

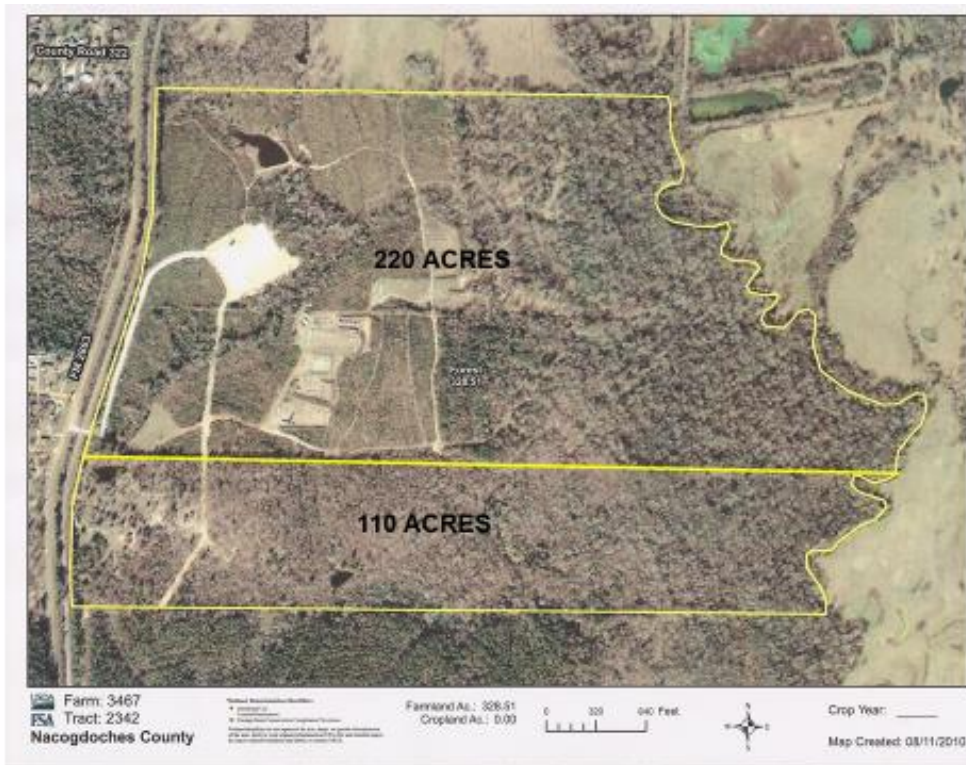
CSAT SALE/LEASE:

I will be looking at sell CSAT property in the future with several different options on the table:

- Sell the 220 and lease it back for classes.
- Sell as complete package (220/barracks/110)
- Part out the land for sale (220/110/Barracks) as individual pieces.
- Other options may be available.

Pricing information will be available shortly. The general information is below.

My plan is to lease it back from the new owner and continue classes.



CSAT Ranges:

220 Acres:

Established as a range in 2004. No safety incidents to date. Sportsman Club and local Law Enforcement ranges leases make it an income producing property. Further, the property was planted in marketable timber which will be ready for the first cut this year.

110 Acres:

The 110 has a shoot house, several smaller ranges, a target house and a guest house on it. I would consider selling it as part of a package. The guest house can sleep 9 individuals.



Barracks: About 4 acres with a roughly 4,000 sf. main building and a small weapon cleaning shed. Building has a classroom, four sleeping rooms, small kitchen, 3 bathrooms, 3 showers, washer/dryer and gun shop. The entire building is alarmed and has constant video security at two levels. In its current configuration, it can sleep 24 students.



Should you have questions, contact me at: paulkoko@hotmail.com