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Fifteen to twenty degree sloping bank areas generally have harder bottoms because leaves and debris wash away. The key to any February fishing trip is water temperature. As a general rule the upper ends of the lake and back ends of major creeks and coves. Find the warmest water temperature in the lake and that is where most of bass population will be.

Most big females will be staged up near their spawning site and on the day before and during warmer trends will cruise around shallow water span sites to familiarize themselves to new areas. That is the best time to catch that dream when these big females move into shallow water. They are more accessible and aggressive and eat anything they can. Once they become familiar with their new

(See Strollin.... Continued on Next Page)
Strollin’ With Stroman

shallow water environment, they will become more difficult to catch.

Right after a cold front most of these older age class bass will pull back to deeper water staging areas, then cruise back into shallow water during warming trends.

The spawn on Lake Fork will start when water temperature gets into sixty to sixty-five degrees. Sometimes these can occur toward the end of February, but most bass will be staging to spawn during February on Fork. Lipless and square bill chatter baits, big cranks in red or orange pattern, spinner baits in watermelon, chartreuse, red and white patterns are top lure and color choices. For plastic lizards and creature baits with watermelon, chartreuse, black/blue combinations are top producers. Don’t forget your suspending hard jerk baits in orange/red silver with orange bottom color are top choices, especially day of and right after a cold front.

If you need help finding and catch these February bass, give me a call at 903-383-7214 (land line) or 903-850-5083 (cell) or email me at dstroman@peoplescom.net. I’ll be happy to help. If you want to book a trip, I still have days available.

Dean is sponsored by Legend Boats, Mercury, Mossy Oak, Easy Step, Century 21 Lake Country, and Gene Larew.

WORLD WIDE HUNTER AT FISH & WILD GAME DINNER

By Ted Warren

It’s time once again for the annual FISH & WILD GAME DINNER at LAKE FORK BAPTIST CHURCH which will be held on March 7, 2015, 6:00-8:00pm.

This year the guest speaker will be Chris Gaby, a local oil executive and renown big game hunter. Chris has traveled around the world in search of trophy quality animals of many species. He will entertain us with stories of his hunting adventures, and misadventures. And he will inspire us with the spiritual lessons he has learned from hunting and life in general.

Door prizes will include guided fishing trips, rod & reel combos, and a ri-

"Wish To Fish Foundation"

903-383-7748

Needs Your Help!!!

If you know a family that has a child that meets our criteria, just have them call us.

We’ll take over from there!

"Every child deserves a chance to fish!" Children diagnosed or who have experienced a life-threatening illness or accident sometimes do not have that opportunity. Now through the "Wish to Fish Foundation" they can have that day in the sun with their family. Any family with a child between the ages 3 to 18 years of age that has been diagnosed or treated for a life-threatening illness or accident is invited to come fish Lake Fork for any species of fish at NO COST! Lodging, meals, and fishing are provided for. This allows the family to spend quality time together fishing without worries or expenses. The outing includes one night lodging, meals, refreshments, snacks, all on a 26' Tritoon Pontoon, accompanied with a 9-1-1 chase boat for any emergency that may occur. All bait and fishing equipment provided.

If you are, or know of a family that meets the above criteria, contact us! Help us spread the word, we are here for the children!

For Scheduling or More Info Contact: Don Hampton, Founder & Program Director

visit our website: www.wishtofishfoundation.com
The Fisherman’s Guide, News You Can Use

Game Warden Field Notes

The following items are compiled from recent Texas Parks and Wildlife Department law enforcement reports.

--Daddy-ing While Intoxicated-- A game warden who covers Terry, Yoakum and Cochran counties heard via the Terry County radio dispatcher that there had been several calls about a man walking on a major highway. The warden headed to the scene and found a vehicle parked diagonally on the shoulder, slightly into the lane of traffic. The warden made contact with the vehicle’s occupant, who was sitting behind the wheel with the door wide open. He was attempting to start the vehicle and in the process was burning up the engine starter, causing smoke to rise from under the hood. The warden discovered the car was out of gas and suspected the driver was intoxicated. The suspect had his 5-year-old son in the front passenger seat and not in a safety seat. The man refused a standard field sobriety test and appeared to be unsteady. Also, his pants were unzipped. The man, trying to resist arrest for suspicion of driving while intoxicated with a child in the vehicle, struggled with trying to resist arrest for suspicion of driving while unsteady. Also, his pants were unzipped. The man, was out of gas and suspected the driver was intoxi-burning up the engine starter, causing smoke to rise behind the wheel with the door wide open. He was der, slightly into the lane of traffic. The warden made contact with the vehicle owners if they were armed, the men - both land-owners -- told the warden they each had a small caliber handgun. The warden secured the weapons and asked one of the men to accompany him to the gate. While the warden was in the camp, the deputies observed blood splatter around the gate across the road. One of the men said he shot at an individual who had been trespassing on his ranch. The injured man was suspected of criminal activity in the area. The investigation continues.

--Pigging Out-- When a Jim Hogg County game warden heard gunshots in the distance, he checked a group of dove hunters nearby. The warden then found hunters riding in a utility vehicle who admitted to shooting a javelina with a semi-automatic rifle. When the hunters were asked for their hunting licenses, one of them asked about bag limits of javelina. The hunters then admitted to dumping the javelina in the brush, and the hunters who harvested the javelin received citations and were educated on waste of game laws. The javelina was retrieved from the brush and donated to a family in Hebbronville. Civil restitution and cases are pending.

--Caught Red-handed-- A Starr County game warden heard a call on the radio that a state trooper had made contact with someone who had been shot in the hand with a small-caliber pistol. The warden, along with Starr County deputies and Department of Public Safety troopers, located a hunting camp with two parked trucks that matched the description given in the report of the shooting. When the officers asked the vehicle owners if they were armed, the men - both landowners -- told the warden they each had a small caliber handgun. The warden secured the weapons and asked one of the men to accompany him to the gate. While the warden was in the camp, the deputies observed blood splatter around the gate across the road. One of the men said he shot at an individual who had been trespassing on his ranch. The injured man was suspected of criminal activity in the area. The investigation continues.

--The Boys Who Cried Coyote-- A Hunt County game warden received an Operation Game Thief call about shots being fired from the roadway near a landowner’s home. The warden contacted the landowner and was told the suspects had left the area. Only a few minutes later, the warden received a report that the suspects had returned. This time, they were in the landowner’s pasture with flashlights. When the warden located the five suspects, they claimed to be looking for a coyote they had shot from the roadway. An interrogation by the warden led to several trucks that were parked at an agriculture barn of a nearby high school. In one of the trucks, the warden found fresh deer hair and blood. The warden then called the Rains County game warden for assistance in the investigation, and the two eventually recovered a whitetail deer. Three of the five suspects received numerous citations.

--Doggonit-- When a call came in that a yearling deer had been skinned by workers at a logging site, two Trinity County game wardens went to the location and put TPWD K-9 Blitz on the case. The dog worked a dirt pile about 50 yards from the deer remains, but didn’t find anything. The two game wardens returned the next morning and made contact with the loggers who told the wardens that their foreman hit a small yearling buck with his vehicle the day before.

(See Game Warden... Continued on next Page)
The Fisherman’s Guide, News You Can Use
February

While investigating a hunting camp, a Houston County game warden discovered deer hair on a skinning gambrel. The warden then began interviewing the resident and, while doing so, observed blood on a pair of shoes on the porch. When confronted with the facts, the man first claimed that the deer had been given to him by a friend at work, but he couldn’t remember the friend’s name. On his second try, he said that he hit the deer with his truck and cut the deer’s throat to put him down before loading it in his truck to take it home. In an effort to verify that statement, the warden looked in the bed of the truck but found no signs of blood. On his third attempt, the resident stated he found the deer dead on his neighbors’ land and dragged it to his home for processing. The resident said he had not killed the deer and only took it home because he didn’t want it to go to waste. The warden cited the man for possession of an untagged deer and warned him about trespassing. Case pending.

—Buck Wild Two— Shelby County game wardens received a tip of a buck possibly being shot off a roadway. When they went to investigate, they found a truck with fresh blood all over the tailgate. They then found a 10-inch spread 8-point buck. After further investigation, the game wardens issued an arrest warrant and the owner of the truck was placed in jail.

—Red “Hairring”—

Texas Trails Bassmasters of Lake Fork
31st Semi-Annual Open Tournament
Mar. 21, 2015 * Lake Fork, Texas

Oak Ridge Marina * 2919 W. St. Hwy. 154
903-878-2529

There will be a big bass pot ~ $10 per person entry
Big Bass will pay Three (3) places. (Based on 100 entries)

1st Place $500.00
2nd Place $300.00
3rd Place $200.00

1. Entry fee is $40.00 - late entry is $45.00.
2. Early entries must be postmarked by Mar. 14, 2015.
3. All entry fees must be paid before 6 a.m. Saturday, Mar. 21, 2015.
4. Check in time: Friday, Mar. 20, 4 p.m. to 9 p.m. and Saturday/Mar. 21, 5 a.m. to 6 a.m. at Oakridge Marina.
5. To qualify, contestants must check in at tournament headquarters before fishing.
6. Fishing hours will be 6:00 a.m. to 3:30 p.m. (official clock at sign-in station). NO FISHING from midnight till start time.
7. Fishing will be done on Lake Fork only (trailering allowed).
8. Contestants must fish from a boat. No bank fishing or leaving the boat to land a fish.
9. Life jackets must be worn any time their outboard motor is running.
10. All state, federal, and local laws must be obeyed or contestant and fish may be disqualified. No slot fish may be brought to weigh-in.
11. No one may have more than five (5) fish in their possession at any time. Only one (1) may be 24” or greater.
12. Largemouth bass 12” to 16” or 24” or greater in length may be weighed. No fish under 12” or between 16” and 24” will be weighed (or state law limits at the time of the tournament).
13. All fish must be caught on artificial bait by casting. (No trolling with gas engine). Pork charter may be used.
14. Weigh-in starts at 3:00 p.m. (official clock at sign-in). You must be in the weigh-in line by 3:30 p.m.
15. All fish must be brought to the scales in weigh-in bags.
16. No feed or frozen fish will be weighed. Ice may be added ONLY to aid in survival of fish.
17. Each contestant will be responsible for weighing his or her own fish. (No pooling of fish).
18. Dead fish at weigh-in will be penalized 1/2 (.5) pound. All fish weighed in become the property of Texas Trails Bassmasters and will be released (with the exception of trophy or dead fish).

19. In the event of a tie for any position, prize money for that position and the following position will be combined and evenly divided between the tying contestants.
20. Contestants may not have served as a compensating guide on Lake Fork 30 days prior to this tournament.
21. Contestants may fish with a guide on Lake Fork prior to the day before fishing this TTB tournament.
22. Use of ALCOHOLIC BEVERAGES or CONTROLLED DRUGS are prohibited during tournament hours. Prescription drug use should be declared at sign-in.
23. Anyone who has ever been disqualified for cheating or misconduct from any tournament is ineligible to fish.
24. Any contestant who violates any rules may be disqualified. Any act of a competitor, verbal or physical, that reflects unfavorably upon Texas Trails Bassmasters effort to promote fishing, conservation, clean waters, courtesy or safety shall be reason for disqualification from this and all future Texas Trails Bassmasters tournaments.
25. Parent or guardian must accompany contestants under 18 years of age.
26. All proteins must be registered in writing with the tournament judges within 15 minutes after designated weigh-in time. All decisions of the tournament judges will be final in all matters. Anyone protesting the outcome of an Open tournament will have to pay for any additional polygraph test given.
27. All boats must be 8 feet in length or longer. An aerated live well is recommended to aid in fish survival for live release. Anglers cannot leave boat to land a fish.
28. All contestants are responsible to have read these rules and must agree to abide by them (by signing the entry form) while competing in this Texas Trails Bassmasters event.
29. Contestants will be subject to polygraph test. Failure to take and/or pass such a test will result in disqualification.

Additional Information

Entry Application

For more information or for information on joining Texas Trails Bassmasters of Lake Fork visit our website www.texastrailsbassmasters.com

Remove entry form below this line. Retain above portion for your records

Entry Fee_________

Entry Forms Now Available At All Local Businesses or online:
www.legendoflakefork.com or call: 903-383-7748 to be put on Mailing List!!
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* Miniature golf
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Now Accepting Reservations For Commercial & Vendor Spaces For May 14, 15, 16, 17, 2015 At The 11th Annual LEGEND OF LAKE FORK BIG BASS TOURNAMENT May 15, 16, 17, 2015 Anglers from all over the nation will be converging on Lake Fork to fish this tournament! What better time to advertise & promote your products, merchandise, or company! Call Today: 903-383-7748 Email: fishnews@lakefork.net
For Valentine’s Day, No ‘Ifs’ or ‘Ands’ – Just Fudge

By Sue Hampton

There has always been something seductive about chocolate. Let’s face it, Valentine’s Day may have started as a celebration of love, but for many it is but an excuse to indulge in the rich, dark, decadent stuff of romance, from tortes to truffles and everything in between. This year, pamper your sweetheart (or yourself!) with this classic “Chocolate Fudge Cake.” As easy to prepare as it is to enjoy, this cake is a surefire way to start a whole new romance – with chocolate.

Chocolate Fudge Cake

1/2 cup unsalted butter
1/3 cup vegetable oil
1-1/4 cups sugar
1 cup chopped good-quality semisweet chocolate
1/3 cup milk
2 cups all-purpose flour
1 tablespoon baking powder
Pinch of baking soda
1/3 cup cocoa powder
2 eggs

Fudge Topping

1/2 cup heavy cream
1 tablespoon light corn syrup
1-1/4 cups chopped good-quality semi-sweet chocolate

1. Preheat the oven to 325 F. Line two 6-cup loaf pans, each 8-1/2 by 4-1/2 by 2 inches.
2. Combine the butter, oil, sugar, chocolate, milk and 2/3 cup water in a large saucepan and stir over low heat until the sugar dissolves and the chocolate melts. Remove from the heat. Sift together the flour, cocoa, baking powder and baking soda into a bowl. Beat in the chocolate mixture (using a wire whisk means the mixture is less likely to form lumps).
3. Gradually beat the eggs, one at a time, into the chocolate mixture. Pour into the loaf pans and smooth the top with the back of a spoon. Place the pans on a baking sheet and bake for 50 minutes or until a skewer comes out clean when inserted into the center of each cake. Cool in the pans for five minutes. Turn out onto a wire rack; peel off the paper and cool completely, crust side up.
4. To make the fudge topping, bring the cream and corn syrup just to a boil in a small saucepan, then remove from the heat. Put the chopped chocolate in a heat-proof bowl and gradually add the cream a little at a time, stirring after each addition, until all the cream has been added and the mixture is smooth. Place the bowl into a larger bowl of ice or refrigerate until the mixture has cooled and thickened. Spoon onto the cakes and spread over the top with a flexible metal spatula. It may run a little over the sides.

This decadent cake will make you fall in love all over again... with chocolate.
Game Warden Field Notes (Continued from Page 5-B)

and a couple of old blood spots on a four-wheeler. When the game warden asked one of the hunters at the camp if they had taken any deer this season, one hunter replied, “No, only hogs,” while another hunter said they “haven’t been seeing any.” The game warden then showed the hunters the deer hairs he had found on the skinning gambrel. One of the hunters began to shake and admitted his dad had taken a young doe last Saturday. After further investigation, the father said he had not taken any deer this season before finally admitting he had taken a young doe.

—Under the Bridge— A Newton County game warden and a Jasper County game warden were patrolling when they noticed a vehicle parked under an overpass. The wardens walked over to check on the car and found two people sitting inside the vehicle, which was still running. One warden approached the car and tapped on the window to get the attention of the female passenger, just as she was about to light a glass pipe filled with meth. Both individuals in the car were arrested for felony possession of a controlled substance.

—Poaching, meth and stolen tools - oh my!— A Harris County game warden was investigating a call regarding possible poaching. The caller had reported seeing a man with feed and a rifle clearing out an area of the woods with construction equipment. When the game warden arrived, he saw two men using an old 4x4 truck and a trencher to dig up and pull out tons of bundled copper wire. The truck bed was already full of copper wire when the warden made contact with the men and placed them in handcuffs. The warden found a loaded .22 rifle and a meth pipe. When backup arrived and the vehicle had been searched, law enforcement found a total of 14 grams of methamphetamine and numerous possibly stolen tools. One of the men was a convicted felon. Both men were arrested and face several felony charges, including theft and possession of a controlled substance.

—Fifth Time’s the Charm— In 2013, a Montgomery County game warden and a Madison County game warden arrested a man on Lake Conroe when they noticed his erratic operation of a boat. On Oct. 31, 2014, the man pled guilty to felony boating while intoxicated. It was his fifth arrest for an alcohol-related offense.

A Hunt County game warden received an Operation Game Thief call regarding a man with feed and a rifle clearing out an area of the woods with construction equipment. When the game warden arrived, he saw two men using an old 4x4 truck and a trencher to dig up and pull out tons of bundled copper wire. The truck bed was already full of copper wire when the warden made contact with the men and placed them in handcuffs. The warden found a loaded .22 rifle and a meth pipe. When backup arrived and the vehicle had been searched, law enforcement found a total of 14 grams of methamphetamine and numerous possibly stolen tools. One of the men was a convicted felon. Both men were arrested and face several felony charges, including theft and possession of a controlled substance.

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Lake Fork Tournament Schedule Feb. thru Apr. 2015

February
Feb. 21 ~ Bud Light Trail
Pope’s Landing
Feb. 21 ~ Media Teams
Minnow Bucket
Feb. 22 ~ JC Outdoors Individual
Minnow Bucket
Feb. 28 ~ BassChamps North
Lake Fork Marina

March
Mar. 7 ~ Bud Light Trail
Pope’s Landing
Mar. 8 ~ JC Outdoors Individual
Minnow Bucket
Mar. 14 ~ JC Outdoors Individual
Minnow Bucket
Mar. 21 ~ Media Teams
Minnow Bucket
Mar. 21 ~ Tex. Trails Bassmasters
Oak Ridge Marina
Mar. 22 ~ Ford Mega Bass
Lake Fork Marina

April
Apr. 14 ~ JC Outdoors Team
Minnow Bucket
Apr. 18 ~ Lake Fork Classic
Oak Ridge Marina
Apr. 18 ~ Media Team
Minnow Bucket
Apr. 26 ~ JC Outdoors Individual
Minnow Bucket
If you or your bass club have a
tournament coming to Lake Fork
Contact me with the date at
fishnews@lakefork.net
to get it on the schedule.

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March 14 ~ JC Outdoors Individual
Minnow Bucket
Mar. 21 ~ Media Teams
Minnow Bucket
Mar. 21 ~ Tex. Trails Bassmasters
Oak Ridge Marina
Mar. 22 ~ Ford Mega Bass
Lake Fork Marina

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For Scheduling or More Info Contact: Don Hampton, Founder & Program Director
visit our website: www.wishtofishfoundation.com
**February**

**The Fisherman’s Guide, News You Can Use**

**JR SIMPSON**

**903-850-3324**

EMAIL: jr.simpson@century21.com

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www.c21lakecountryrealty.com

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**Yantis** $975,000

UNIQUE ONE-OF-A-KIND Custom Lake Fork Home! Professionally designed and decorated. Efficient living, & boasting 2 1/2 bathrooms. Italian tile, bamboo flooring & granite counters. 2 stall boat house w/2 electric lifts. Insecticide System covering entire yard, you are close to the water, patio and boathouse. Furnishings are negotiable. View Virtual Tour link www.lakeforkwaterfront.net

**Emory** $79,900

**Winnsboro** $109,000

**-**

**-**

**-**

**Mineola** $117,900

**Hawkins** $199,000

**Yantis** $234,900

---

**A RARE WATERFRONT FIND** on Lake Fork! Built in 2008, this 4 bedroom, 2.5 bath home sits high on a hill with an awesome view of Lake Fork! This home is in like new condition with a detached oversized garage, fishing pier, privacy fence & lighted flag pole. Sitting on the banks of Birch Creek, one of the best fishing areas on Lake Fork. Move in ready in every way!

**Yantis** $179,900

**Point** $159,900

**Alba** $157,500

---

**WALKING DISTANCE TO SCHOOL** Deep well to water the yard and boat those high city water bills, city water is in house. Gorgeous hardwood floors, ceramic tile in kitchen, bathrooms & utility. Nice MDF privacy fence in backyard with 12x16 covered patio and 12x12 storage building. Garage big enough for a Big Bass Boat with workshop area off of garage.

**Quitman** $127,900

**Minea$117,900

---

**YOU HAVE TO SEE THIS ONE** Located near Lake Fork and less than 5 minutes to a boat ramp to Lake Holbrook. This brick custom home features 4 bedrooms, 2.5 bathrooms, 10' ceilings in the living area and 13' ceilings in the master! Tile in kitchen and bathrooms, laminate wood flooring, ceiling fans, brick wood burning fireplace and a huge 38' x 9' back deck. Appliances convey to buyer!

**Quitman** $84,700

---

**HOME IN GREAT LOCATION!** This 3 bedroom home with attached carport along with 21' ceiling is in downtown Quitman. Let your kids walk to school just across the street and with Lake Fork boat ramp just minutes away, this is your weekend getaway paradise. CALL TODAY FOR MORE INFORMATION.

**Yantis** $62,500

---

**COMMERCIAL PROPERTY ON HWY 151** between Emory & Lake Fork. This 4,400 sq. ft. shop building has all the electric you need for shop equipment. There is 672 sq. ft. of office space with kitchen area. Gravel parking lot on 4.8 Acres. Possible owners financing with approved credit & 20% down.

**Emory** $235,000

---

**WATERFRONT CUSTOM BUILT** home located on 1.25 acres lot + 2.25 acres of leaseback on one of the best fishing areas on Lake Fork. This subdivision is restricted and secluded but has no HOA. Home features ceramic tile, carpet in bedrooms, corner stacked stone fireplace, crown molding and stainless appliances. Screened 19x9 back porch & 30x50 workshop.

**Yantis** $234,900

---

**CUSTOM BUILT, HIGH QUALITY** brick & stone home located in Lost Creek on Lake Fork, no HOA, no flood restrictions only 0.5 miles to private boat ramp 300 yards away. Hardwood floors, ceramic tile, knotty pine doors, hickory cabinets, stone fireplace, gas place, Jacuzzi tub & Aspen walls & ceilings. Huge garage for your bass boat plus additional garage.

**Yantis** $975,000

---

**A GREAT FIND ON LAKE FORK** Established RV park with a long waiting list for RV lots. There are currently 39 RV lots & 13-16 acres of leaseback to expand the RV park. 4 septic systems with room for 30 additional RV sites on current septic systems. Property includes a water well for RV park with a 35 gpm pump, 2011 manufactured home, a deep water boat ramp & a small frass log guest house that is not yet complete inside. This is a rare opportunity & rare find on Lake Fork! Yantis $549,900

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**LAKE FORK WATERFRONT & OFF-WATER LOTs FROM $10,000 TO $135,000** **LAKE FORK AREA ACREAGE FROM $36,000 TO $165,000**

---

**INCOME PRODUCING OPPORTUNITY ON LAKE FORK** RV Park, 2 Homes & storage buildings. Park has all 24 RV spots leased & room for at least 20-25 more RV sites to be developed out. Includes 2 homes in like new condition, one for owners to live in on site with laminate wood floors, 3 bedrooms, 2 bath, w/gb & a covered back porch overlooking the lake & the other for nightly rentals that will sleep 10+ people with a fantastic garage game room set-up! 2 deep water wells, private boat ramp & laundry room. Yantis $675,000

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**LAKE FORK WATERFRONT & OFF-WATER LOTs FROM $10,000 TO $135,000** **LAKE FORK AREA ACREAGE FROM $36,000 TO $165,000**

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**FINANCING AVAILABLE** Ask About Our Service Specials

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**8 Miles South of Sulphur Springs & I-30 and 5 minutes or less from boat ramp to Lake Fork.**

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**GREAT CABIN ON 1 ACRE** sitting on a hill with view of Lake Fork. 1 bed, 1 bath, front, back & back porches and a 30x40 shop building out back. Appliances convey to buyer!

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**3 BEDROOM BRICK HOME** located in an area of very nice upscale homes. There is a 30x42 shop building out back, a carport in front, covered front porch, attached carport and fenced backyard. There is a 30x42 shop building out back, a carport in front, covered front porch, attached carport and fenced backyard.

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**4 ACRES IN YANTIS on Hwy 154** Property is partially fenced and has plenty of room to expand. These 4 lots have leaseback buildings you might need.

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**LOCATION IN HOLLY LAKE RANCH AREA - This 4 unit property is in a high traffic area, any business will get tons of exposure. Property has great income potential. One unit is currently rented, 3 others are available. No restrictions or zoning. MOTIVATED SELLER with reasonable offers!**

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**903-40 OFFICE BUILDING** with rice entry/Kitchen/break room with 3 offices and large work area. Overhead door at rear and doors at side. Two updated HVAC units, commercial phone system in place plenty of parking plus a full acre of land to expand if needed.