



COLD SPRINGS RANCH

IT IS OUR GOAL TO CREATE A HUNTING, FISHING, RECREATIONAL AND INVESTMENT OPPORTUNITY FOR THOSE OF US WHO CANNOT MANAGE AND MAINTAIN A MULTI-MILLION DOLLAR RANCH. COLDS SPRINGS RANCH OFFERS EACH OF THESE WITH THE OPPORTUNITY TO OWN AND UTILIZE YOUR RANCH AT YOUR CONVENIENCE.

- ▶ Consists of 2,238 acres of land, including a 70 acre lake
- ▶ Located 6 miles SW of Alto, TX and 21 miles NE of Crockett, TX
- ▶ Bordered by the Neches River and Davy Crockett National Forest
- ▶ Investment with "built in" equity from day one
- ▶ Member/Owner will own an equal undivided interest
- ▶ Governed by the Member/Owners



RECREATING AN ENVIRONMENT THAT WILL LAST FOR GENERATIONS TO COME
WWW.THECOLDSPRINGS.COM