of first refusal. Should the County decide to sell the school lands during the term of the lease, I would like the opportunity to purchase same.

Cooper Ranches, LLC is submitting its irrevocable letter of credit herewith. Cooper Ranches, LLC has no debt. We strive daily – through each decision made – to maintain the ranch in a healthy financial condition so that it has adequate resources to care for livestock and land as needed.

Our family has leased and owned ranch land in Throckmorton County for over one hundred years. We care for the land and animals in the proper manner year after year. We have numerous full-time employees to maintain land and care for livestock. Additionally, we own and operate ourselves the following equipment that can be used for land maintenance and improvement:

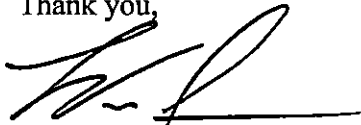
Caterpillar D6R Bulldozer
Caterpillar 140H Road Grader
Caterpillar 950M Front End Loader

Caterpillar 320D Excavator with grubbing attachment
Caterpillar 279C Skid Steer
Mack C613 Truck
CTS Belly Dump Trailer
Kubota M59 backhoe
Bush Hog 15' batwing shredder
John Deere 6615 tractor with loader

Over the last ten years, we have leased, farmed and ranched approximately 20,000 acres. This is in addition to deeded land which we own. These acres have been leased from private family businesses, bank trust departments, and other counties that control school lands. We have successfully managed yearlings, cow/calf, and farming operations on these acres. We have worked with landowners and hunters alike to establish quality wildlife management and habitat.

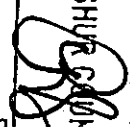
I hope that the Court will consider our experience in successfully operating leased lands, the potential improvements to the offered acres and our capacity to make same. I'd like to thank the Court for this opportunity. If there are any questions, or I can provide any further information, please do not hesitate to contact me via the letterhead information.

Thank you,



Wesley Copper

Encl.

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