

Hope Ranch Specifications

Site

- Near Amarillo, Texas just outside of a pleasant small town rated as one of the safest in the state
- Mild weather, good water, rural farmland and down to earth people
- 35 Minutes from International Airport
- Two other airports in area capable of handling large corporate jets
- Located near intersection of two major interstates and four US highways
- Within 15 minutes of Wal-Mart and other grocery stores, gasoline, basic shopping and within 30 minutes of regional shopping mall
- +/- 203 Acres
- Adjacent Land owners are private- approximately 2,500 continuous acres surrounds ranch
- Front of ranch faces north and set back about ¼ mile from well-maintained caliche road kept by the county road department.
- Beautiful scenery with rolling hills, cottonwood and elm bottoms, large draw, seasonal creek, tall trees and a variety of foliage and wildlife
- Once the cherished “old home place” of a once prominent West Texas ranch and is the choice location for miles.
- Hope Ranch is a working cattle ranch with a 2017 agricultural tax exemption
- Front gate has automatic gated access with video cameras and Airphone access system.
- Ranch caretaker’s house located at the front gate.

Security

- 21 Panasonic IP Intelligent Security video motion detection high res day-night Dome surveillance cameras- all fiber optic networked through thousands of feet of underground Cat5e optic cable to two Milestone Xprotect command centers with battery back-ups and two generators.
- 11 lighting bracket pole centers many with cameras strategically covers the enclosed area for all possible access.
- 4 Airphone AX-Series master control stations with integrated color audio and video LCD displays and related integrated equipment for door-and gate release system to control access.
- Four 500-2,000 lb. electric gates and force maglocks that interface with swing operator units.
- Eight Liftmaster Elite CSW-200 electric swing gate operators high-traffic commercial
- Four Dortromic electron- magnetic Maglocks rated 1,000-2,000 pound hold on gate access
- Eleven 10-25 ft. high light poles by zone with 3 and 4 flood light coverage each
- Lighting control system
- Direct TV and ViaSat -Wild Blue-Excede Satellite Internet Service. Availability for AT&T T1+

- 2,209-linear feet of 10-15 ft. High-Security Solid Wall designed with drains on proper footings with continuous electric service full length of the wall. Poured concrete thru single and double block with extensive rebar for maximum strength. Approximately every 10 feet on the top of the wall are deep pole foundations sunk deep into the concrete for anti-climb units and razor wire, lighting and additional cameras that can be installed in days if required. There are three large double metal swing gates covering: front, east pasture and west over the road truck entry
- Emergency EMP attack disconnects
- Kennels for six dogs: owner had 3 wonderful guard dogs that protected property at night.
- All ranch keys and locks: Schlage Primus that cannot be duplicated for highest security.
- Outside security backup monitoring
- Small security hardened “stealth” house on the hill has four Swiss Salzer bullet-proof windows embedded in concrete walls from SwissShade + Security from Switzerland
- There are many additional confidential security features that will be explained to buyer

Water

- Deep well over the Santa Rosa Aquifer rated as last test at 60 gallons-per-minute
- J-Class GFS 7-1/2 HP F/E 230V 3PH Motor Pump
- 12,000-gallon outside storage tank
- Quadra plex 4 Pump Station German WILO COR 4 MVI 50-05, 200 gpm to send water to homes, landscaping and pastures. Additionally, there is a Wellxtrol pressure control safety tank. Guest house uses a UV max-ozone and advance pure-water filtering system.
- Hunter ACC advanced commercial controller for landscaping watering system.
- Two 3,000-gallon American poly storage tanks with Torrium BT20-40 pressure booster systems
- American tank remote fire kit and valve connectors to connect our system to fire trucks if there were ever a fire on the ranch.
- Two Wayne 66901-WYN sump pumps-
- Custom engineered internal tank house with internal water storage
- Backup pump system to Guest House
- Ozone water treatments system
- Multi-stage water filtration system
- Three Rinnai tankless instant heat gas water heaters-
- Emergency underground water supply- 650 gallons, direct connect to 15,000 gallon storage and dedicated well pumping system-

Power

- Grid: customized interface with generators

- Caterpillar CTG/CTGD Series Transfer Switches, input-output module relay and H-100 Control Panel
- Caterpillar Remote Annunciator
- Caterpillar Olympian G70LG2 is a 70 kw 240/120 three phase natural gas and switches to propane with 1,000-gallon underground tank for backup.
- Backup Kohler Generator 20kW Standby Natural Gas with Remote Start
- Solar Panels (not installed but on premises) inverter system
- Emergency lights with battery back-up

HVAC and Air Purification

- Guest House: Carrier Infinity 96 furnace rated at 96,000 BTUs and Comfort 17 with 3 Ton AC units, Aprilaire and advanced filter system
- Ranch House: Carrier 58 MVC080F120 furnace rated at 120,000 BTUs, CNPVP48A003 4 Ton AC Micropower guard ultra clean filter system
- Advanced digital controls on both

Residences (4) Detail

- There are 14,214 sqft. of usable facilities.
- A ¼ mile back from the front gate is a fortified three acres at the heart of the ranch completely protected by a 10 to 15 ft. high steel re-enforced single/double concrete filled stone block wall with many advanced security features and three Santa Fe gates all high on a hill overlooking the ranch. Great care was taken to insure mostly unobstructed views.
- This area of the ranch encloses the three family structures: The Guest House, Ranch House and Bunk House. At the front gate, there is an additional house occupied by the ranch manager.
- The three homes and garages in the fortified area are all constructed of Acme Brick and Austin stone with Andersen windows and French doors each with a metal roof.
- The Guest House with a four-car garage has approximately 3,948 square feet of air conditioned space dining living combo, two bedroom suites, a gourmet GE Monogram double kitchen with a 60-inch-wide Viking gas range, four guest bathrooms, a specially conditioned food room and a large utility/pantry also with extensive custom shelving.
- Rolling stainless steel doors protect all windows and four-french doors to patios
- There are two attached patios, one with a pergola and fireplace both with reinforced walls.
- Guest House is constructed of ICF Concrete including ceilings in key security areas. 10-inch walls and some ceilings 12-14 inches - reinforced to 26 inches and covered by minimum of 10 ft. of earth.
- The Ranch House has 2,662 sqft. of living space and a 520 sqft. patio. The house is being remodeled with a large open floor plan offering good flow between the living spaces, dining room-kitchen combo, media room, a 23x25 ft. master bedroom with picture windows offering expansive views.

There are two sliding French doors that open up to a 475 sqft. morning or living room with a fireplace and four large panoramic windows and French doors with over-lights and great views. There is also a nice guest bedroom suite. Rustic vaulted ceilings throughout the home with exposed wood beams. The Ranch House is about 80% complete and can be completed to buyer's preference of wall colors, wood stains and final kitchen and media room cabinetry. Designed with practical elegance this custom residence will incorporate the finest craftsmanship, with professional Thermador kitchen appliances and features.

- A large in-ground 32,000-gallon swimming pool that can be redone
- The Bunk House with 1,260 square feet has two nice-size bedrooms and shared bath with an exterior that matches exterior windows and Austin stone of the other homes.
- The last residence at the first gated entrance to the ranch and is currently used for the ranch manager's house. It has a large well planned irrigated garden and horse corral, tack and storage buildings.
- The ranch features extensive cross fencing for grazing cattle or horses.
- Survival facilities: In addition, there are more than 4,398 square feet of specialized survival facilities above and below ground with an elevator to protect 23 to 40 people. This is a large NBC disaster shelter custom-engineered and built to provide protection from blast, fallout, initial radiation, fire, chemical and biological threats. Custom designed with redundant power, water and two complete air purification, ventilation, blast valve systems from Andair AG Switzerland. There are two complete commercial Milestone IP surveillance command centers monitor commercial security system with 21 high-end video cameras, plus a large armory and more than 1,300 sqft. for food and survival inventory storage all protected by four Swiss "bank vault-type" 4,000 lb. blast doors.
- There are two separate exits from the survival facilities.
- All buildings have Austin stone and metal roofs. The Guest House and Ranch House has a Class 4 snap Clad impact resistant roof.
- Guest House: XBR-65 Sony Bravia mounted TV 65-inch over living room fireplace
- Onkyo Amplifier, Receiver, Niles 16 loudspeakers, surround
- Residential Hydraride II elevator to security facilities underground.
- K-Ran Septic System for 75 people serving just Guest House.
- Kohler Margaux chrome fixtures, safety towel bars, trim in Guest House and Ranch House.
- Three Andair VA150 ventilation and filtration systems plus carbon dioxide unit
- Emergency essentials for hygiene, food with a significant inventory of best Mountain House good for 35 year freeze dried and other related food, emergency gear, lighting, entertainment library with 1,000+ movies, shows, history and learning course specials, medical library and other pertinent supplies.
- Kitchen Guest House: ALL GE Monogram PROFESSIONAL - 36" single door left-swing All Ref, 36" single door Right- swing all Freezer, two 30" Pro Advantium QuickStart 240V Microwave/Ovens, two 30" Pro Electric Convection wall ovens and two 30" warming drawers, two 24" built-in Dishwashers and a Viking six gas burner cooktop, Viking vent hood with lights, shelves and 1500 CFM DEV Viking exterior blower.
- LP true steam clothes washer and dryer
- Bath: Toto Neorest 600 advanced Toilet System

- Guest House garage: four Chamberlain Model T Quick Start Elite Logic 3 industrial-duty commercial door operators
- Kitchen Ranch House: all appliances are at house but not installed – Thermador PROFESSIONAL 48” Refrigerator/Freezer with exterior Dispenser SS Pro Handles, 48 custom professional inserts, remote ventilator, 48” SS cooktop, double ovens, maple chopping board, griddle cover and Dishwasher Pro S advanced cycle.
- Guest House 4 Car Garage with solid steel Bar cross reinforcement, Four Heavy Duty Wayne Dallton Model 216 Insulated with steel backing, stainless steel curtained model DH Liftmaster Jackshaft electric operator and removable security bollards with internal locking embedment sleeves with stainless steel flip lids that are buried in concrete outside each garage door. Inside 8 bollards are imbedded either side of same doors and can be cross-braced with strongest bar steel braces to defeat attempted vehicle ramming through the garage doors into the residence.
- All windows and French doors in both houses are custom 400 series Frenchwood many with matching transoms glazed with high-performance sun low E4 tempered glass by Andersen Windows and Doors.
- Outside lighting at gates, wall lanterns on buildings and post mounted in walkways are from the La Jolla Collection from Corbett Lighting and are old bronze finish
- Three fireplaces wood burning for emergency heat
- There is a 50x300 ft. irrigated garden area capable of producing fresh vegetables to feed a large family. The ranch is located within hardiness zone 7a and frost-free growing season typically starts early April and ends late October totaling just over 185 days for both a spring and fall plantings. A wide variety of fruit and nuts are growing successfully on the ranch with the possibility of more than 20 fruit tree varieties that have demonstrated outstanding performance in this area.