

AUCTION

BY ORDER OF THE
TEXAS MILITARY DEPARTMENT



9.2 ACRES LOCATED AT 9100 GATEWAY N BOULEVARD, EL PASO

SALE SITE: Courtyard Marriott Airport, 6610 International Road, El Paso, TX



2% Broker Co-Op Available

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

Thursday
April 20th @ 11:00 a.m.

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PROPERTY DETAILS

Address: 9100 Gateway N Boulevard, El Paso, Texas (El Paso County)

Zoning: Light Residential District (R-4)

Legal: 9.2 Acre tract being part of a 19.988 net acre tract, El Paso - Hondo Pass Armory Tract Texas National Guard out of the Eli Nations Survey Abstract No. 3737, Northwest 7/8 of Section 2, Block 81, Township 2, Texas & Pacific Railroad Company Survey, City of El Paso, El Paso County, Texas

Utilities: All Available

Directions: Located just north of the intersection of Hondo Pass and Gateway N Boulevard in El Paso.

TERMS AND CONDITIONS

SALE SITE: The Property will sell Thursday, April 20th at 11:00 A.M. from the Courtyard Marriott Airport, 6610 International Rd, El Paso.

AUCTION REGISTRATION: Auction registration begins one hour before the auction. A cashier's check or certified check made payable to yourself in the amount of \$10,000 must be shown at the time of registration.

TERMS OF SALE: The cashier's check or certified check in the amount of **\$10,000** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be wired to Lone Star Title Company within 24 hours.

The successful bidder shall execute an Auction Real Estate Sales Contract immediately after being declared the successful bidder by the auctioneer. Seller will convey title per the title commitment subject to all encumbrances, easements, rights-of-way, leases, liens, 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 (enclosed in the Property Information Package). The buyer is responsible for other closing costs of the transaction.

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 PROVIDED, AND ALL MATTERS REFERRED TO THEREIN AS AFFECTING THE CONDITION OR STATUS OF THE PROPERTIES, OR THE STATE OF TITLE OF 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, THE STATE OF TITLE, THE TITLE COMPANY, OR OF THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE COMMITMENTS FOR TITLE INSURANCE AND/OR THE PROPERTY INFORMATION PACKETS.

INSPECTION: The property is available at anytime for inspection or there will be a scheduled open house on Wednesday, April 19th from 2:00 until 5:00 p.m.

CLOSING: Closing shall occur within thirty (30) days from Seller execution of the contract.

BUYER'S PREMIUM FEE: A 10% buyer's premium will apply.

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.

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. Email the registration form to Hudson & Marshall no later than 5:00 P.M. CST Wednesday, April 19, 2017. 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. 4. Attend the auction.

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.

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

AERIAL PHOTO: The aerial photo has been compiled from existing legal descriptions and plats, but the lines depicted on the aerial are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein. The property will be sold as 9.2 acres as described on the survey by David A Rolbiecki dated 2 March 2016.

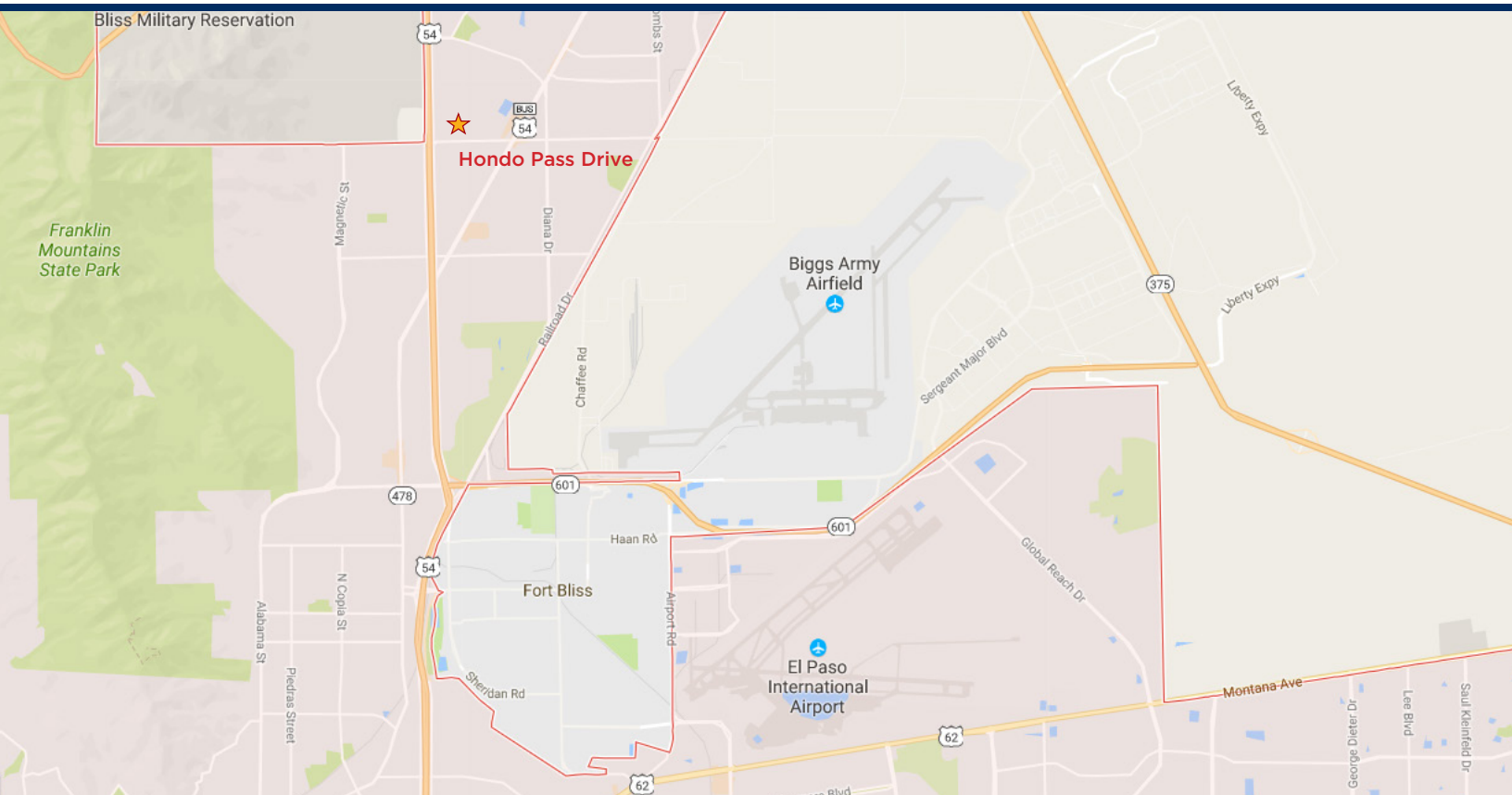
PROPERTY INFORMATION PACKAGES: For a complete package (including title commitment, sample contracts, etc.) visit WWW.HudsonandMarshall.com or contact Hudson & Marshall at 800-841-9400.

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: 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. Robert Stephens Slocumb, Jr Lic # 17129

**For More Information Call Steve Slocumb at 972-523-7684
Visit our web site www.HudsonAndMarshall.com**

14785 Preston Road, Suite 1150
Dallas, TX 75254



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