

Estate Auction

To Settle the Estate of Dr. Donald H. Nowlin

19.0 Acres With Beautiful Home

Property Offered Divided, In Combinations or As A Whole



*501 S. Palm Boulevard
Harlingen, Texas*

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



Thursday, April 7th @ 7:00 PM

Sale Site: Residence Inn Marriott

109 Bass Pro Dr., Harlingen

Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the family to offer you this exceptional opportunity to purchase prime real estate in Harlingen, Texas. Due to the passing of Dr. Nowlin, Mrs. Nowlin has made the decision to liquidate the estate. We encourage you to do your due diligence prior to the sale and be with us on auction day to purchase this excellent property at AUCTION prices!
Best of luck in your bidding!

Hudson & Marshall

Spanish Style Ranch Home
4,186 SF 4 Bedrooms 5.5 Baths
Family/Recreation Room
Tile & Hardwood Flooring
Gated Entrance
Paved Driveway
Extensive Landscaping
Porte Cochere
Several Balconies and Covered Porches
Attached Workshop Room
1 Bedroom Caretaker House

Water & Sewer
Zoned General Retail



Highway 83

Frontage Road

Lot 1
3.70 Ac

Lot 2
6.36 Ac

Lot 3
4.46 Ac

Lot 4
4.73 Ac

Palm Blvd

Business 83

- 2" Water Line
- 8" Water Line
- 12" Gravity Flow Sewer
- 10" Force Main Sewer

TERMS AND CONDITIONS

SALE SITE: The property will sell from the Residence Inn Marriott located at 109 Bass Pro Drive, Harlingen, TX on Thursday, April 7th @ 7:00 p.m.

INSPECTION: The land is available to be inspected at any time. There will be a scheduled open house for the home from 2:00 - 5:00 PM, Wednesday, March 30th, Sunday, April 3rd and Wednesday, April 6th or by appointment. Please contact Joe De La Fuente at 956-541-3003 to schedule an appointment.

TERMS OF SALE FOR REAL ESTATE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due in 30-40 days at closing.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 5% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

CLOSING COST: The seller shall pay its pro-rata share of the estimated 2016 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2016 taxes when due. Seller shall also pay the State of Texas transfer tax and the cost of the owners title policy which shall be prepared by Seller's title company. Purchaser shall pay for any loan closing costs, survey, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

DEED 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 via a special warranty deed per the title commitment in the property information package subject to all easements, rights-of-way, leases, licenses, reservations, conditions and all other matters which are of record or which would be revealed by a physical inspection of the property, as well as all standard printed exceptions to title and other matters set forth in the Commitment for title insurance issued in connection with the Auction.

THE BASIC TITLE INSURANCE PREMIUM SHALL BE PAID BY SELLER; PAYMENT OF THE PREMIUM FOR ANY ENDORSEMENT TO THE BASIC OWNER'S POLICY SHALL BE THE SOLE RESPONSIBILITY OF PURCHASER. ALL PROSPECTIVE BIDDERS SHOULD CONSIDER ENGAGING COUNSEL OF THEIR OWN CHOOSING TO EXAMINE THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY INFORMATION PACKET, AND ALL MATTERS REFERRED TO THEREIN AS AFFECTING THE CONDITION OR STATUS OF THE PROPERTY. 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 PROPERTY. THE PROPERTY IS BEING SOLD "AS IS - WHERE IS".

SURVEY: If the property sells as a whole it will be transferred by the existing deed of record. The purchaser may elect to survey the property at their expense. In the event the property is surveyed prior to closing, the contract amount will be adjusted based on the final survey. If the property sells divided, a new survey will be required; and will be an expense of the buyer and due at closing. One surveyor will be appointed by Hudson & Marshall to handle all survey work.

CO-OP BROKER: A 2% Broker commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser. In order to be paid a commission the Broker/Agent must complete EACH of the following steps:

1. Review the "terms and conditions of sale" with each client they are representing
2. Professionally assist your client by providing relevant advice and property information
3. Attend the auction.
4. Email the registration form to Hudson & Marshall no later than 5:00 P.M. CST Wednesday, April 6, 2016. Email to tracymarshall@bellsouth.net. Registration forms may be obtained from our website www.HudsonMarshall.com or call 800-841-9400 to have a copy emailed

BUYER'S NOTE: Personal on-site inspection of the property is strongly recommended. THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. 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 any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made at the auction take precedence over all other advertising. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation.

AERIAL PHOTOS: The aerial photos in the brochure have been compiled from existing legal descriptions and plats, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

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 complaint, please direct to the Texas Department of Licensing & Regulation, P. O. Box 12157, Austin, TX 78711. 512.463.6599 or 800.803.9202.

Sale Held in Conjunction with Joe De La Fuente with Re/Max Sun Valley Realtors
956-541-3003

FOR INFORMATION CALL

Sale Manager Steve Slocumb at 972-523-7684 or Bret Richards 214-435-5050

Visit our website: www.HudsonMarshall.com.