

Auction

Ranch 1 - 99.71 Acres, McLennan County, Texas

Ranch 2 - SELLING ABSOLUTE - 147.94 Acres, McLennan County, Texas

Ranch 3 - SELLING ABSOLUTE - 371.29 Acres, McLennan County, Texas

Also SELLING ABSOLUTE - 25.89 Acres, Navarro County, Texas



Thursday, April 10 @ 7:00 P.M.

Sale Site: Waco Hilton

113 S. University Park Dr, Waco, TX

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

Dear Prospective Bidder:
Hudson & Marshall is pleased to have been chosen to offer you these quality properties in McLennan and Navarro Counties, Texas. We encourage you to inspect these properties prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices!

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

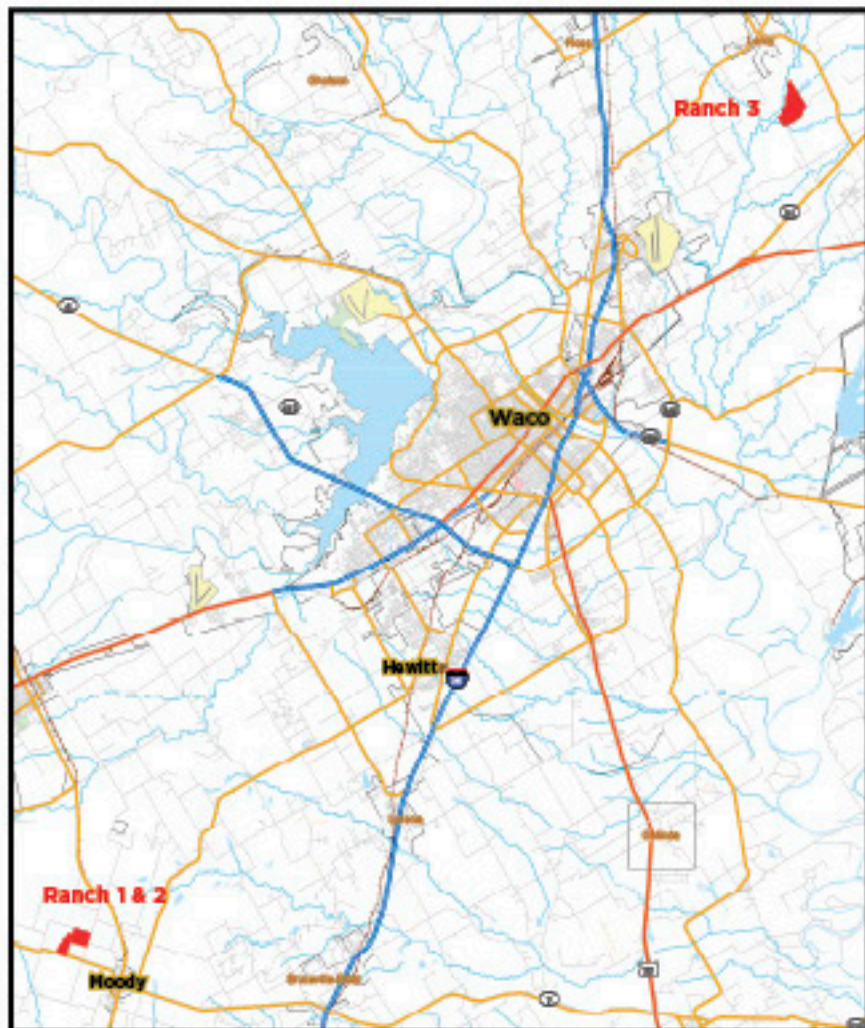
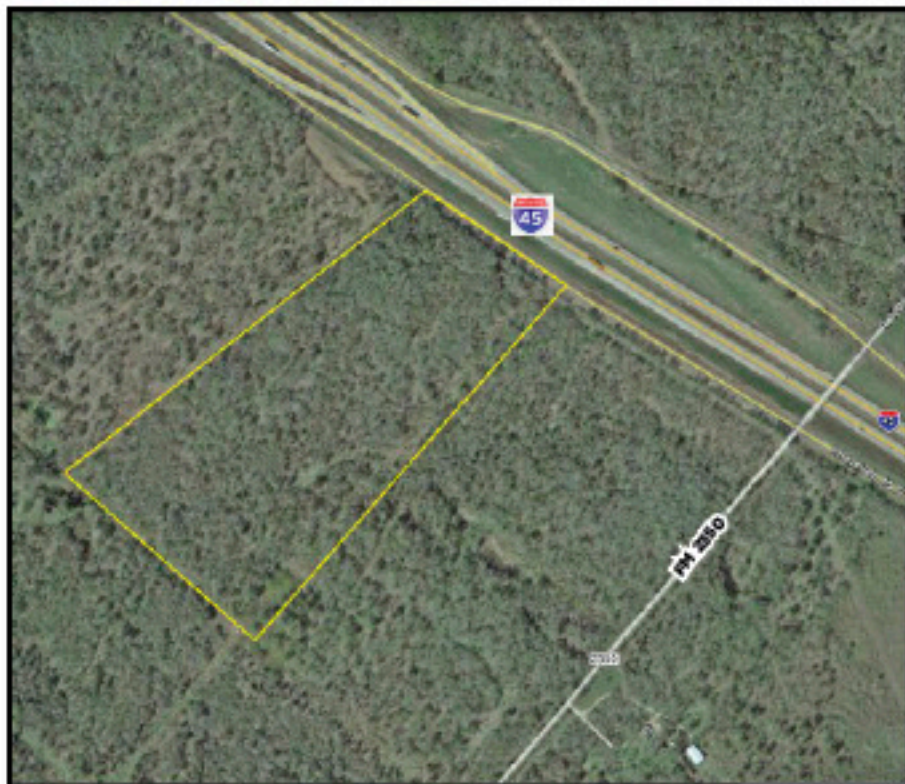
Best of luck in your bidding,
Hudson & Marshall

Selling Absolute

25.89 Acres Navarro County, Texas Frontage on I-45 Frontage Road

Directions from Richland: From the intersection of FM 1394 & I-45 travel 2.2 miles south on I-45 S Frontage Road to the Property on the right.

- Located Just South of Richland
- Potential Homesite



Ranch 1 - 99.71 Acres

- Conveniently Located To Waco, Temple & Belton
- Paved Road Frontage
- 3 Tanks
- Pasture and Cropland
- Fenced & Cross Fenced with 2 Pastures
- No Current Grazing or Agricultural Leases
- Excellent Potential for Subdividing
- Great Bird Hunting

Mineral Rights: The Seller will reserve one-half of the oil, gas and other mineral rights owned. From North of the fence line the Sellers believe they own 100% of the mineral rights and will reserve one-half of what is owned. From South of the fence line the Sellers believe they own 50% of the mineral rights and will reserve one-half of what is owned.

6" Water Line

2" Water Line

Fence Line

Ranch 1

FARM SERVICES INFORMATION

RANCH 1 - Portion of FSN 8091
Tract 10052 and a portion of FSN 8092
Tract 10053

10.98 Acres - Cultivated
88.73 Acres - Pasture/Tanks

Ranch 2

SELLING ABSOLUTE Ranch 2 - 147.94 Acres

- Conveniently Located To Waco, Temple and Belton
- Paved Road Frontage
- 2 Tanks
- Fenced & Cross Fenced with 2 Pastures & 2 Traps
- Fences in Excellent Condition
- No Current Grazing or Agricultural Leases
- Pasture and Cropland
- Excellent Potential for Subdividing

Mineral Rights: The Seller will reserve a non-executive mineral interest equal to an undivided one-half (1/2) of the oil, gas and other minerals owned. The Sellers believe they own all the mineral rights.

FARM SERVICES INFORMATION

RANCH 2 - Portion of FSN 8092
Tract 10053

73.85 Acres - Pasture/Potential Tillable
74.09 Acres - Pasture/Tanks/Wooded

Thursday, April 10th @ 7:00 P.M.

Sale Site: Hilton Waco, 113 S. University Park Dr, Waco, TX

SELLING ABSOLUTE Ranch 3 - 371.29 Acres

- ♦ Great Livestock Grazing
- ♦ Fenced & Cross Fenced with 3 Pastures
- ♦ Fences in Excellent Condition
- ♦ 2 Tanks
- ♦ Great Hunting
- ♦ Cottonwood Creek Frontage

The Seller will reserve one-half of the oil, gas and other mineral rights owned. The Sellers believe they own one-half of the mineral rights.

FSN 6824 - Tract 8942

58.10 Acres - Cultivated

313.19 Acres - Wooded/Pasture/Non Cultivated

Center of Cottonwood Creek is Property Line

Ranch 3

Olive Branch Road

This ranch is currently leased for \$4,000 per year through 12/31/14. The lease is for grazing and farming rights only and is paid in quarterly installments and will be prorated at closing.



TERMS AND CONDITIONS

SALE SITE & DATE: The sale will be held at the Waco Hilton, 113 S. University Park Dr, Waco, TX on Thursday, April 10th @ 7:00 P.M.

OPEN HOUSE: The property is available for inspection at any time. Hudson & Marshall representatives will be on Ranches 1, 2 & 3 on Saturday, April 5th, Sunday April 6th and Wednesday April 9th from noon until 3:00 P.M. or by appointment. Call Steve Slocumb at 972-523-7684 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 30-45 days at closing. The 10% down payment may be made by personal or business check to the Title Company the day of the sale.

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 per the title commitment in the property information package subject to all encumbrances, 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 (enclosed in the Property Information Package). The buyer is responsible for other closing costs of the transaction. A copy of each title policy and mineral reservations can be viewed at www.TXLandAuction.com

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 PROPERTIES, OR THE STATE OF TITLE OF PROPERTIES, ON WHICH THEY INTEND TO BID.

BUYER'S PREMIUM: All real estate sold at this auction will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$100,000 bid plus the \$10,000 buyer's premium fee equals the final purchase price of \$110,000.

CLOSING COSTS: The seller shall pay its pro-rata share of the estimated 2014 real estate taxes as a credit to Purchaser at Closing. Purchaser shall be responsible for the 2014 taxes when due. Seller shall also pay the cost of preparation of the deed which shall be prepared by Seller's attorney. Purchaser shall pay for loan closing costs, appraisal fees, and recording charges.

SURVEY: All properties will sell by existing surveys.

CONVEYANCE OF MINERAL RIGHTS: Ranch 1 - The Seller will reserve one-half of the oil, gas and other mineral rights owned. From North of the fence line the Sellers believe they own 100% of the mineral rights and will reserve one-half (1/2). From South of the fence line the Sellers believe they own 50% of the mineral rights and will reserve one-half (1/2) of what is owned. Ranch 2 - The Seller will reserve a non-executive mineral interest equal to an undivided one-half (1/2) of the oil, gas and other minerals owned. The Sellers believe they own 100% of the mineral rights. Ranch 3 - The Seller will reserve one-half of the oil, gas and other mineral rights owned. The Sellers believe they own 50% of the Mineral Rights.

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 on any auction property. In order to be paid a commission the Broker/Agent must complete EACH of the following steps:

- Review the "terms and conditions of sale" with each client they are representing
- Professionally assist your client by providing relevant advice and property information
- Attend the auction

• Email the registration form to Hudson & Marshall no later than 5:00 P.M. CST Wednesday, April 9th 2014. Email to tacy.marshall@bellsouth.net. Registration forms may be obtained from our website www.hudsonmarshall.com or call 800-841-9400 to have a copy mailed.

BUYER'S NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Manager and all of their agents will not be responsible for any errors or omissions. It is the Purchaser's responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of all liens. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it is subject to Seller Confirmation. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller. **LICENSE INFORMATION:** Robert Stephens Slocumb, Jr, 07129; Bret Paul Richards, Broker 0510756; AUCTION 00014018. This auctioneer is licensed and regulated by the Texas Department of Licensing & Regulation. 2. License 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 12167, Austin, TX 78711 512.463.6599 or 800.803.9202.

FOR INFORMATION CALL
Sale Manager Steve Slocumb 972-523-7684 or
Visit our website: www.TXLandAuction.com