

# Land Auction

*By Order of The State of Texas General Land Office*

**20,815.41 Acres Presidio County, Texas**

**1,977.44 Acres Hudspeth County, Texas**



**HUDSON & MARSHALL**  
Honesty. Integrity. Value.



**Saturday, November 7th @ 11:00 AM**

**Sale Site: Hotel Paisano  
207 North Highland St., Marfa**



Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the Texas General Land Office to offer you these exceptional properties in Hudspeth and Presidio Counties. Make plans to attend this auction or bid online and purchase some unique west Texas property at auction prices.

Best of Luck in Your Bidding: Hudson & Marshall

**HUDSON &  
MARSHALL**  
HONESTY. INTEGRITY. VALUE.

## All Property Sells

Saturday, November 7th @ 11:00 a.m.

Sale Site: Hotel Paisano

207 North Highland St, Marfa, Texas



800-841-9400

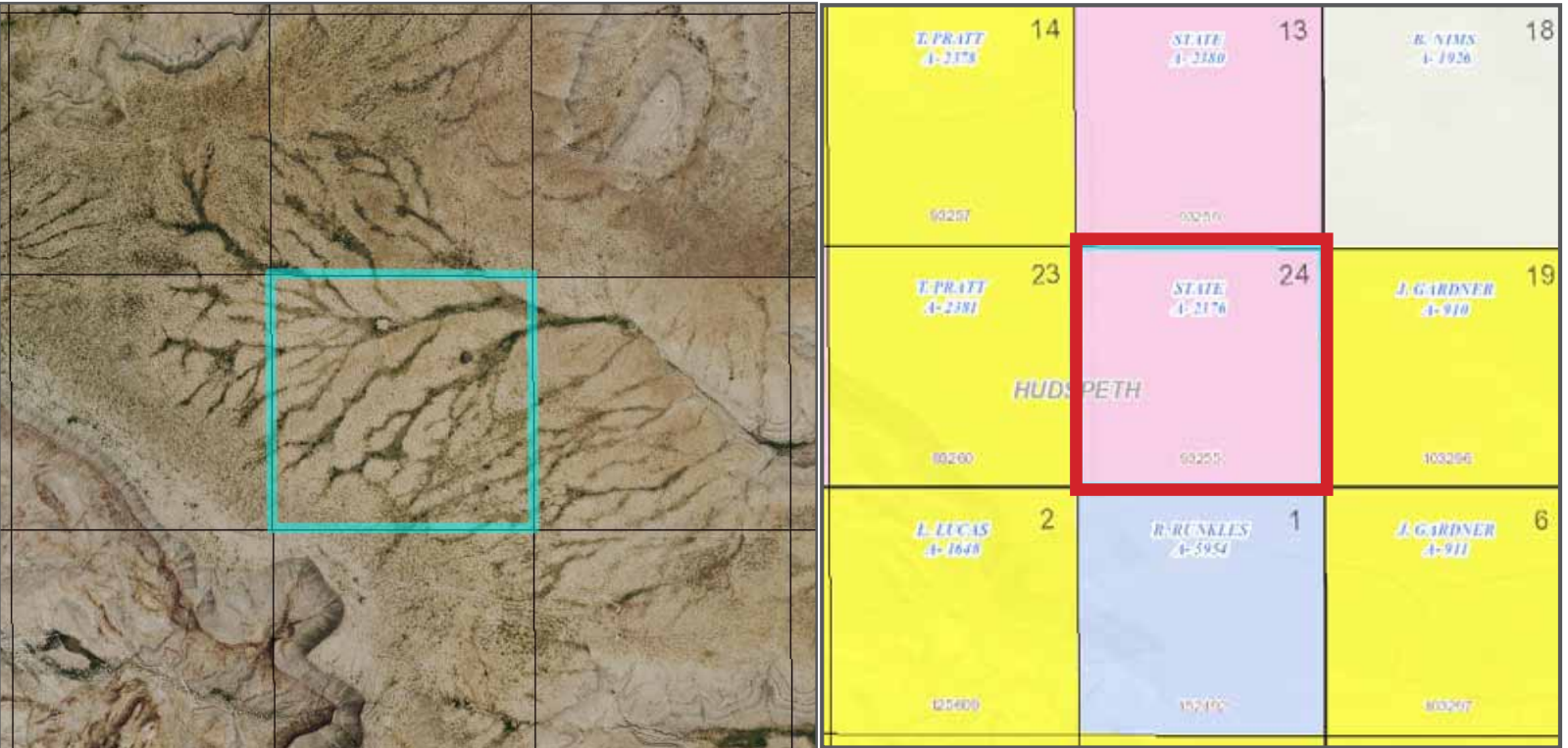
[www.TexasGLOAuction.com](http://www.TexasGLOAuction.com)





Property 102  
SCH-93255 (640 Acres)

Survey Name - Public School Land  
Block 24 PS 18, Section 24



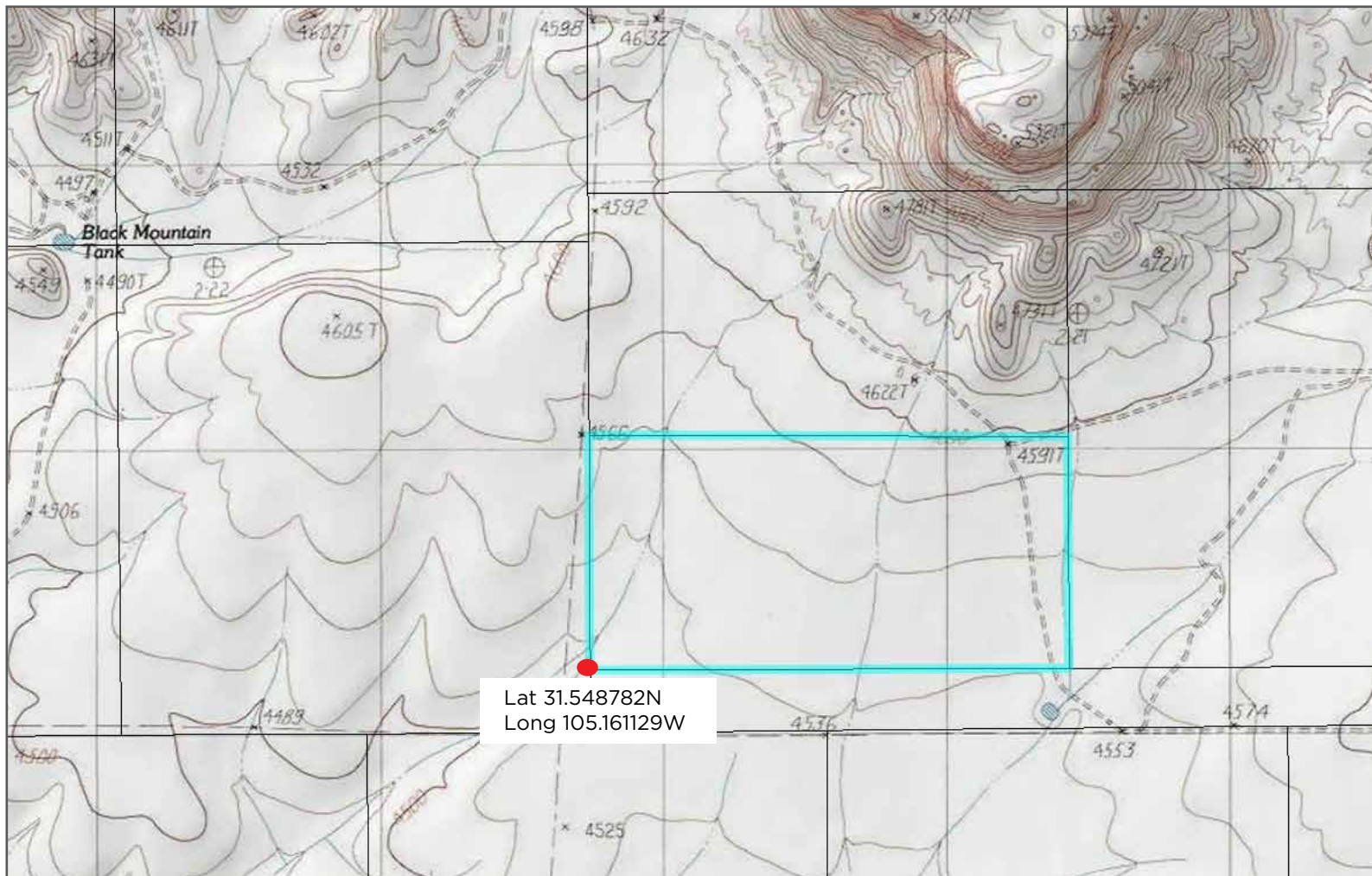


**Property 103**

SCH-99413 (363 Acres)

Survey Name - T&amp;P RR Co

Block/Township - South Part 30 T&amp;P 68 Tsp. 4, Section 30

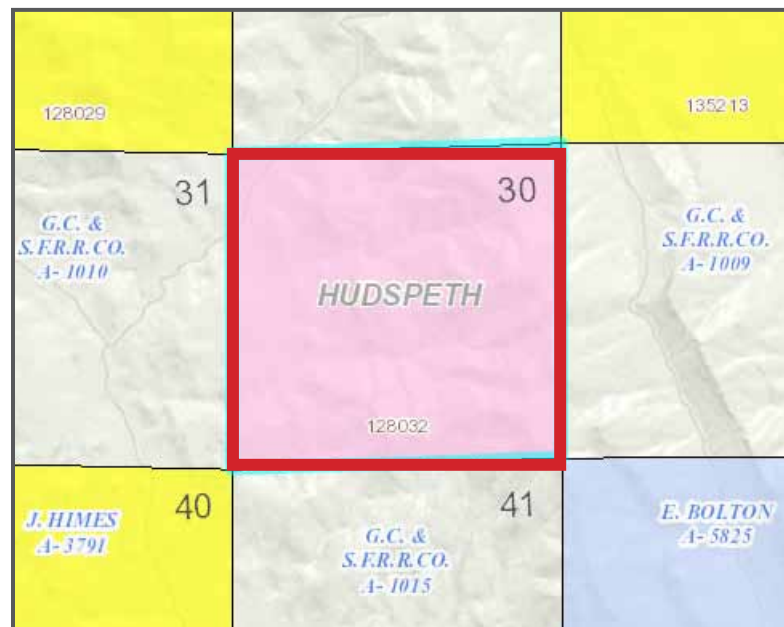
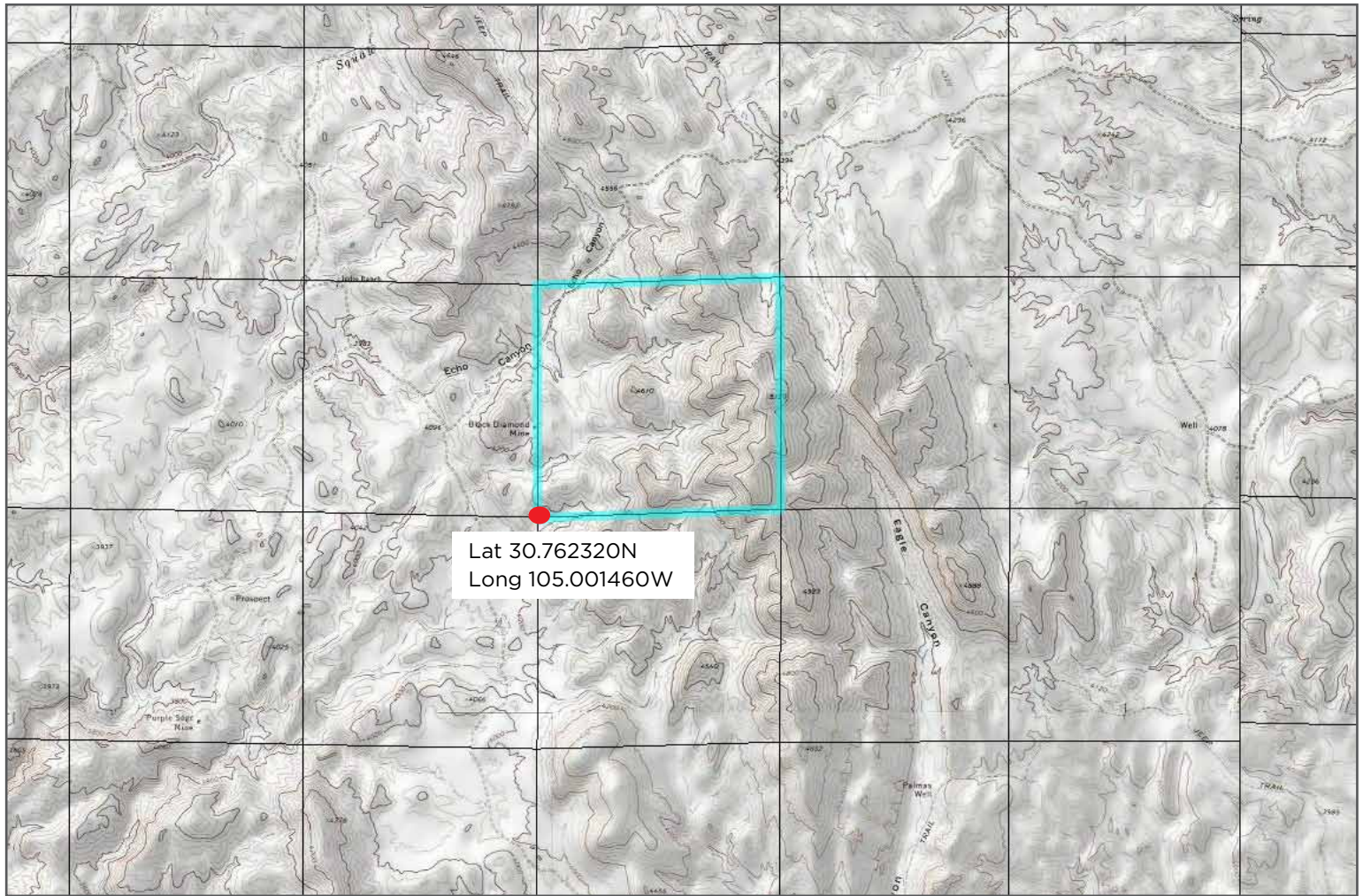


|   |  |  |
|---|--|--|
|   |  | 102390                                       |
| 49                                      | <i>A. PFEUFER</i><br><i>A- 5810</i><br>1505 13<br>30 | <i>T. &amp; P.R.R. CO.</i><br><i>A- 3092</i> |
|   | <i>A. PFEUFER</i><br><i>A- 1093</i><br>994 13<br>30  |  |
| <i>H. CARROLL</i><br><i>A- 401</i><br>2 | <i>C. HANCOCK</i><br><i>A- 1091</i><br>1             |  |



**Property 104**  
SCH-128032 (640 Acres)

Survey Name - GC&SF RR Co  
Section 30





**Property 105**  
SCH-129299 (160 Acres)

Survey Name - Public School Land  
Block/Township - Southeast 1/4 22 PS 46, Section 22





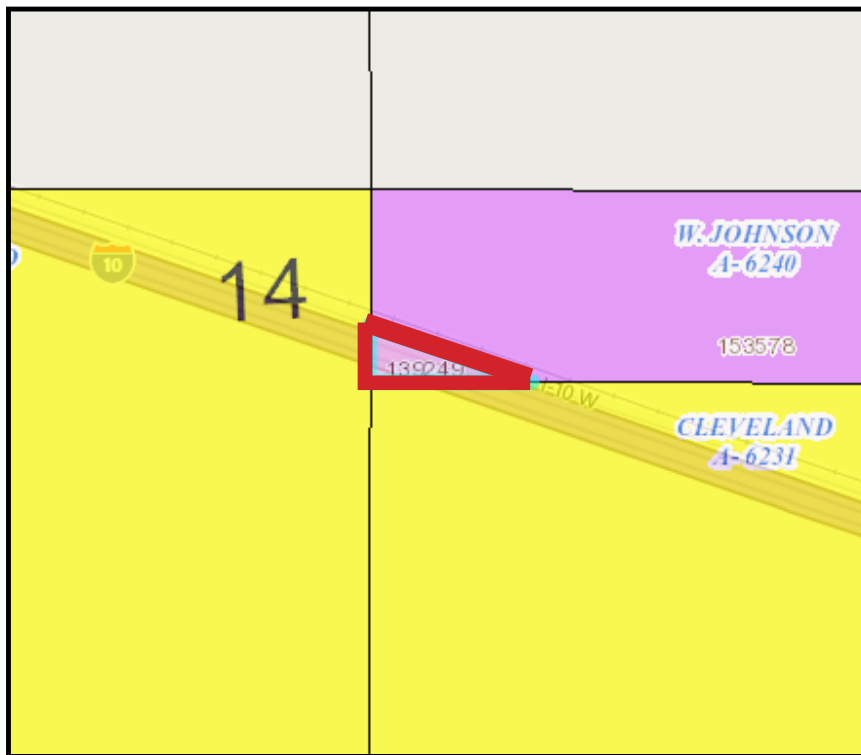
**Property 106**

SCH-139249 (10 Acres)

Survey Name - Public School Land

Block/Township PSL 60 1/2, Section 13

Section/Part - Pt of N/4 13

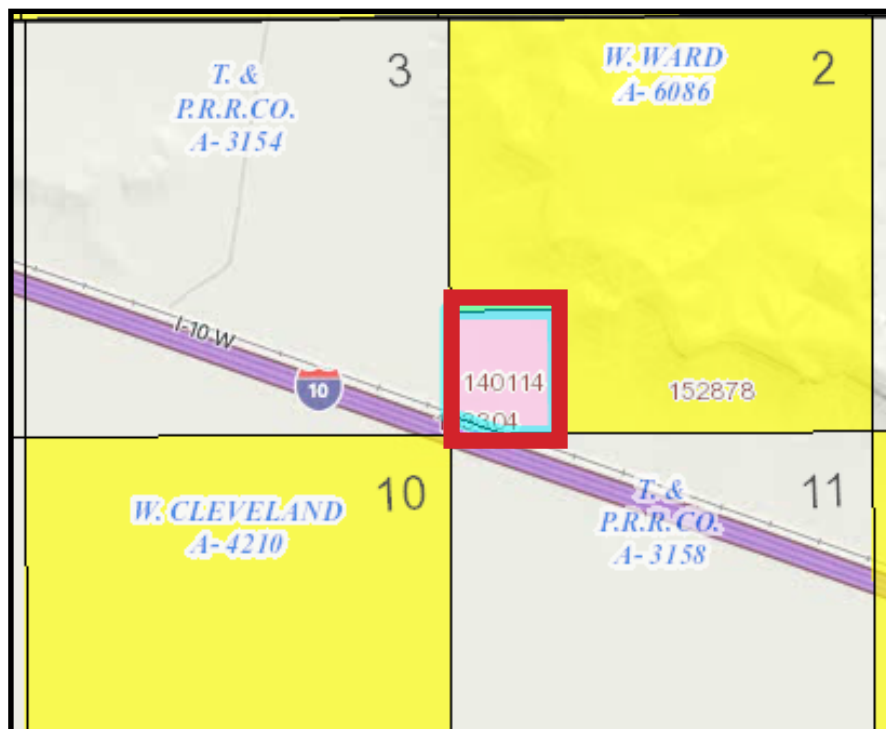




**Property 107**

SCH-140114 (42.49 Acres)

Survey Name - T&amp;P RR Co

Block/Township - Southwest part 2 T.&P. 69 Tsp. 8,  
Section 2

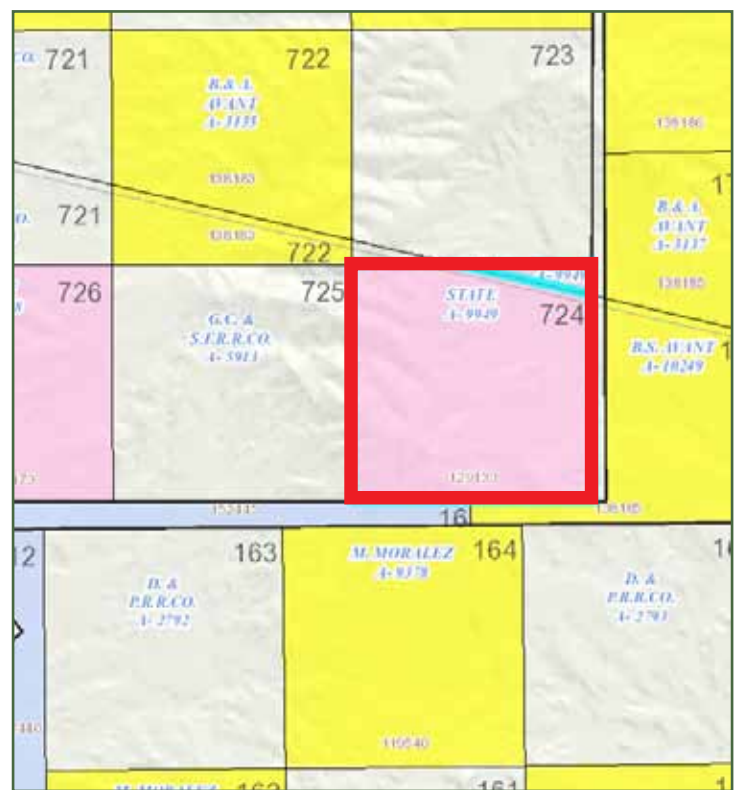
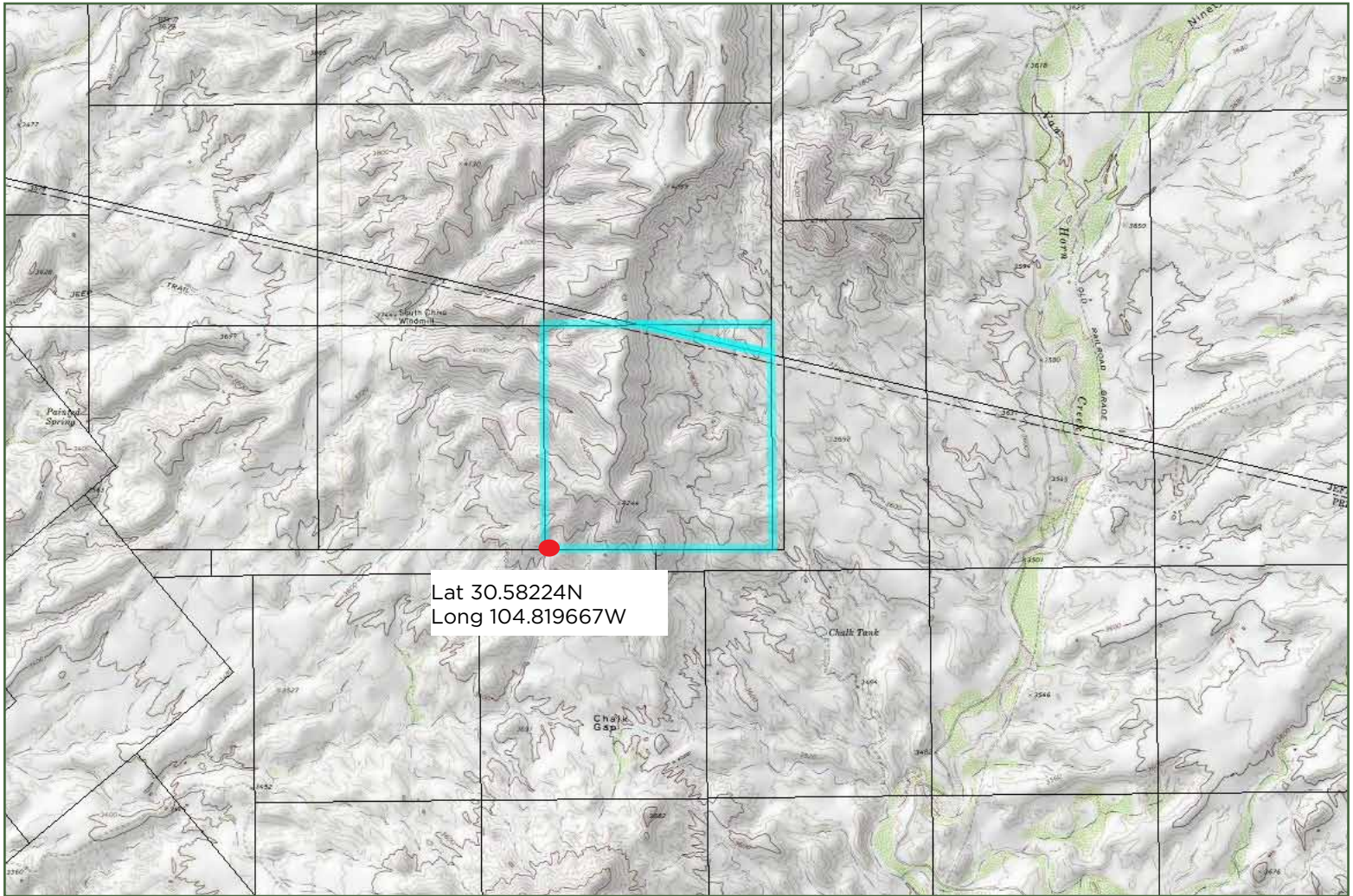


**Property 201**

SCH-129133 (640 Acres)

Survey Name - JW ESPY

Section 724





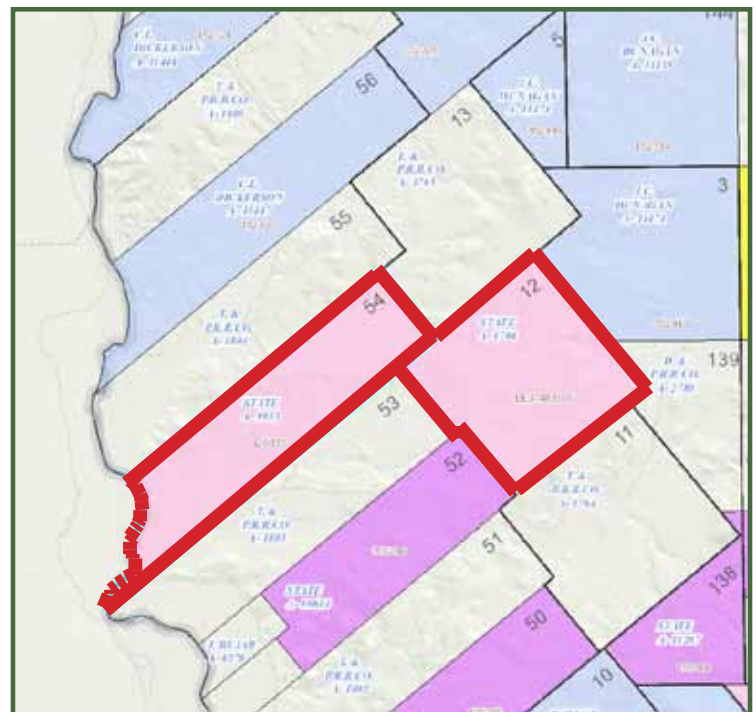
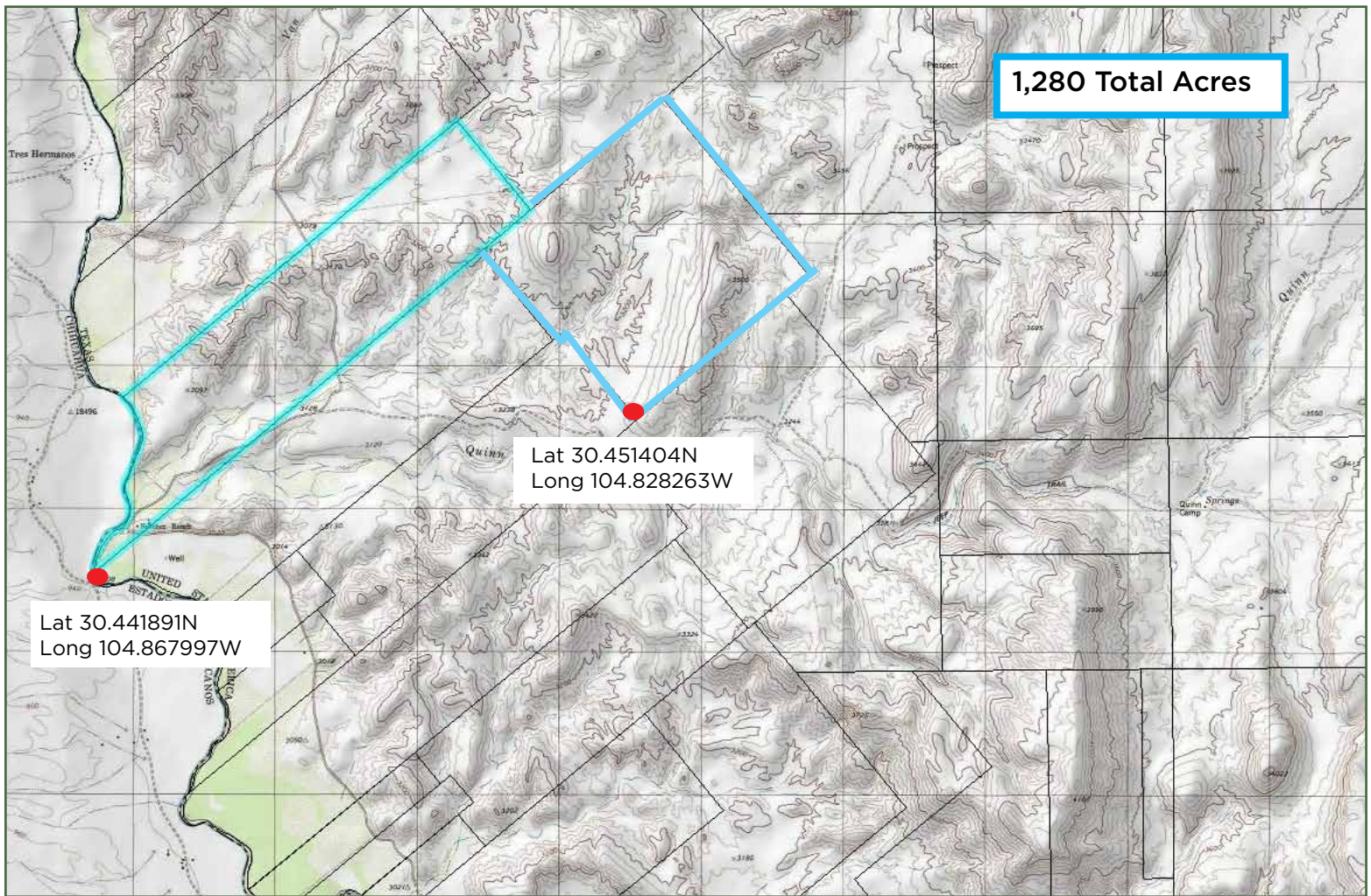
# Property 202

BEX-S-004819 (640 Acres)

Survey Name - T&P RR Co, Block/Township 11 5,  
Section 12

SCH-129135 (640 Acres)

Survey Name - T&P RR Co, Block/Township 54 T&P 2,  
Section 54



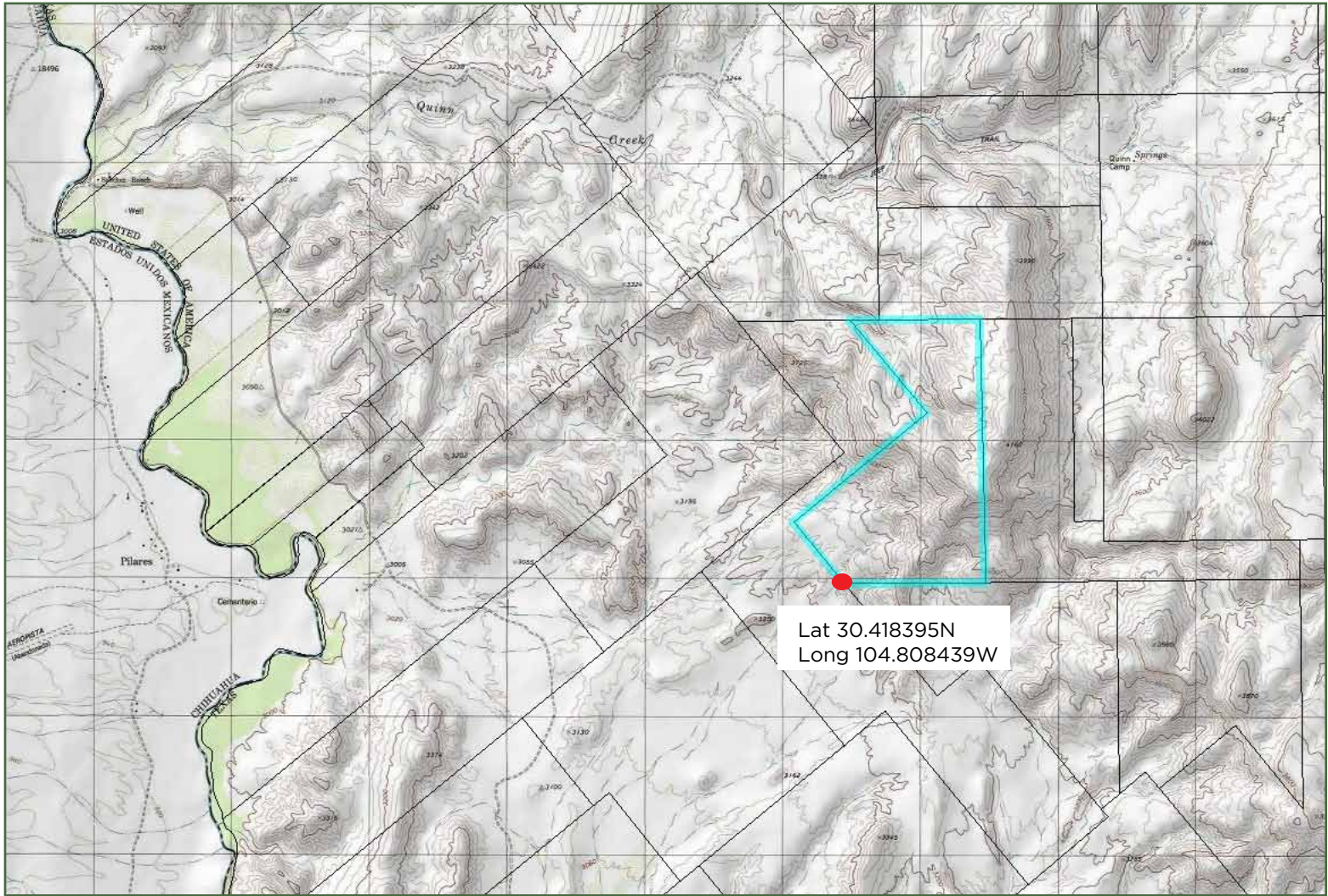


**Property 203**

SCH-140520 (480 Acres)

Survey Name - TM RR Co

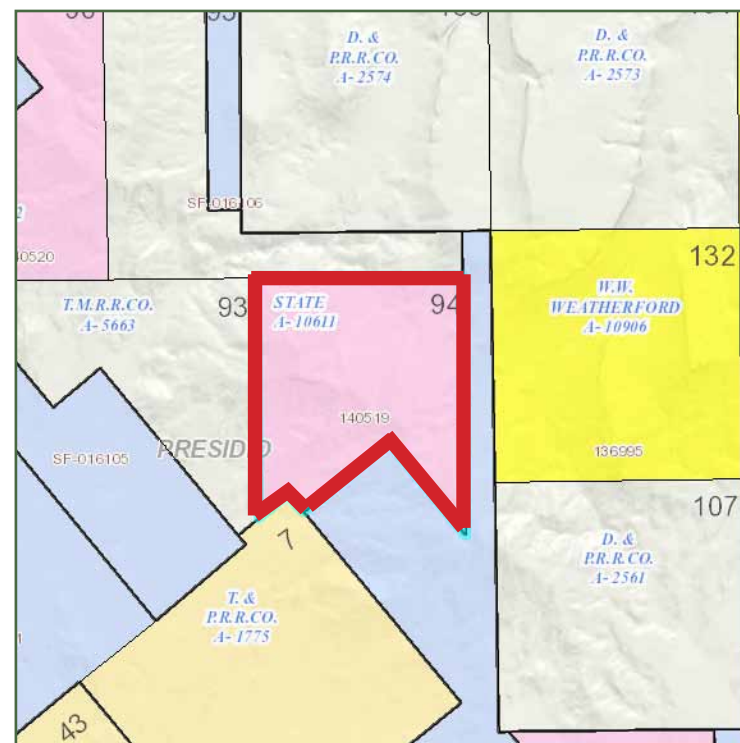
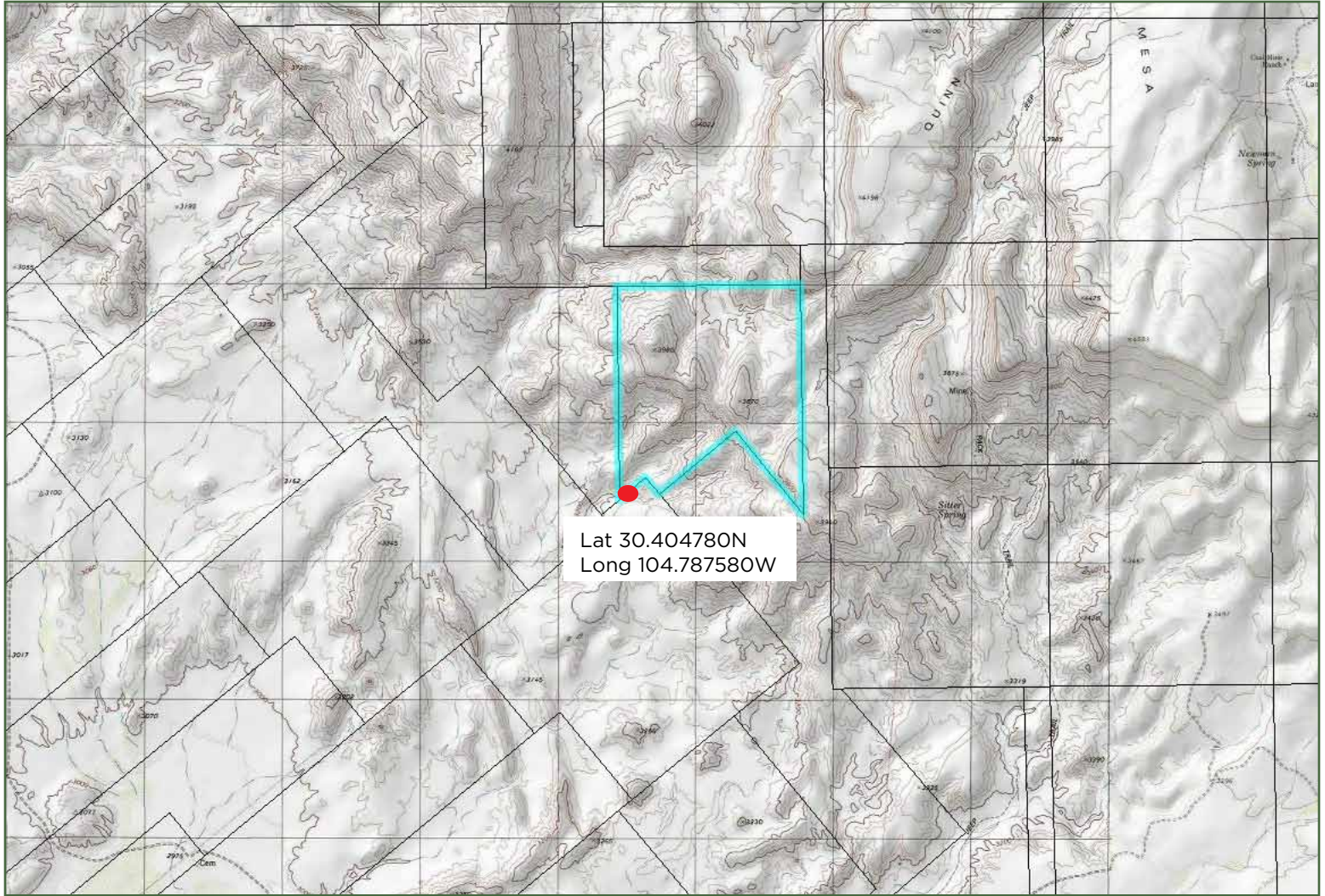
Block/Township 96 TM 2, Section 96





**Property 204**  
SCH-140519 (461.20 Acres)

Survey Name - TM RR Co  
Block/Township 94 TM 2, Section 94





**Property 205**

SCH-129209 (594 Acres)

Survey Name - TM RR Co

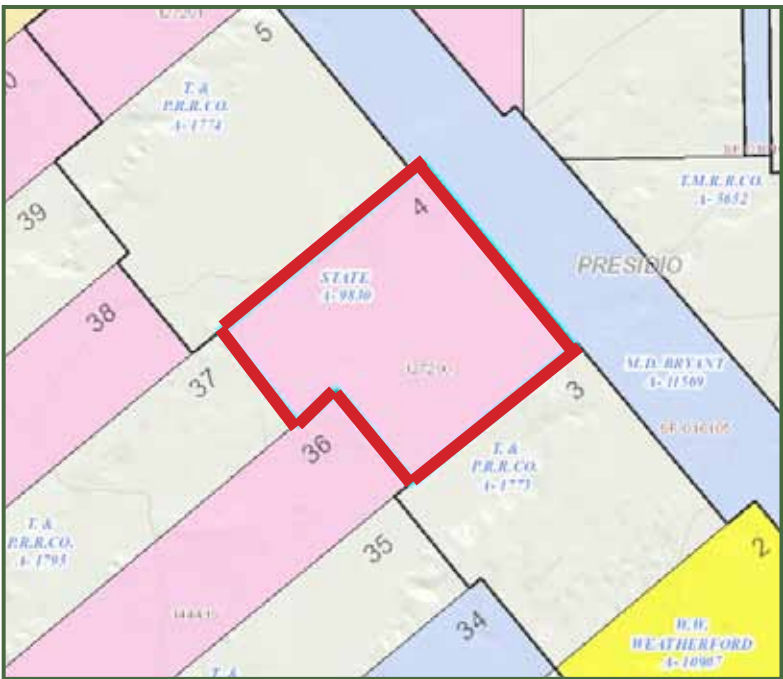
Block/Township 76 TM 2, Section 76





**Property 206**  
SCH-127290 (640 Acres)

Survey Name - T&P RR Co  
Block/Township 4 T&P 5, Section 4





**Property 207**

SCH-129206 (435 Acres)

Survey Name TM RR Co, Section 50

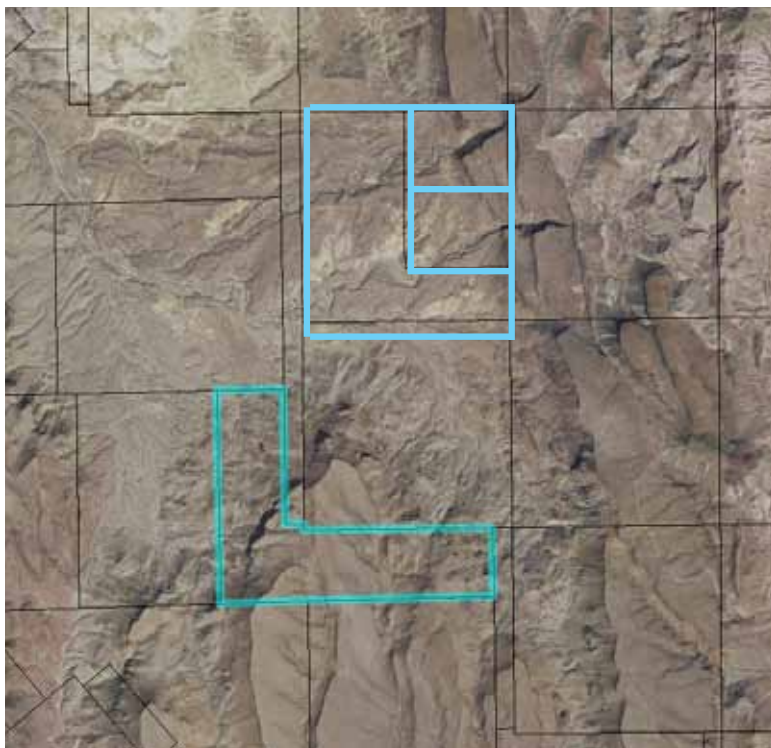
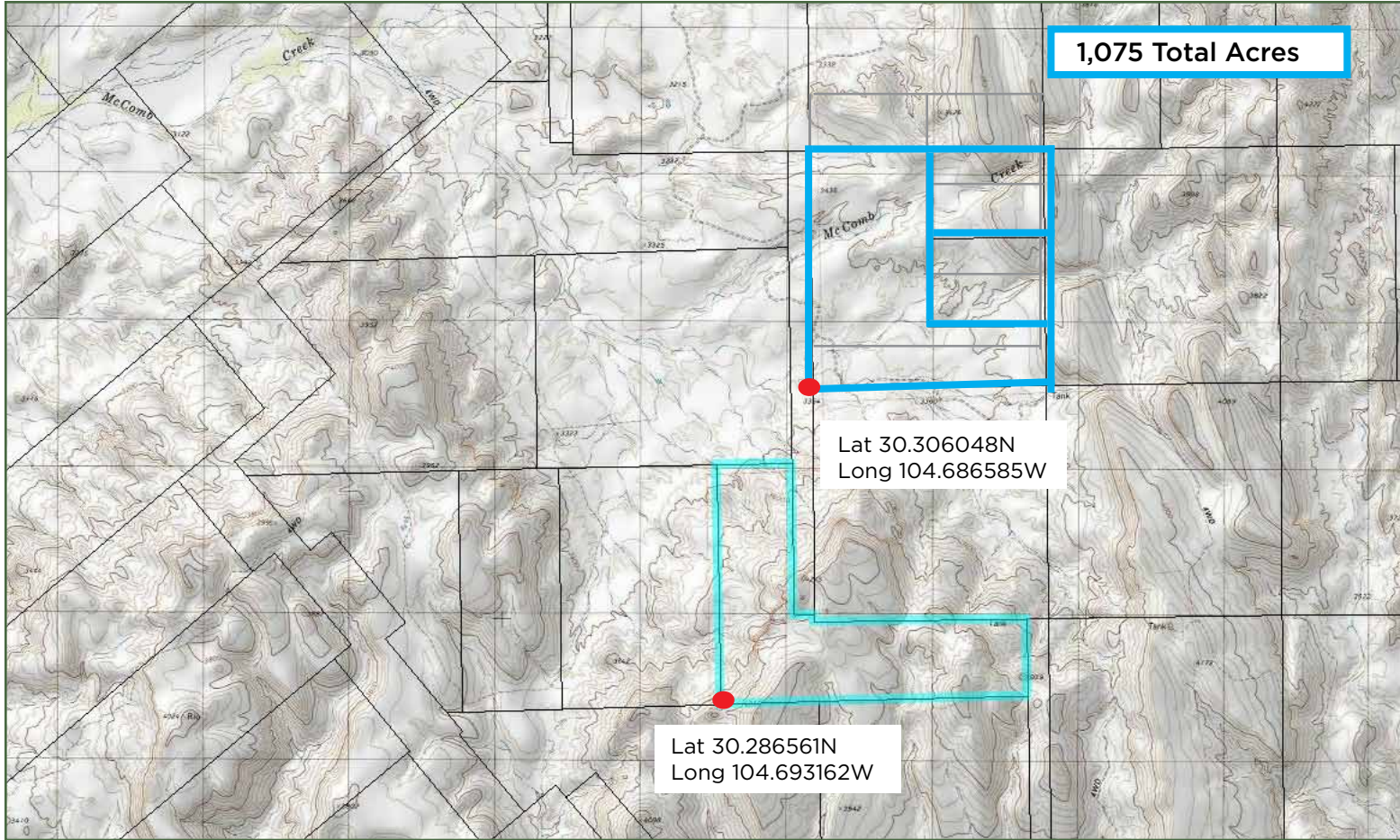
SCH-128763 (120 Acres)

Survey Name D&P RR Co, Block/Township N  
3/4 of east 1/4 48 D&P 3, Section 48

SCH-129734 (120 Acres)

Survey Name D&P RR Co, Block/Township Frac. 48 D&P 3,  
Section 48

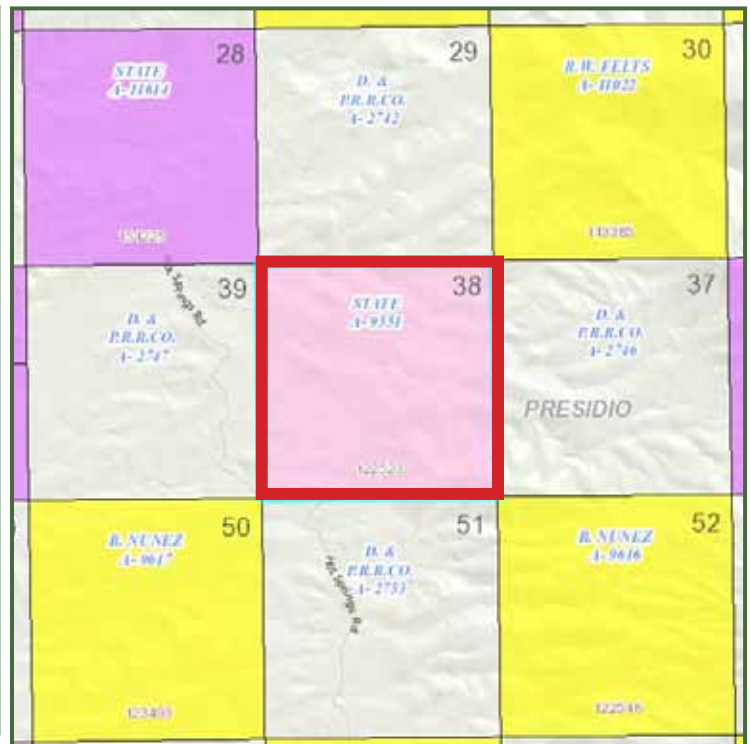
SCH-129740 (400 Acres)

Survey Name D&P RR Co, Block/Township West 1/2 and  
South 1/2 of Southeast 1/4 48 D&P 3, Section 48



**Property 208**  
SCH-122523 (640 Acres)

Survey Name D&P RR Co  
Block/Township 38 D&P 2, Section 38



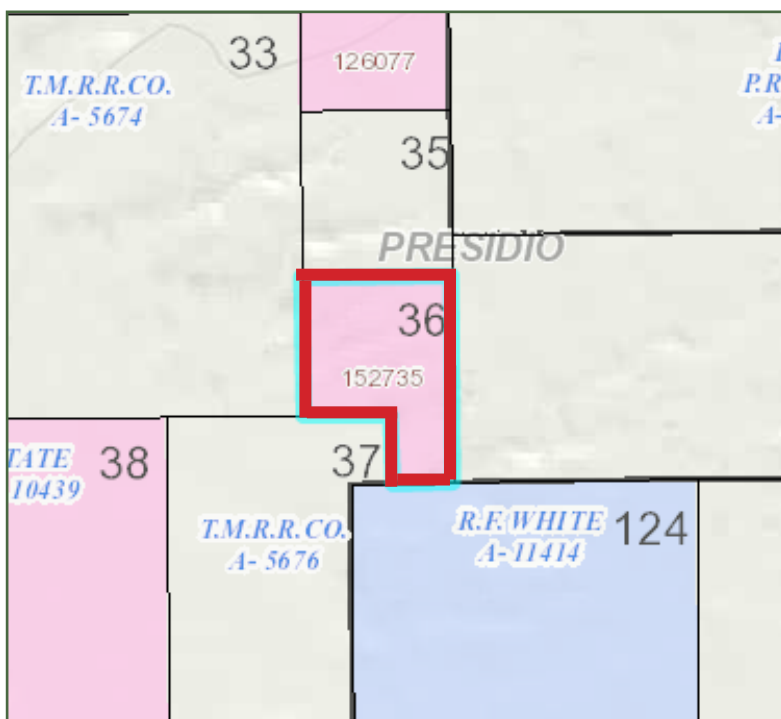
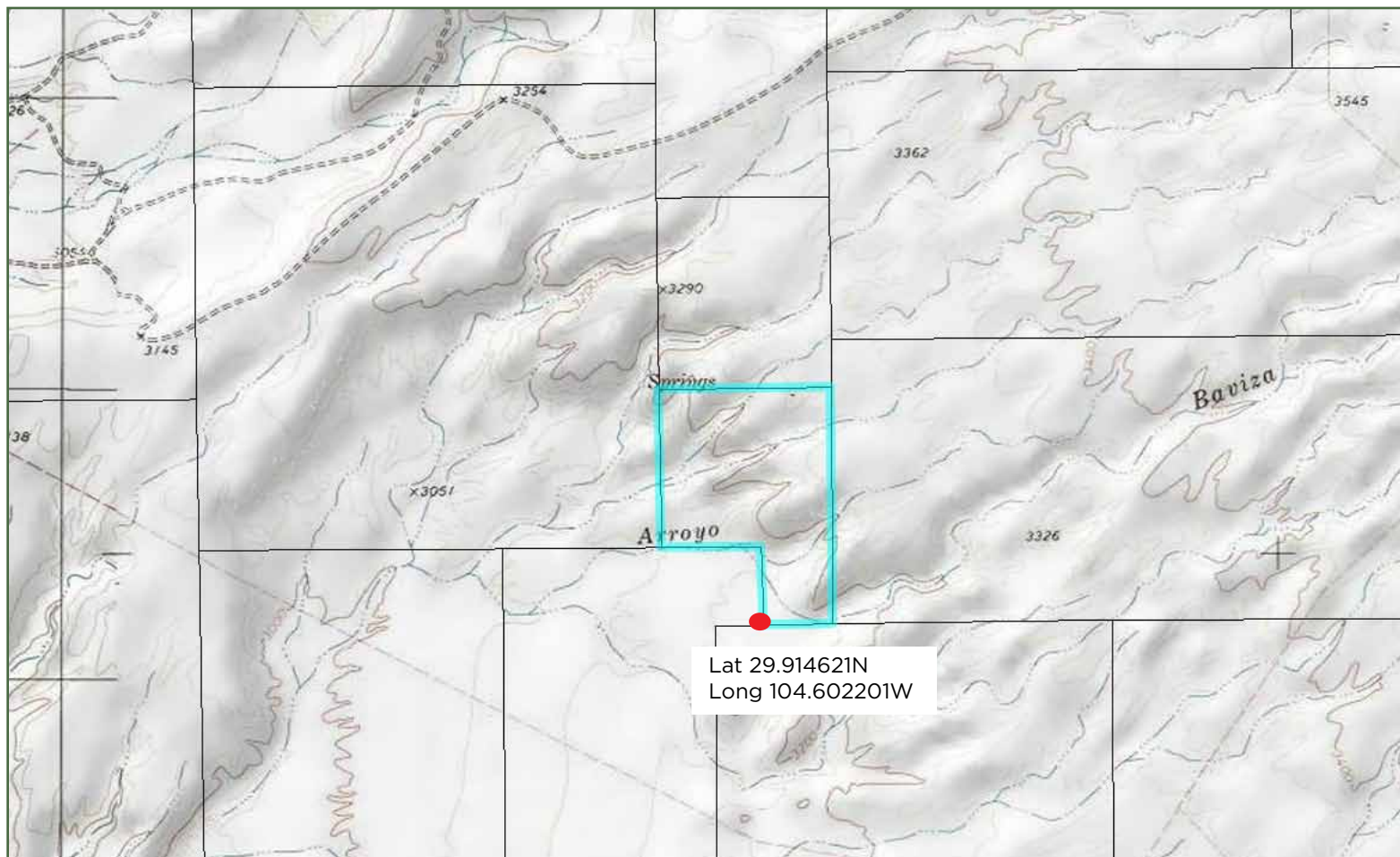


**Property 209**

SCH-152735 (97 Acres)

Survey Name TM RR Co

Block/Township 36 TM 5, Section 36



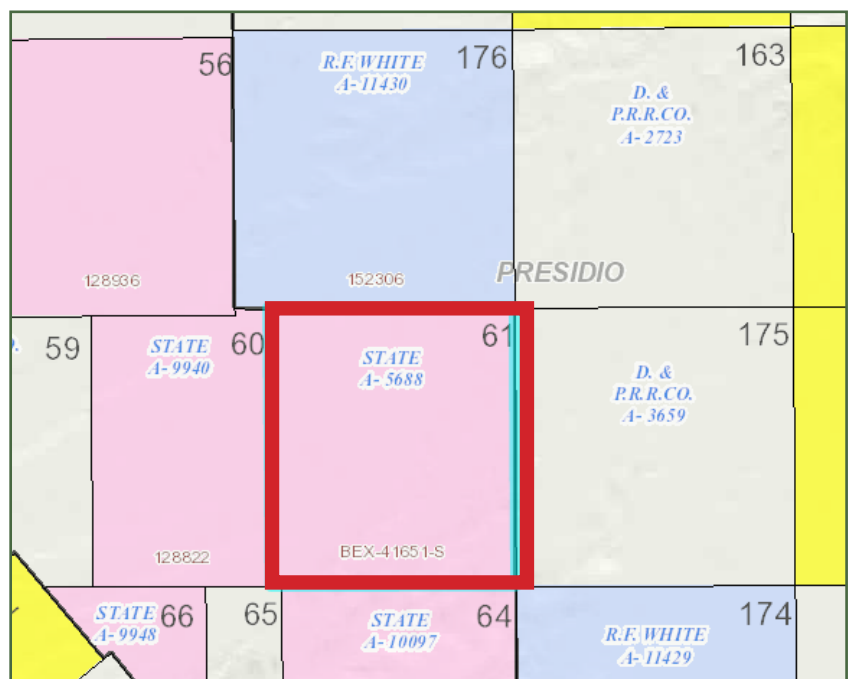
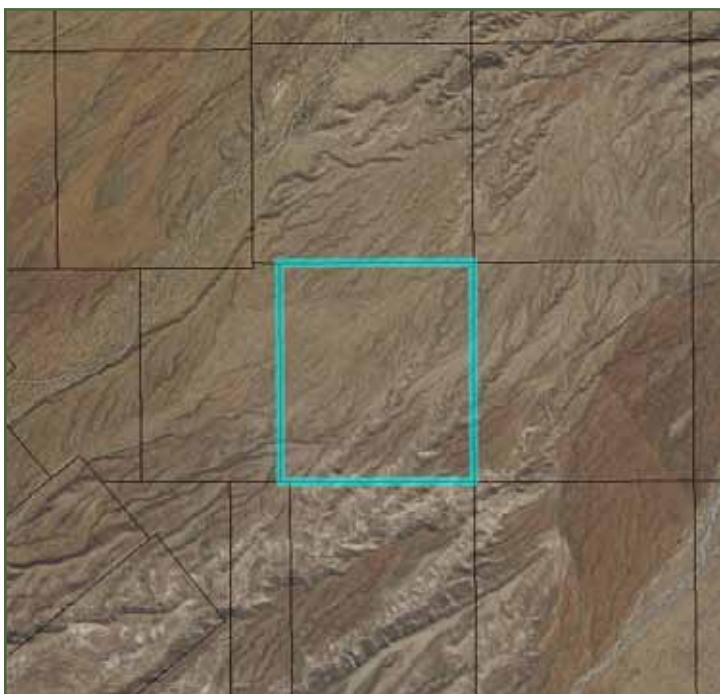


**REMOVED FROM SALE**

BEX-041651 (640 Acres)

Survey Name Public School Land

Block/Township 61 5, Section 62





**Property 211**

SCH-128818 (584.80 Acres)

Block/Township 30 TM 3, Section 30

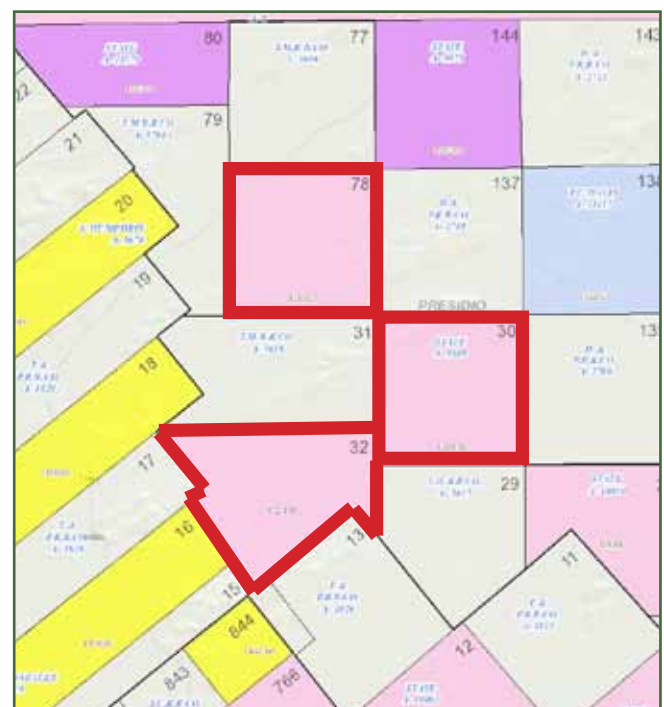
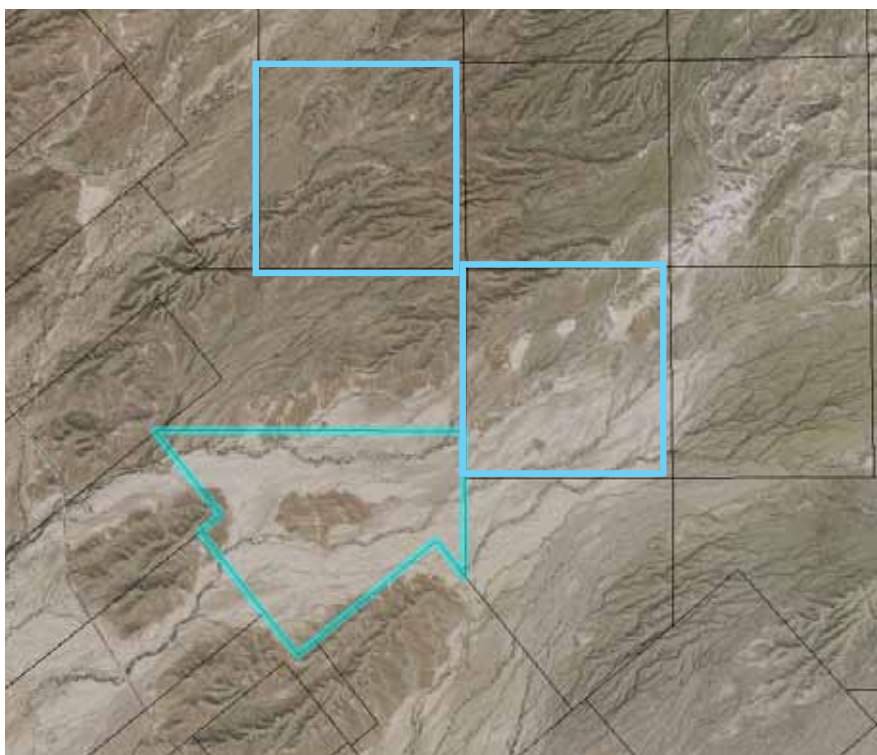
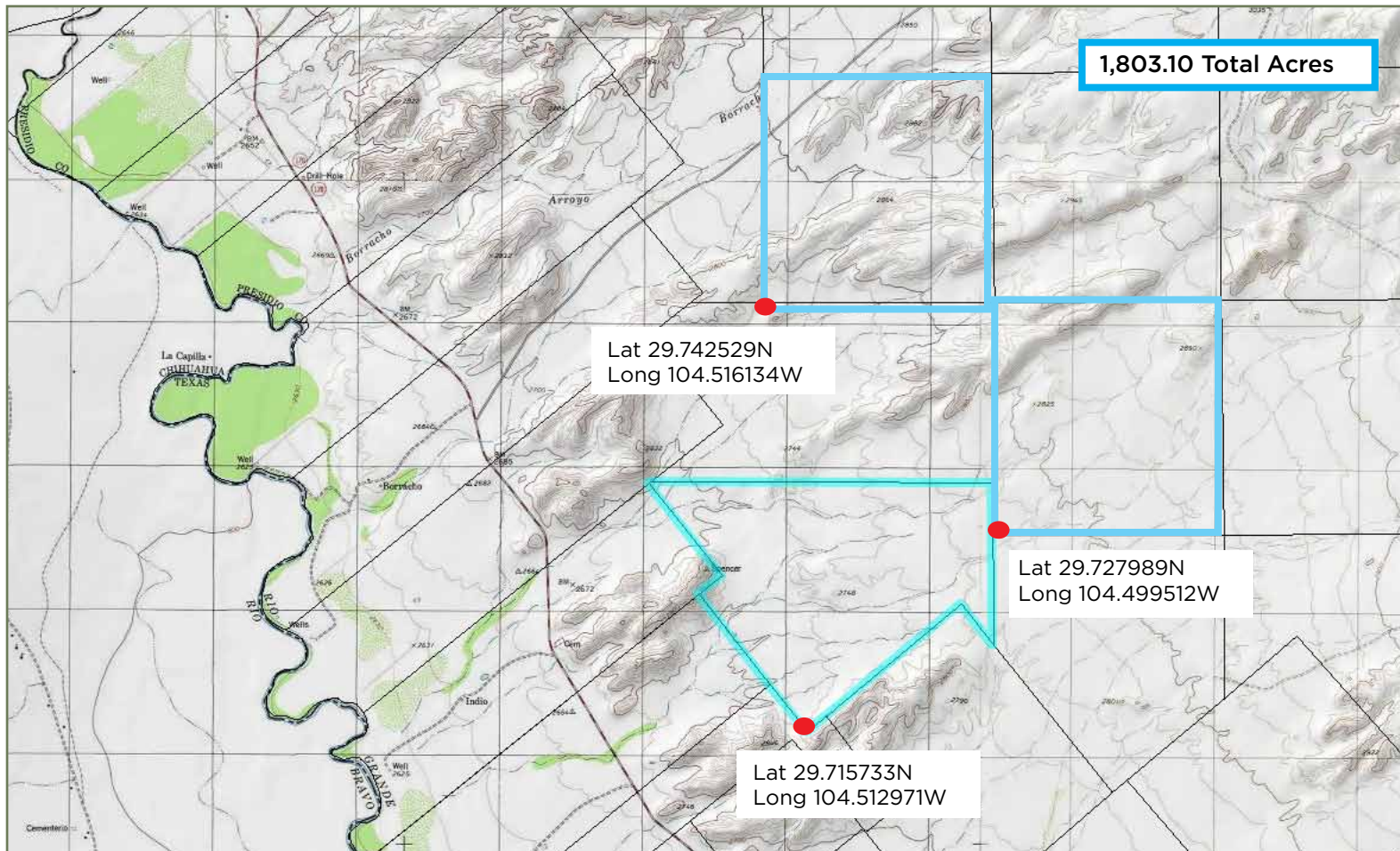
SCH-128837 (644 Acres)

Survey Name - TM RR Co, Section 78

SCH-132198 (574.30 Acres)

Survey Name TM RR Co

Section 32





# Property 212

SCH-128851 (640 Acres)

Survey Name T&P RR Co, Block/Township 10 T&P 1, Section 10

SCH-128852 (640 Acres)

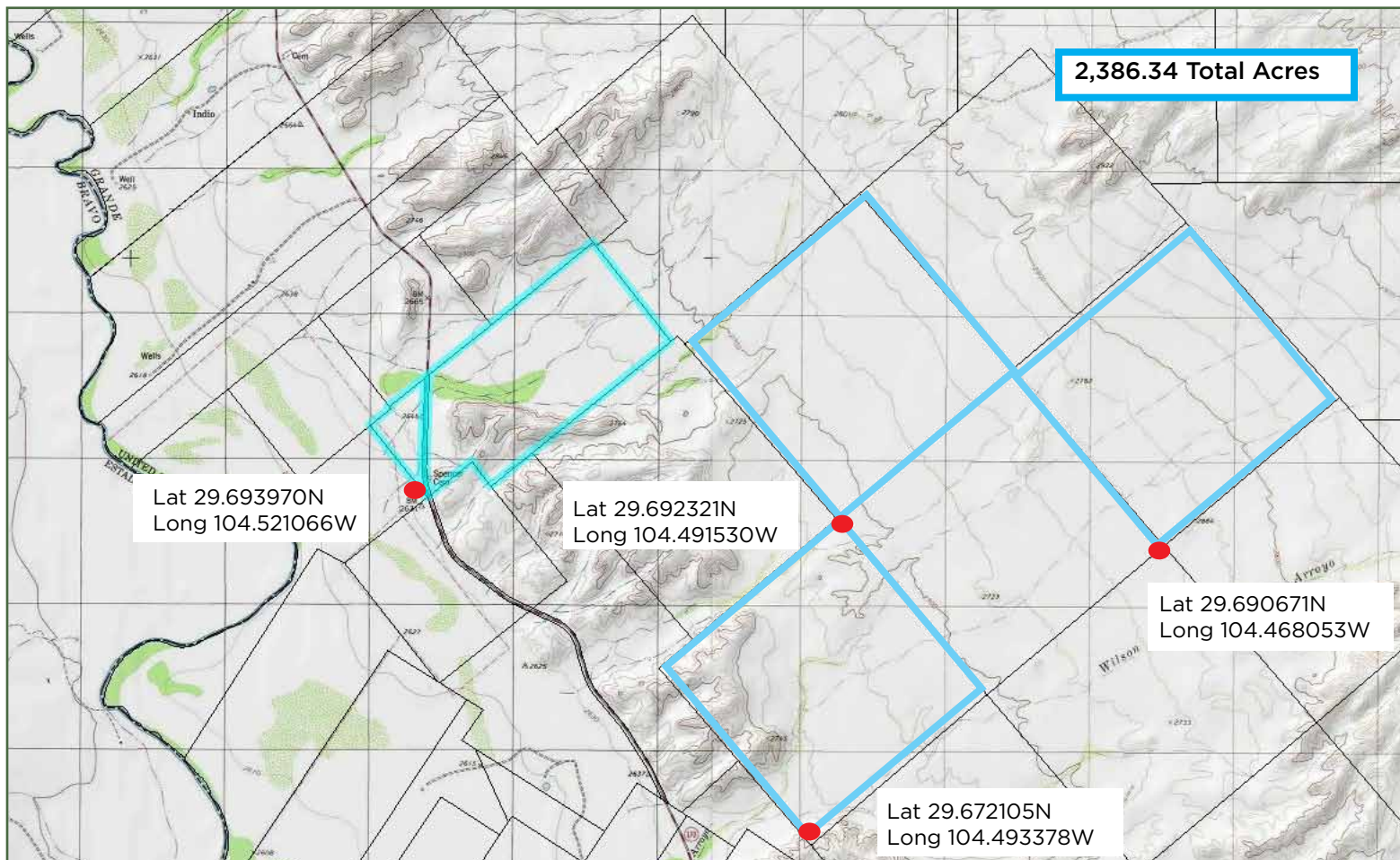
Survey Name T&P Co, Block/Township 12 T&P 1, Section 12

SCH-105186 (640 Acres)

Survey Name TC RR Co, Block/Township 476 BS&F Section 476

SCH-131639 (466.34 Acres)

Survey Name TC RR Co, Block/Township E. Part 766 TWNG Section 766





Property 213  
SCH-128849 (640 Acres)

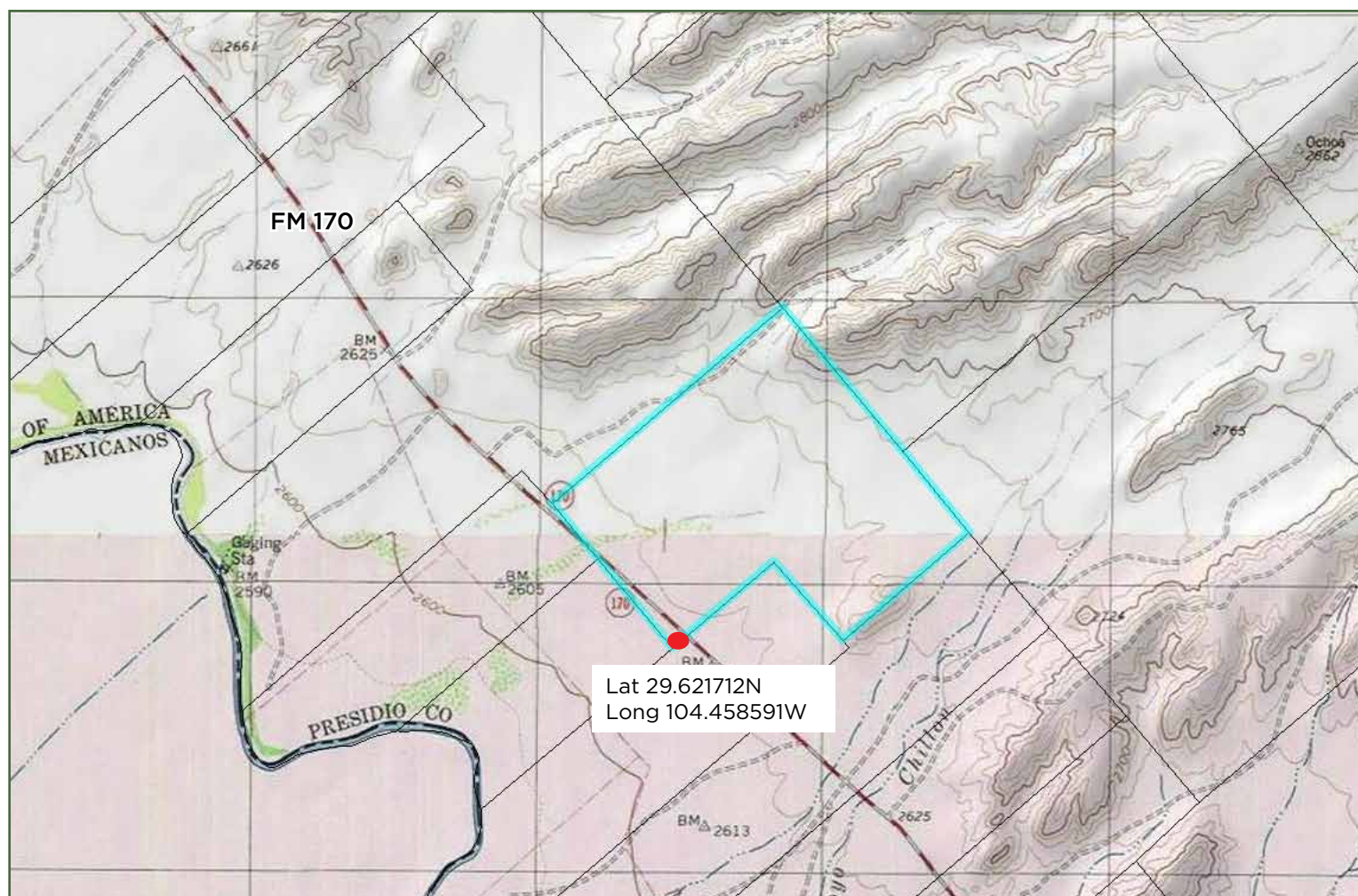
Survey Name T&P RR Co, Section 6





SCH-129574 (222 Acres)

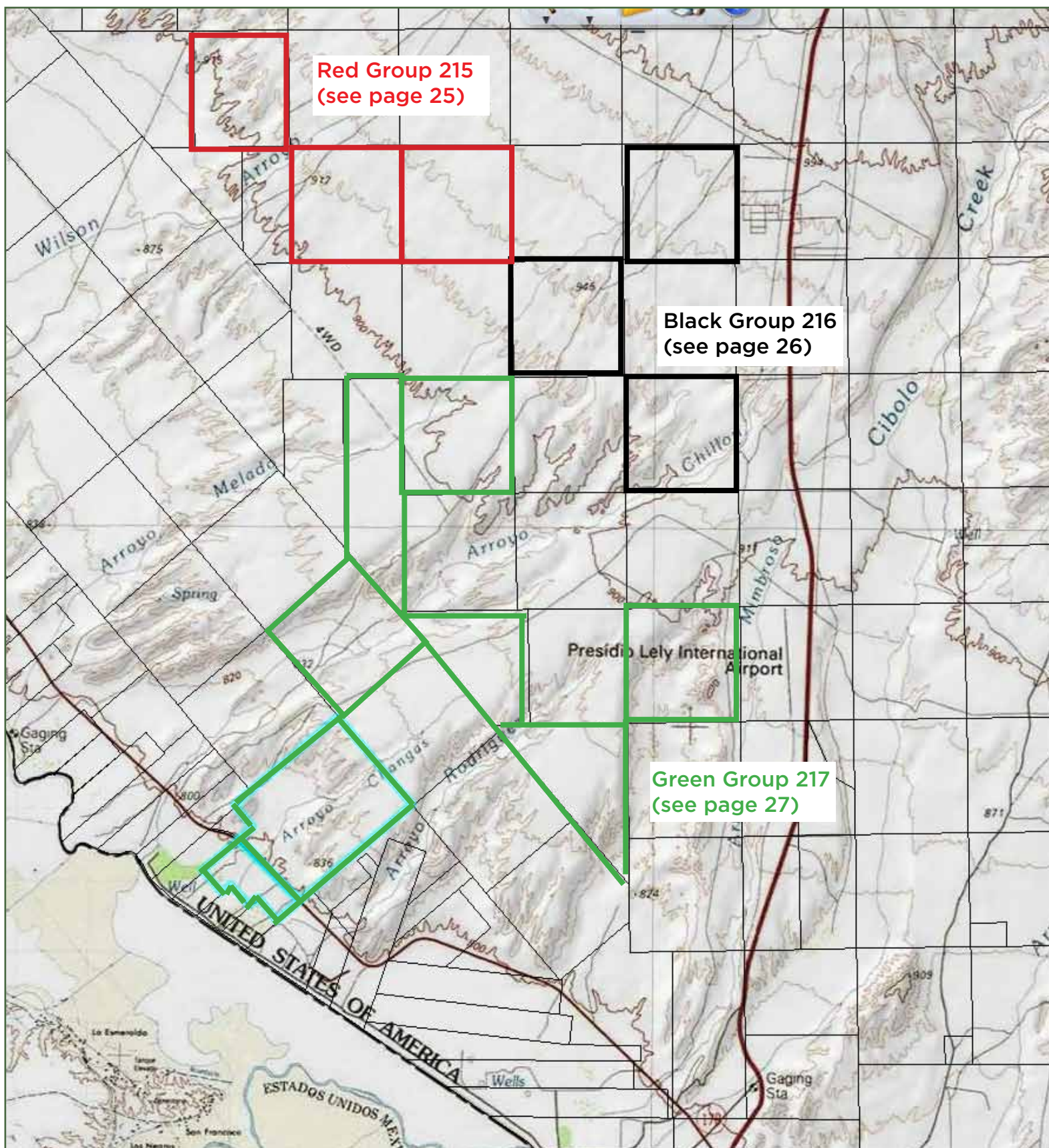
Block/Township North 1/2 1004B M.C.S., Section 1004B





## PROPERTIES 215, 216 & 217 WILL BE OFFERED IN THE INDIVIDUAL GROUPS

Properties 215, 216 & 217 will first be offered in individual groups as listed below. At the conclusion of the offerings, we will honor any request to combine these groupings with a 2% raise. If you have any questions contact Steve Slocumb at 972-523-7684 for details.





# VIDUAL GROUPINGS, IN COMBINATIONS OR AS A WHOLE

SCH-128063 (540 Acres)  
Survey Name TM RR Co  
Block/Township 78 D&P 1, Section 24

SCH-128062 (640 Acres)  
Survey Name TM RR Co  
Block/Township 20 TM 3, Section 20

SCH- 128286 (640 Acres)  
Survey Name D&P RR Co  
Block/Township 54 D&P 1, Section 54

SCH-118897 (640 Acres)  
Survey Name D&P RR Co  
Block/Township 1, Section 56

SCH-118810 (640 Acres)  
Survey Name D&P RR Co  
Block/Township 40 D&P 1, Section 40

SCH-140752 (640 Acres)  
Survey Name D&P RR Co  
Block/Township 52 D&P 1, Section 52

SCH-153379 (620 Acres)  
Survey Name TM RR Co  
Section 16

SCH-118899 (640 Acres)  
Survey Name D&P RR Co  
Section 42

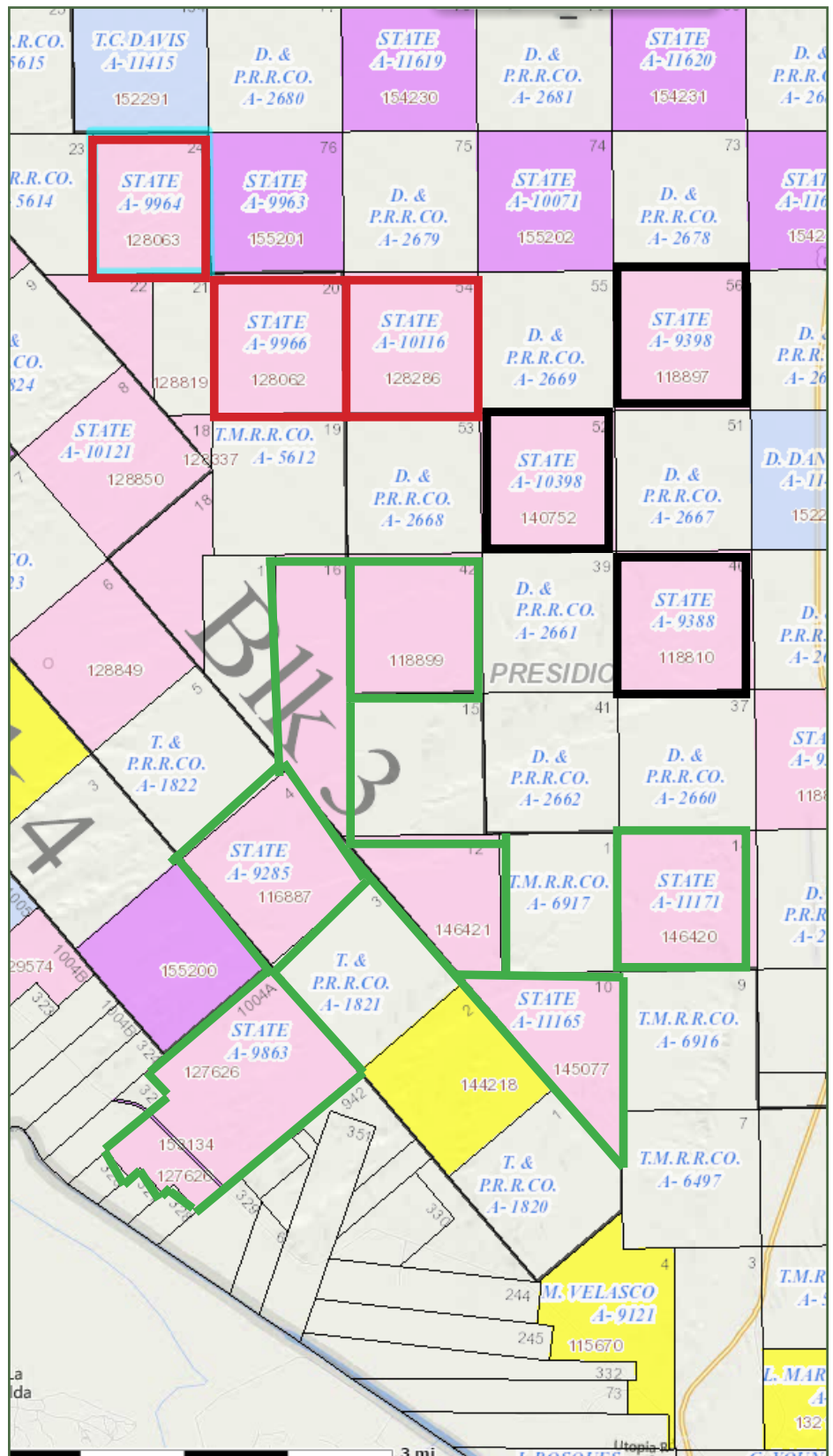
SCH-146421 (554.30 Acres)  
Survey Name TM RR Co  
Block/Township 12 TM 3, Section 12

SCH-146420 (640 Acres)  
Survey Name D&P RR Co  
Block/Township 14 D&P 1, Section 14

SCH-145077 (640 Acres)  
Survey Name TM RR Co  
Block/Township 10 TM 3, Section 10

SCH-116887 (640 Acres)  
Survey Name T&P RR Co  
Block/Township 4 T&P 1, Section 4

SCH-127626 (725.46 Acres)  
Survey Name Public School Land  
Block/Township 1004A Mr.s MC Spidell,  
Section 1004A



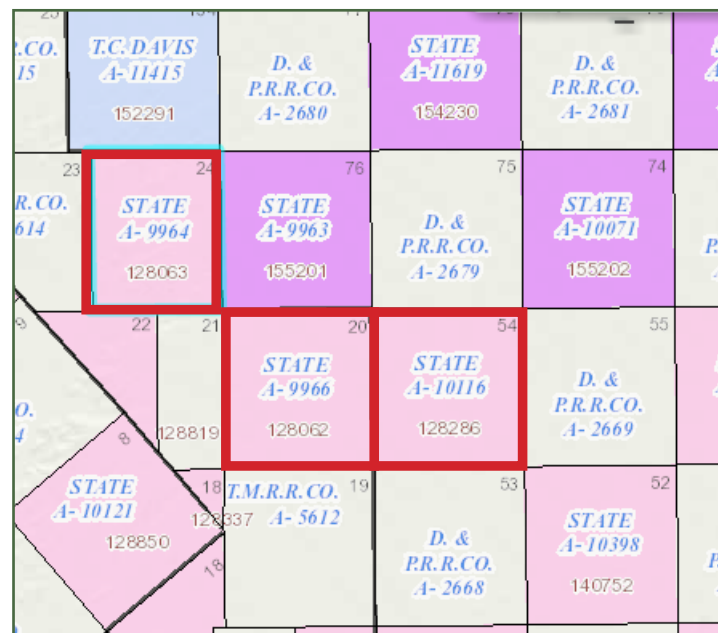
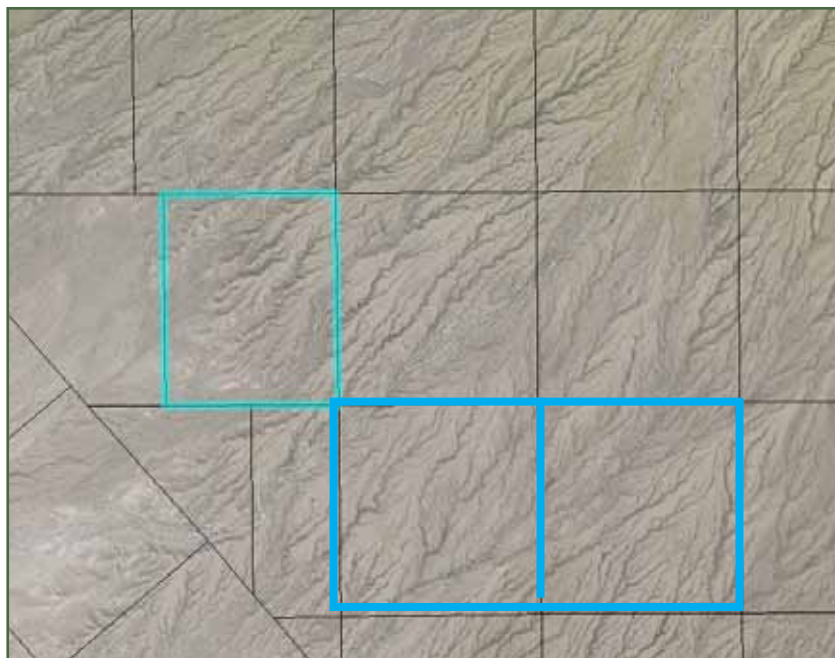
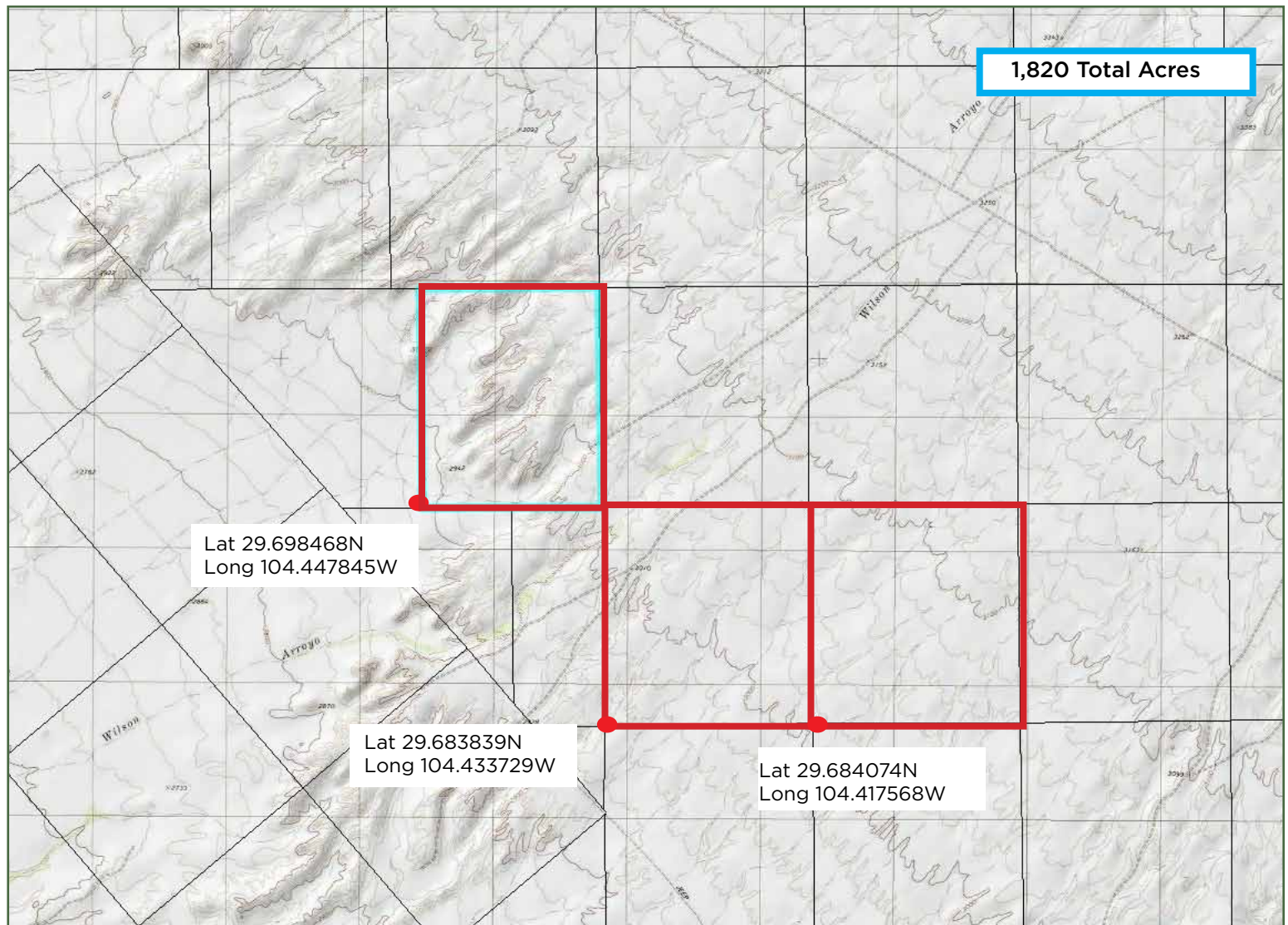


**Property 215**

SCH-128063 (540 Acres)

SCH- 128286 (640 Acres)

SCH-128062 (640 Acres)



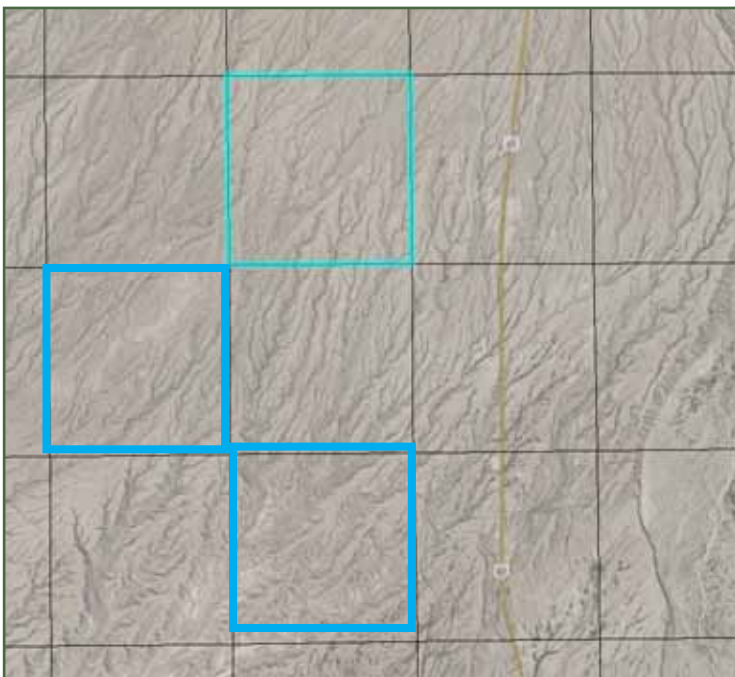
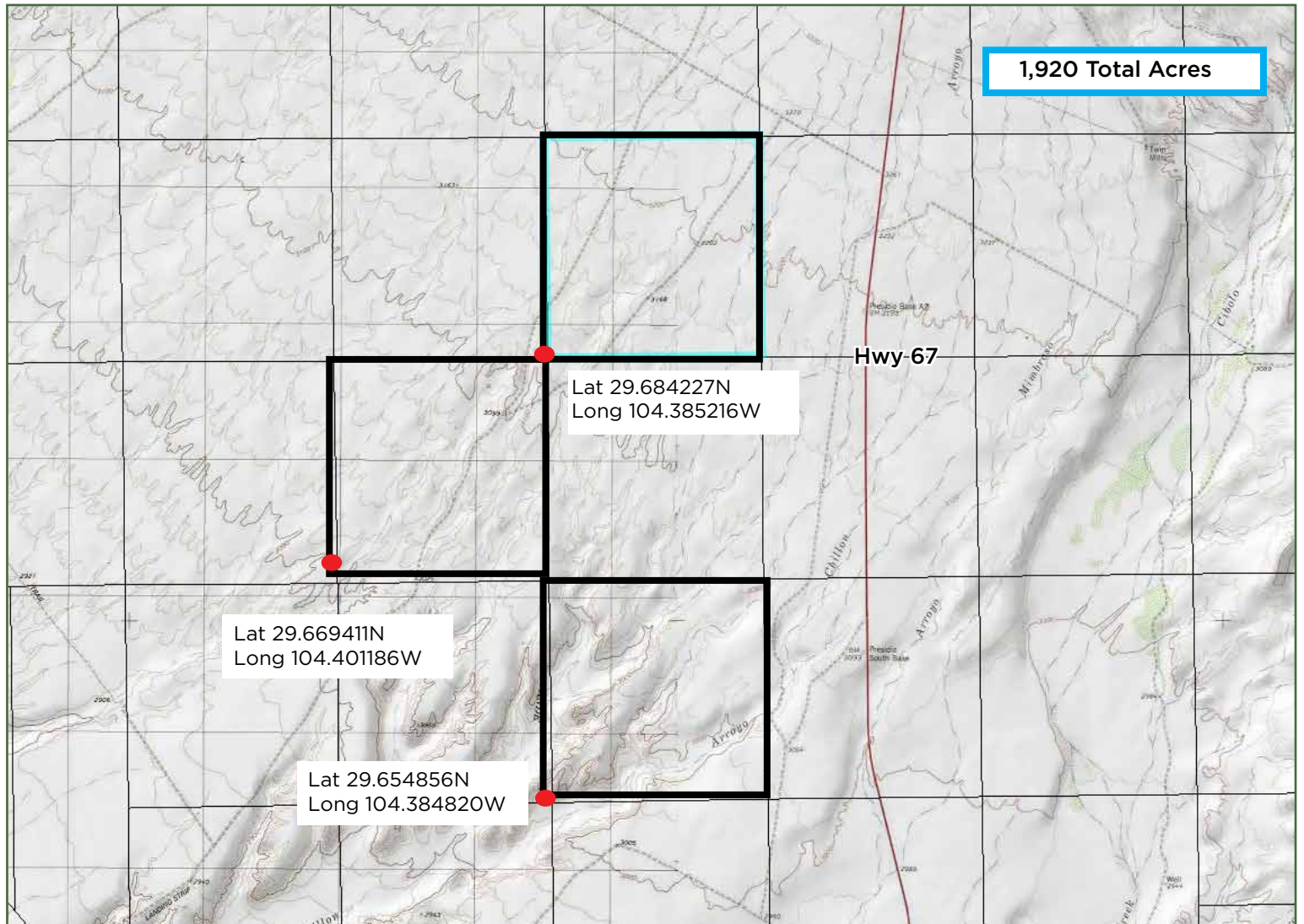


**Property 216**

SCH-118897 (640 Acres)

SCH-140752 (640 Acres)

SCH-118810 (640 Acres)



|                               |                              |                              |                              |                                    |
|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------------|
| 76                            | 75                           | 74                           | 73                           | 72                                 |
| STATE<br>A-9963<br>155201     | D. &<br>P.R.R.CO.<br>A- 2679 | STATE<br>A-10071<br>155202   | D. &<br>P.R.R.CO.<br>A- 2678 | STATE<br>A-11622<br>154233<br>(67) |
| 20                            | 54                           | 55                           | 56                           | 57                                 |
| STATE<br>A-9966<br>128062     | STATE<br>A-10116<br>128286   | D. &<br>P.R.R.CO.<br>A- 2669 | STATE<br>A- 9398<br>118897   | D. &<br>P.R.R.CO.<br>A- 2670       |
| 19                            | 53                           | 51                           | 51                           | 50                                 |
| I.M.R.R.CO.<br>A- 5612<br>337 | D. &<br>P.R.R.CO.<br>A- 2668 | STATE<br>A-10398<br>140752   | D. &<br>P.R.R.CO.<br>A- 2667 | D.DANIELS<br>A-11403<br>152279     |
| 17                            | 16                           | 42                           | 39                           | 41                                 |
|                               |                              | 118899                       | D. &<br>P.R.R.CO.<br>A- 2661 | STATE<br>A- 9388<br>118810         |
|                               |                              | 15                           | 41                           | 37                                 |
|                               |                              |                              | D. &                         | D. &                               |
|                               |                              |                              |                              | STATE<br>A- 9387                   |



**Property 217**

SCH-153379 (620 Acres)

SCH-145077 (640 Acres)

SCH-118899 (640 Acres)

SCH-116887 (640 Acres)

SCH-146421 (554.30 Acres)

SCH-127626 (725.46 Acres)

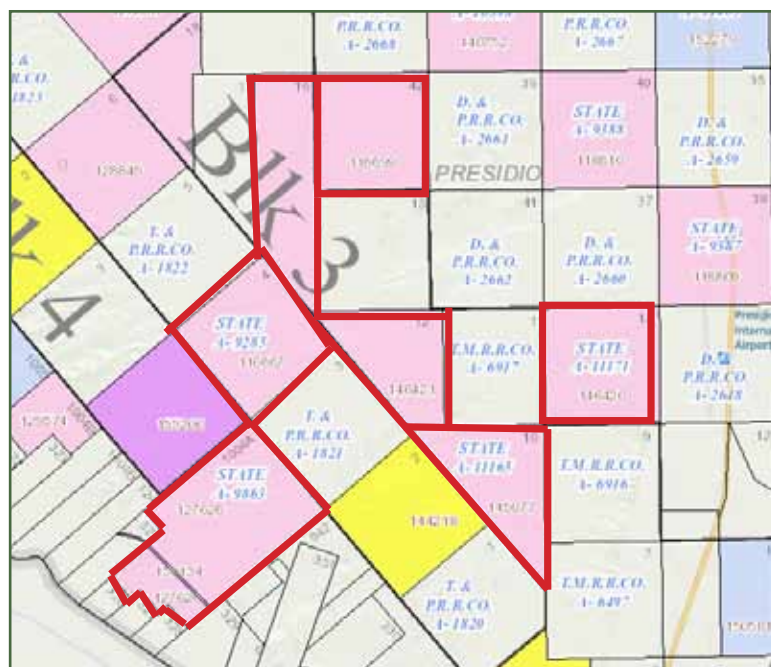
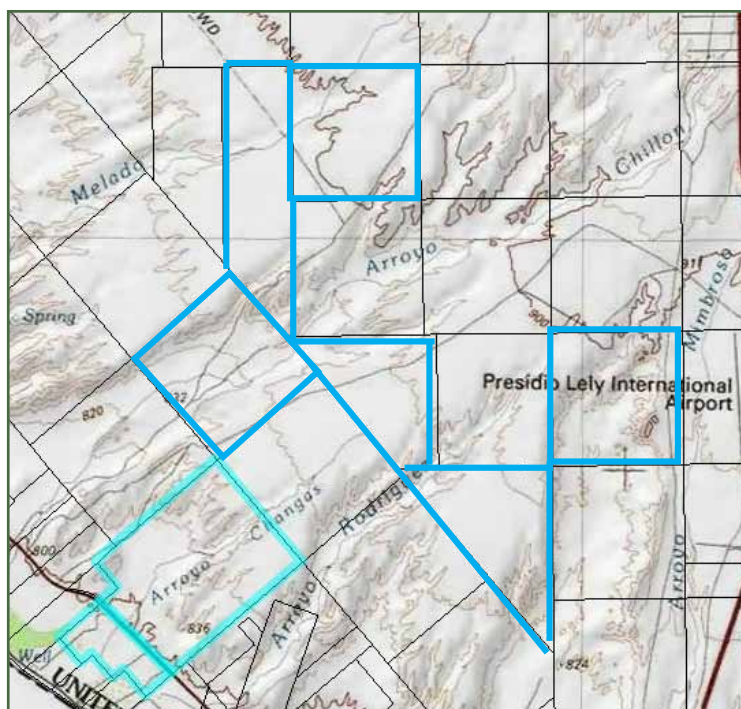
SCH-146420 (640 Acres)

SCH-127626 (725.46 Acres)

4,459.76 Total Acres

Lat 29.639650N  
Long 104.418168W

Hwy 67

Lat 29.625525N  
Long 104.384608WLat 29.603006N  
Long 104.432332WLat 29.605107N  
Long 104.384525W



# Property 218

SCH-132588 (241.01 Acres)

Survey Name AT Finley

Block/Township Northeast and South Part 24 A. T. Finley 351

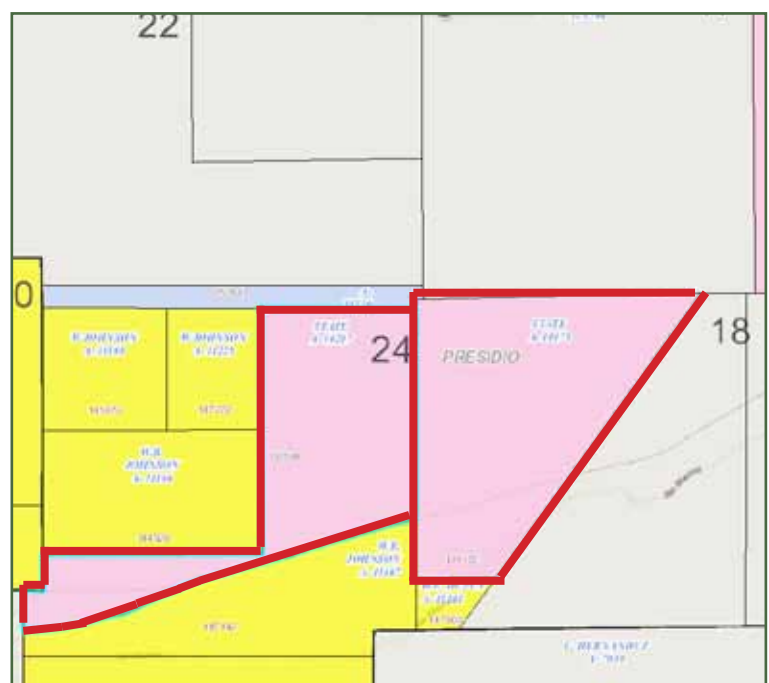
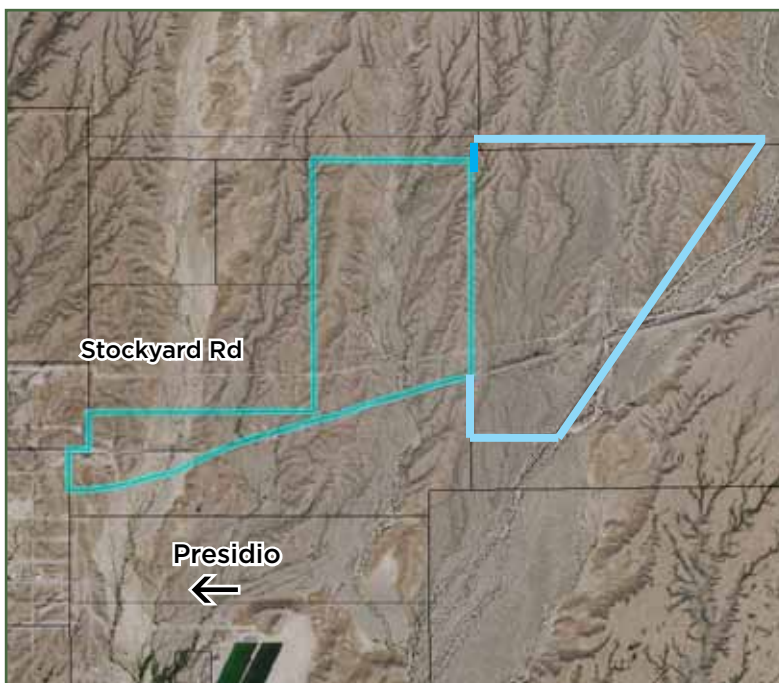
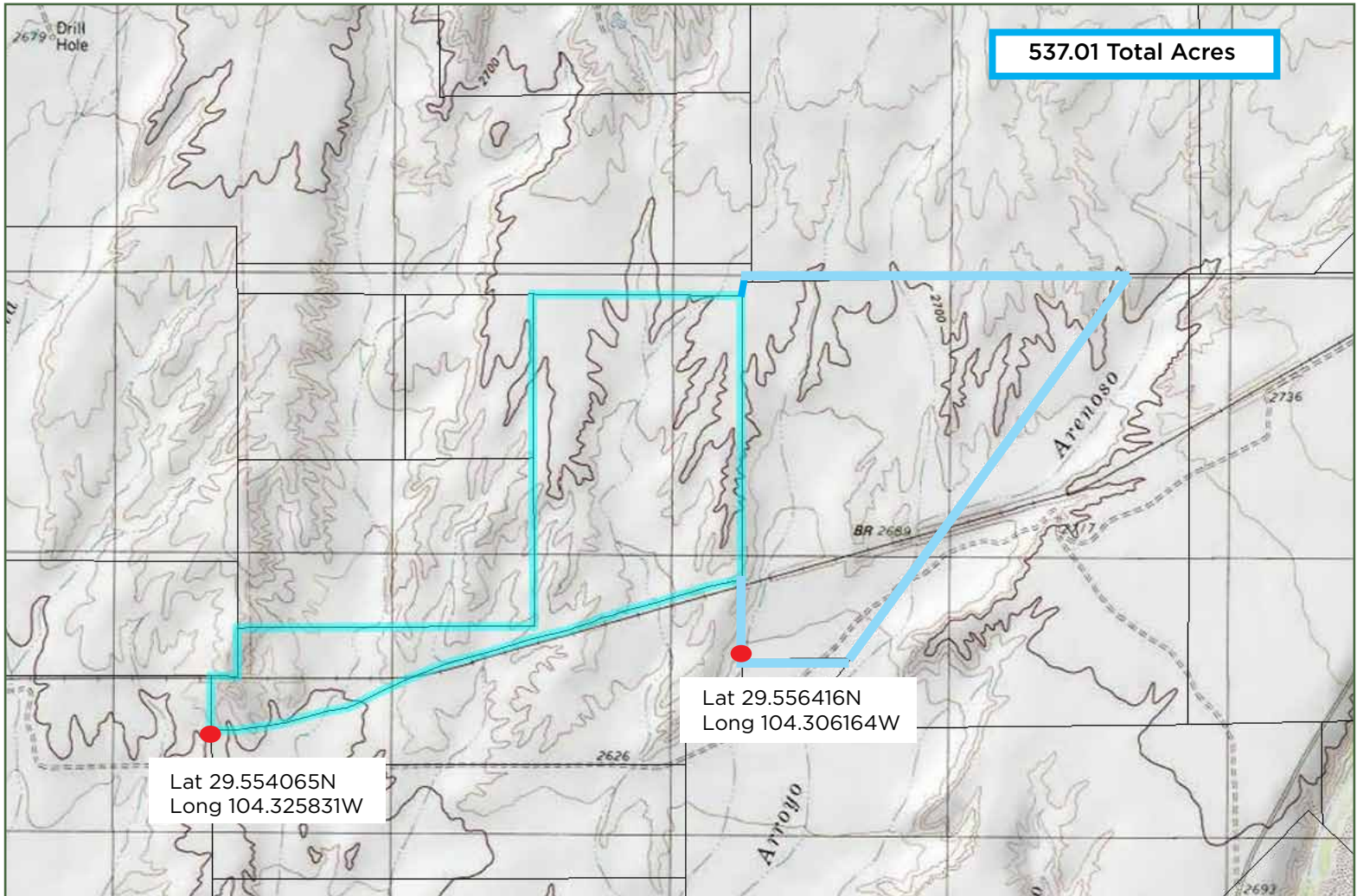
Section 24

SCH-131172 (296 Acres)

Survey Name GC&SF RR Co

Block/Township Northwest 1/2 Fr. 18 GC&SF 351

Section 18



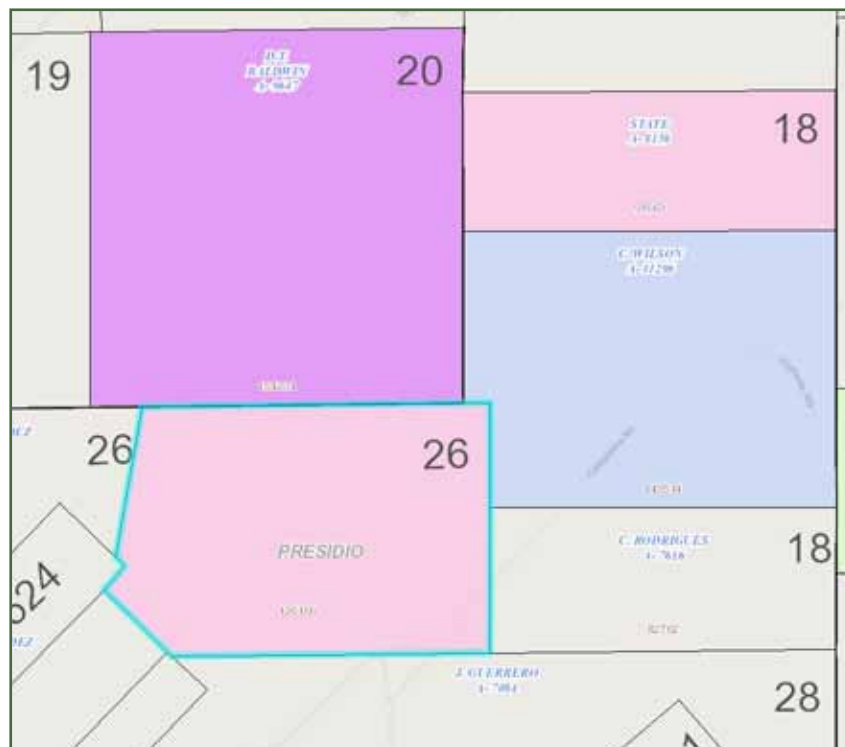
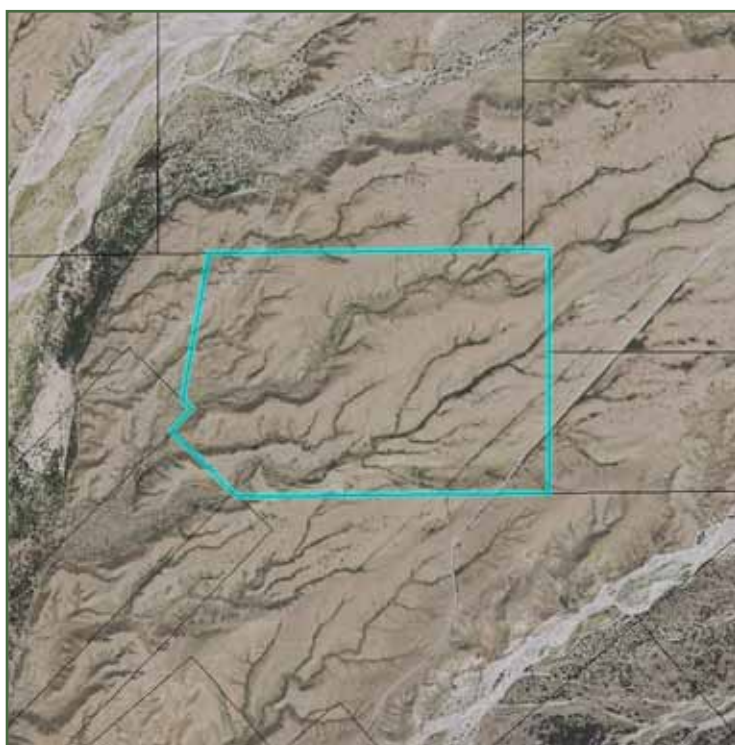
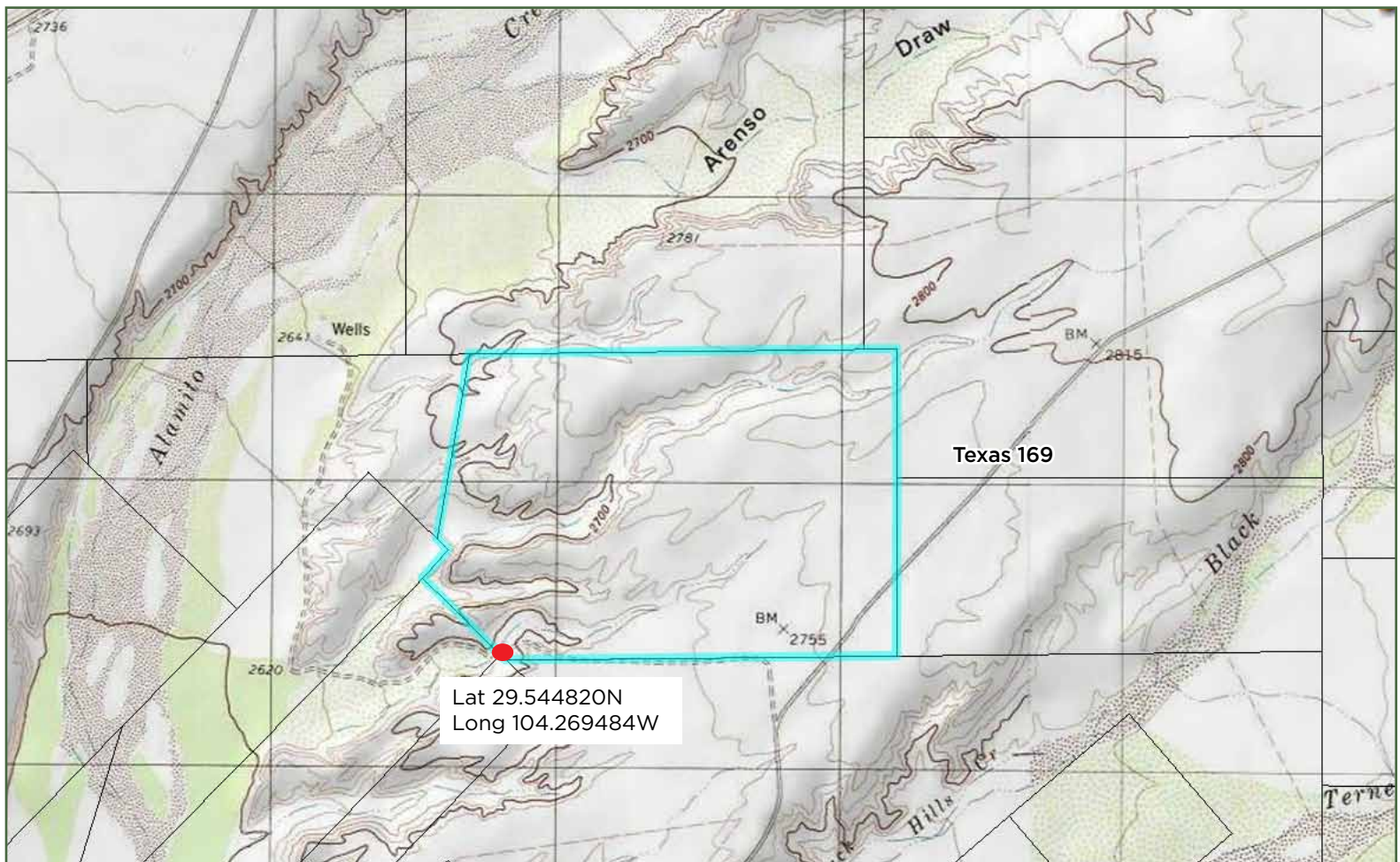


**Property 219**

SCH-126109 (480 Acres)

Survey Name Wilson B Richards

Section 26





**SALE DATE & LOCATION:** Saturday, November 7th @ 11:00 a.m. - Hotel Paisano, 207 North Highland St, Marfa, Texas.

**DOWN PAYMENT:** A 10% down payment is required on sale day and can be paid with a business or personal check. Buyer must sign the sales agreement the day of the auction.

**BUYER'S PREMIUM FEE:** A 10% buyer's premium will apply to each property.

**SPECIAL SALES FEE:** In addition to the purchase price, the Buyer shall pay to Seller at closing, in cash the sum of one and one-half percent (1.5%) of the purchase price, which is the amount of the statutorily required special sale fee.

**PAYMENT:** Full payment shall be remitted to the General Land Office at 1700 North Congress, Austin, Texas 78701 within 30 days of the execution of the contract by Seller.

**CONVEYANCE:** The successful bidder shall execute an Auction Real Estate Sales Contract, an example is included in the Property Information Packet, immediately after being declared the successful bidder by the auctioneer. Seller will convey title by LAND AWARD within 30 days of receipt of all funds.

**INSPECTION:** All land parcels are available for inspection at anytime. A Hudson & Marshall representative will be available Friday, November 6th from 10:00 am until 4:00 pm at Marfa Realty located at 123 N Highland in Marfa to answer questions and provide information.

**CLOSINGS:** Buyers will be issued a Land Award and Receipt within 30 days of receipt of all funds.

**AUCTION REGISTRATION:** Auction registration begins one hour before the auction.

**TAXES:** Seller is exempt from general real estate taxes and assessments. As of the date of the closing, and thereafter, Purchaser shall be solely responsible for all real estate taxes and assessments for the then-current calendar year, including roll-back taxes assessed in and/or for this or future calendar years, if applicable.

**MINERAL RIGHTS:** The State of Texas will retain all oil, gas, coal, lignite, sulphur and other mineral substances from which sulphur may be derived or produced, salt, potash, uranium, thorium, and all other minerals in and under the Property described along with all groundwater and geothermal rights and other rights as described in each individual sales contract.

**CONDITION OF PROPERTY:** All tracts are being sold \*AS IS\* and without warranties of any kind whatsoever, expressed or implied, written or oral. Some tracts are to be sold using the property description on file at the General Land Office, (GLO) in lieu of an actual on-the-ground survey. Buyers are responsible for payment of all extra and excess acreage amounts based on a new survey by a Licensed State Land Surveyor submitted and approved by the GLO. Buyers may apply for refunds of overpayment based on a new survey by a Licensed State Land Surveyor submitted and approved by the GLO. Seller is not responsible for access to the Property.

**PROPERTY CURRENTLY UNDER LEASE:** In the event there is a current surface lease on any of the tracts, Seller shall terminate the lease prior to the sale.

**BUYER'S NOTE:** Personal on-site inspection of the property is strongly recommended. Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in anyway. All announcements made at the auction take precedence over all other advertising.

ALL PROSPECTIVE BIDDERS SHOULD CONSIDER ENGAGING COUNSEL OF THEIR OWN CHOOSING TO EXAMINE ALL MATTERS REFERRED TO THEREIN AS AFFECTING THE CONDITION OR STATUS OF THE PROPERTIES, OR THE STATE OF THE PROPERTIES, ON WHICH THEY INTEND TO BID. SELLER DISCLAIMS AND EXPRESSLY MAKES NO WARRANTIES OR REPRESENTATIONS WHATSOEVER, EXPRESSED OR IMPLIED, WRITTEN OR ORAL, WITH RESPECT TO THE CONDITION OR STATUS OF THE PROPERTIES OR OF THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE BROCHURE.

**ALL PROPERTY SELLS SUBJECT TO SELLER'S CONFIRMATION AND ACCEPTANCE OF THE HIGH BID PRICE.**

**AUCTION MAPS & PHOTOS:** Auction maps and photos have been compiled from existing descriptions, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

**PURCHASE & SALE AGREEMENT:** A copy of the Purchase & Sale Agreement can be view at visit [www.TexasGLOAuction.COM](http://www.TexasGLOAuction.COM) or contact Hudson & Marshall at 800-841-9400.

**AGENCY DISCLOSURE:** Hudson & Marshall of Texas and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

**LICENSE INFORMATION:** Robert Stephens Slocumb Jr., AUCT17129; Bret Paul Richards, Broker 0510756; AUCTNR00014018. This auctioneer is licensed and regulated by the Texas Department of Licensing & Regulation. 2. Licensure with the Department does not imply approval or endorsement by the State of Texas. 3. If you have an unresolved complaint or a compliment, please direct to the Texas Department of Licensing & Regulation, P. O. Box 12157, Austin, TX 78711. 512.463.6599 or 800.803.9202.



**HUDSON &  
MARSHALL**  
HONESTY. INTEGRITY. VALUE.

10761 Estes Road  
Macon, GA 31210

**AUCTION**

Saturday, November 7th @ 11:00 AM

FIRST CLASS MAIL  
U.S. POSTAGE  
**PAID**  
MACON, GA 31201  
Permit No. 510

