

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** These 250 ± acres will be offered in ten (10) individual tracts. There will be open bidding on these tracts and combinations of tracts until the close of this auction. These properties will be sold in the manner resulting in the highest total sale price.

**BUYER PREMIUM:** A 5% Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the "Auction Board Price" to determine the "Total Sales Price" or "Total Contract Price".

**ACCEPTANCE OF BID PRICES:** All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's approval.

**EARNEST MONEY:** Ten percent (10%) earnest money on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The earnest money may be paid in the form of personal check, business check, or cashier's check. The remainder of the purchase price is payable in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**REAL ESTATE TAXES AND ASSESSMENTS:** The Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for prior years before closing. The Buyer(s) will be responsible for any "rollback" in the property taxes. The Buyer(s) will be responsible for all additional taxes imposed after the date of execution of the Special Warranty Deed by seller as a result of any change in use of any part of the subject property, the intent being that all such additional taxes shall be the responsibility of the Buyer(s) and the Buyer's heirs, personal representatives and assigns.

**BROKER PARTICIPATION:** Contact George Clift, ALC in the Auction office at 800-299-5263 to obtain the broker participation guidelines.

**CLOSING:** Will take place on or before **November 16, 2022**, or as soon as applicable closing documents and surveys (if needed) are completed.

**POSSESSION:** Possession will be given at closing.

**TITLE:** Seller shall provide an Owner's Policy of Title Insurance on the surface tracts in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate to the Buyer(s).

**PROPERTY CONDITION:** Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer(s) shall release Seller of any and all liability.

**EASEMENTS AND LEASES:** Sale of the property is subject to any and all easements of record and any and all leases.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will provide a survey at its own cost, if needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. See purchase agreement for details of price adjustments.

**MINERAL RIGHTS:** Any and all mineral rights owned by the Seller will convey.

**AGENCY:** Clift Land Auctions, LP and Clift Land Brokers and their representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information used in the marketing of this property is subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information used in marketing this property is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller, the Broker, the Auction Company or any of their respective representatives. All sketches and dimensions are approximate. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller, Broker and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our office at 800.299.5263. In accepting the terms and conditions for the use of our website, you agree to not hold Clift Land Auctions, LP, Clift Land Brokers, our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, immediately call Brady Cowan at (940) 733-9608 for assistance in placing your bid.**

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

**NOTE:** Videotaping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from Clift Land Auctions, LP.

**You can buy one tract or a combination of tracts that will meet your needs!**



905 S. Fillmore St., Ste. 102  
Amarillo, Texas 79101


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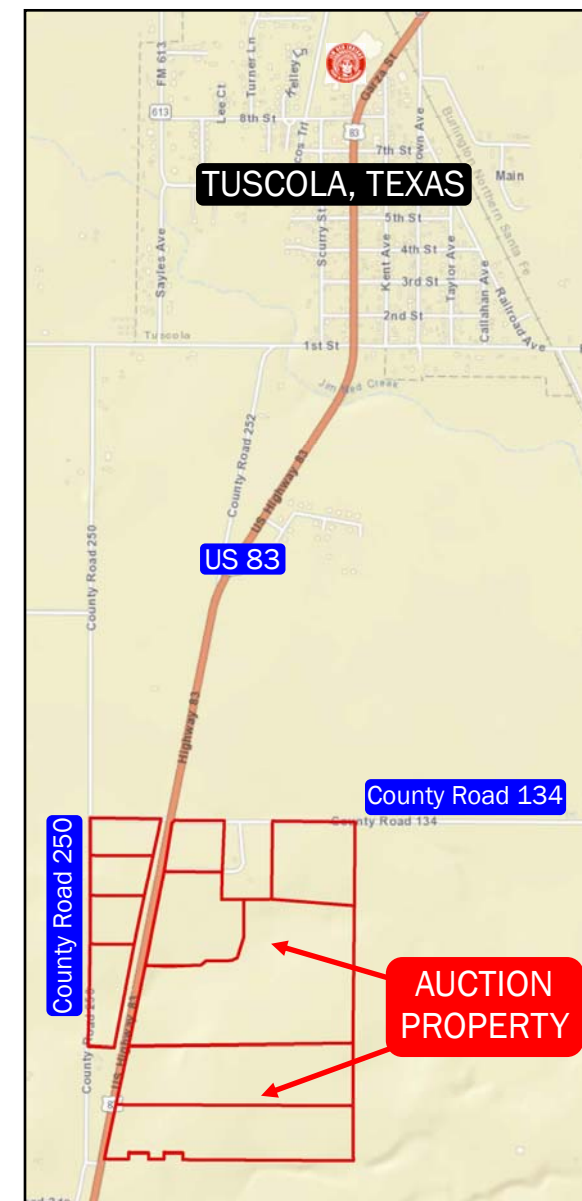


# Taylor Co. Texas Development Land Auction

## Tuesday, October 4th at 6:00 pm

### 250 ± Acres offered in 10 Tracts Ranging from ~7.5 to 77 Acres

- Jim Ned Cisd 
- Handy location for your 4H/FFA animals
- Potential home site development
- Great place to build a shop
- Potential commercial development location
- Highway and County Road access
- You can buy one tract, a combination of tracts or the entire 250 ± Acres.



**Auction Location**  
**201 Mesquite Event Center**  
201 Mesquite St. · Abilene, Texas

Auction Information Meetings  
Tuesday, September 6th at 6:00 pm  
Thursday, September 22nd at 6:00 pm  
Tuscola Community Center  
1202 Turner Ln. · Tuscola, Texas

905 S. Fillmore St., Ste. 102 · Amarillo, Texas 79101  
800.299.LAND (5263)  
CliftLandAuctions.com



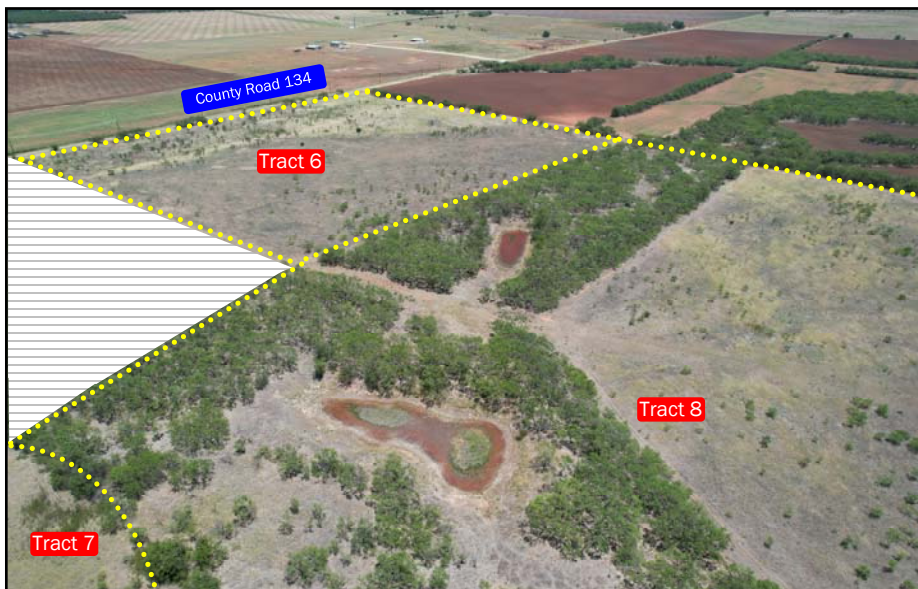
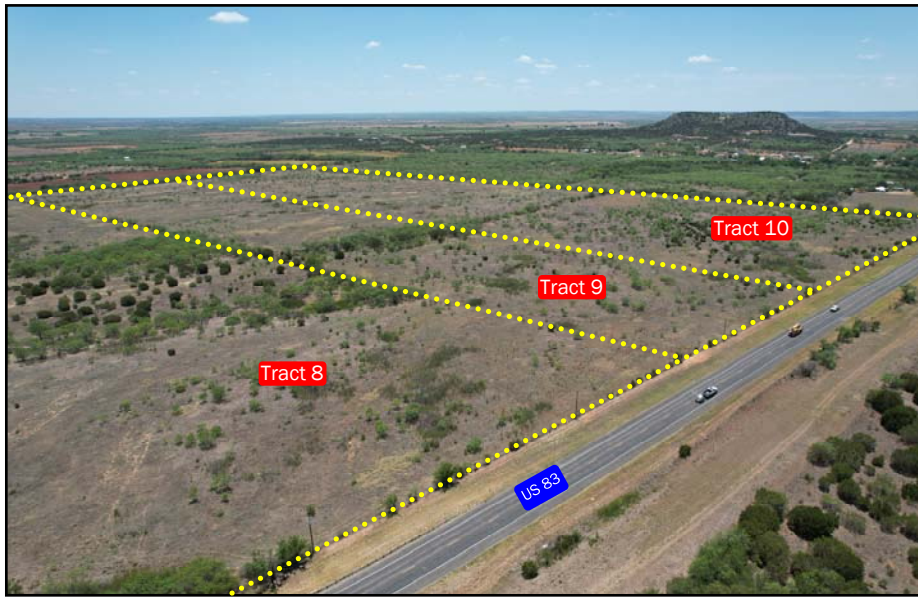
Revised 08/02/2022

Online Bidding will be available if you are unable to attend this Auction.

**5% Buyer Premium**

**CliftLandAuctions.com**  
**800.299.LAND (5263)**





**Tract 1**  
With approximately 7.71 acres and good access from CR 250 & CR 134, this tract would be an ideal location for commercial development or a potential homesite. There is a newly installed water tap and electricity is available along the north side of the tract.

**Tract 2**  
This tract is approximately 7.55 acres with easy access from CR 250. Consider combining this tract with Tract 1 for a larger homesite or business development and access to a water tap.

**Tract 3**  
This is another great flat tract of native grass with 7.54 ± acres. This lot has a new water tap, access from CR 250, and a four-strand barbed wire fence along the west side.

**Tract 4**  
This is an 11.4 ± acre tract with a nice-sized pond and four-strand barbed wire fence along the west side. If you are looking for a good-sized tract with multiple access points, you might consider combining Tracts 1-4 for approximately 34 acres and two water taps.

**Tract 5**  
This is a desirable hard corner tract with approximately 8.82 acres that sits on the SE corner of Hwy 83 and CR 134. Two points of access, a water tap, and three-phase electricity make this the perfect commercial location or handy homesite.

**Tract 6**  
If you are looking for a peaceful homesite location, consider this 21.23 ± acre tract of native grassland. This tract sits about 1/4 mile east of US 83, has CR 134 frontage, and a newly installed water tap. There is an old well of unknown condition in the northeast corner of the property.

**Tract 7**  
With US 83 frontage and three-phase electricity, this 23.79 ± acre tract would combine nicely with Tract 5 for a total of 32.49 acres of prime real estate and provide access to the water tap.

**Tract 8**  
If a Ranchette is what you are looking for, consider this tract. With 77.41 ± acres of native grass, there is room to roam. The mesquite and brush cover, and three ponds, provide the enticement for wildlife and there is plenty of room to build your secluded dream home. Easy access along US 83 and the availability of electricity make this an easy choice.

**Tract 9**  
This tract has plenty of ideal development opportunities. There are approximately 44.47 acres of native grass with slightly rolling topography to the east off US 83. Electricity runs along the west side of the property.

**Tract 10**  
This 40.23 ± acre tract is another ideal property with endless possibilities for development. US 83 provides access and there is electricity along the west side of the property. The east half of this tract has rolling topography.

