

# BAREFOOT RANCH

ATHENS, TEXAS

ICON  
GLOBAL

FIRST LOOK

AVAILABLE FOR OFFERING & APPOINTMENTS IN SPRING 2017

*... DEFIES THE IMAGINATION AND*  
**DEFINES THE VERY BEST**  
*OF A LUXURIOUS TEXAS RANCH LIFESTYLE*  
*WITH A "FOUR SEASONS" FINISH ...*

SOLE AND JOINT OWNERSHIP OPPORTUNITIES AVAILABLE



## KEY FACTS

- 2,500 Idyllic, Very Private Acres
- Hidden Retreat Resort with Authentic Texas Ranch Lifestyle
- Extraordinary Luxury and Eclectic, Exclusive Comfort
- World-Class Amenities and Hosting Capabilities for: High-Security Executives, State and National Politicians, Music & Film Celebrities
- Just 1 Hour from Dallas  
10 min from an Airstrip / 30 min from a Jetstrip
- Multifaceted Lodging  
35,000 SF Timber-Beamed Lodge with Exquisite Gardens, Cabins, Cottages and Luxurious Apartments
- Clean Architecture, Subdued Use of Wood and Stone, and Set in Beautiful Pine Trees
- Abundant Recreational Opportunities  
PGA-Rated Golf Course, Tennis Courts, Shooting Range, Sporting Clays, Equestrian Facilities, Collector's Garages, Greenhouse and Much More
- Magnificent 150+-Acre Water-Ski / Boating / Trophy Bass Lake
- Two Additional 30± acre Lunker Bass Lakes
- Completely High-Fenced and surrounded by Woods and Wetlands with Abundant Wildlife, including White-Tailed Deer (South Texas genetics)





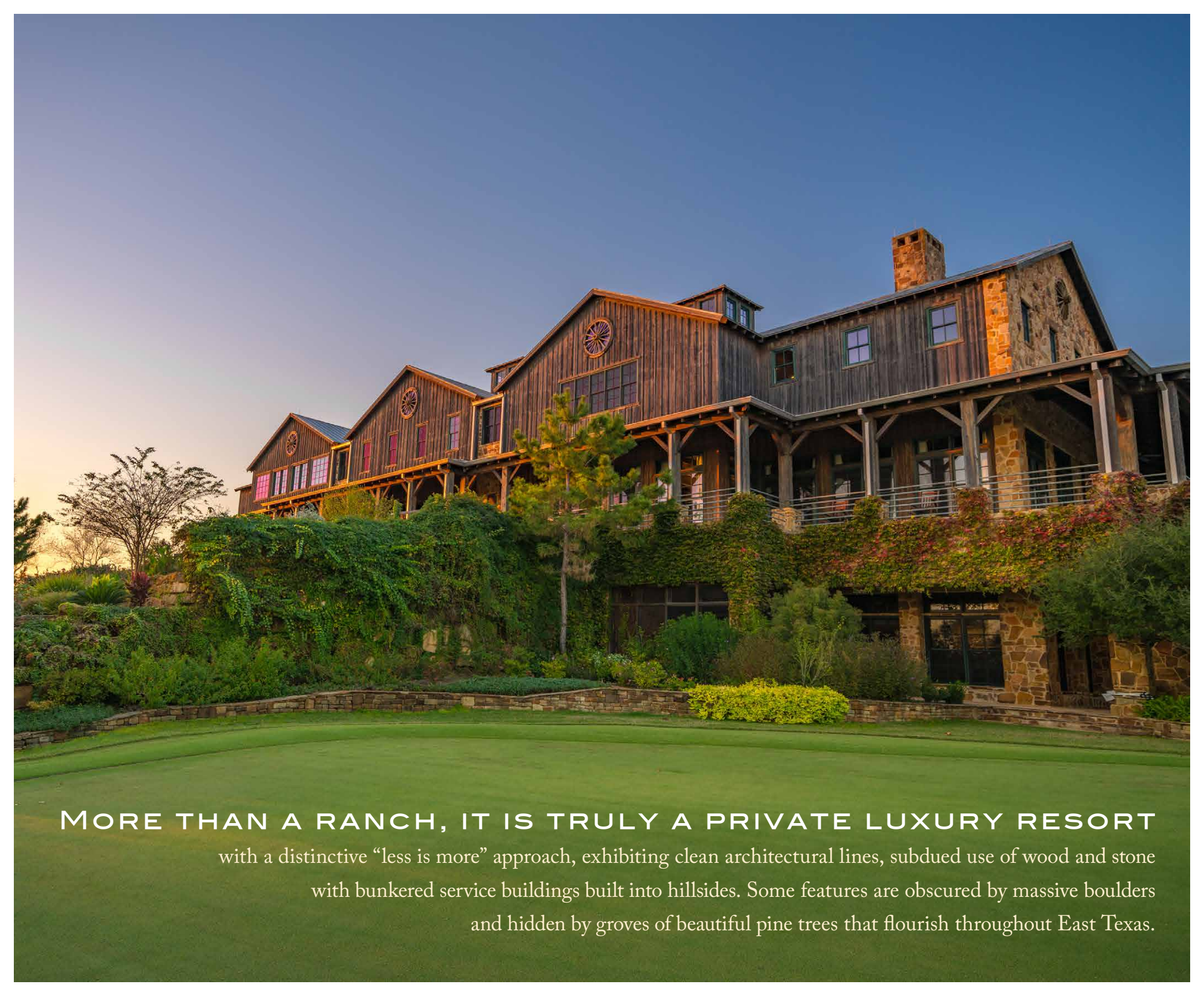
# MORE THAN A RANCH,

this 2,500-acre idyllic and very private, almost hidden retreat resort absolutely defies the imagination and defines the very best of authentic Texas ranch lifestyle with a Four Seasons finish. Exuding a simple tranquility and functional excellence, the ranch goes beyond pampering both its owners and guests into a realm of extraordinary luxury and eclectic, exclusive comfort.

## THIS RANCH IS SIMPLY AN ICON: ONE OF ONE.

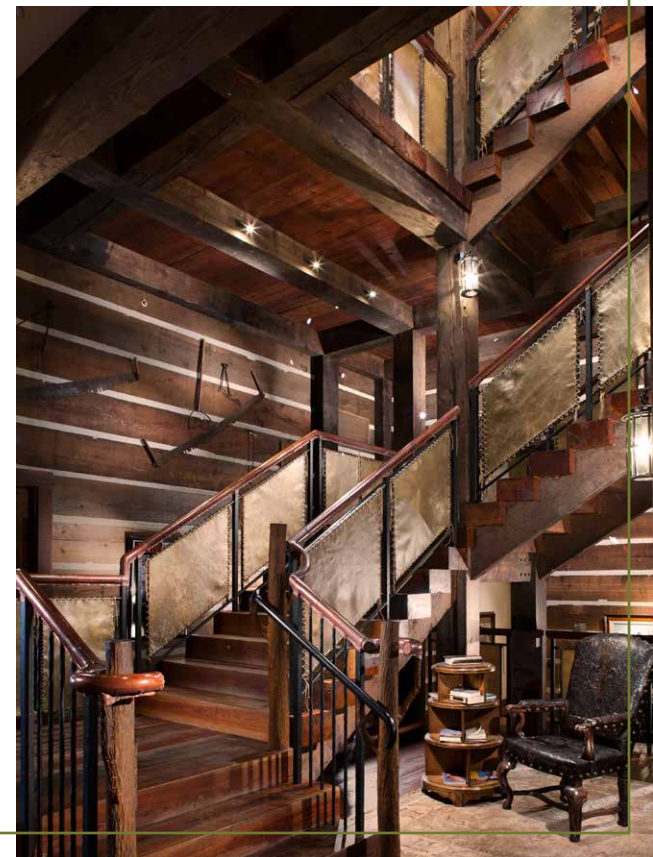
Containing world-class comfort, amenities and hosting capabilities, this secret and secure ranch lies just over an hour from Dallas, 10 minutes from the nearest airstrip and 30 minutes away from the nearest jetstrip. It has hosted — in both comfort and security — economic and leadership summits and retreats for high-security executives, state and national politicians, countless rock and country music stars as well as celebrities of all-kinds. It is also capable of hosting and handling several large families and groups of 50 or more at once for extended stays in the multifaceted lodging, cabins and luxurious apartments that go beyond the main lodge, expanding the maximum capacity while providing privacy and intimacy, when desired.





## MORE THAN A RANCH, IT IS TRULY A PRIVATE LUXURY RESORT

with a distinctive “less is more” approach, exhibiting clean architectural lines, subdued use of wood and stone with bunkered service buildings built into hillsides. Some features are obscured by massive boulders and hidden by groves of beautiful pine trees that flourish throughout East Texas.



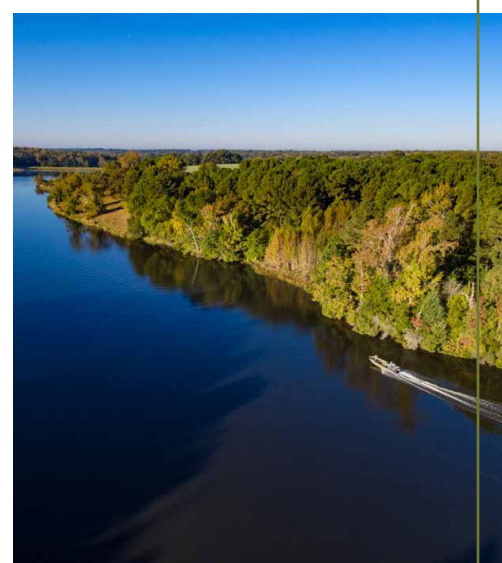
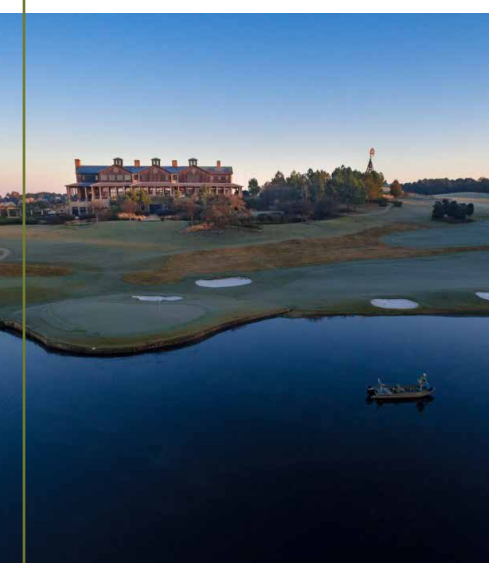
If the Queen of England owned a family royal retreat in Texas, it would be this one. Detailed in design, impeccably maintained and meticulous in thought, planning, landscape design, architecture and use of space, the estate is breathtaking. It features an incredible 35,000-square-foot, timber-beamed lodge with exquisite gardens, golf course, boat house, multiple cabins and cottages, tennis courts, driving range, paintball course, shooting range, equestrian center, a chef's organic garden and greenhouse and garages for car and toy collectors — all sequestered and combined across the hills and dale in an idyllic and incredible setting encompassed by scenic ski, boating and fishing lakes. It is all wrapped up in and surrounded by an incredible mix of serene rolling hay fields, woods, wetlands, and lakes with abundant fish and wildlife.



In its discerning class, this ranch is by far and away the **SINGLE MOST OUTSTANDING EXAMPLE** of tasteful “money is no object” design, craft and construction in Texas.

This ranch resort will be offered on the open international market in the spring of 2017. In the meantime, by invitation to principals only, private exclusive preview tours are available, as well as list of amenities, capital improvements, historic and other preliminary property information. Access to electronic and physical data rooms and video/photography links will also be made available to pre-qualified, approved and invited principal prospects who execute a non-disclosure agreement.







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