



Selling on Behalf of the
Lower Colorado River Authority

ABSOLUTE AUCTION

Beautiful Gulf Views and Gulf Access Lots



*2% Broker
Co-Op*

**HUDSON &
MARSHALL**
HIGH-PERFORMANCE AUCTIONEERS

Saturday, July 28th @ 11:00 a.m.

*Matagorda Bay Nature Center (Sale Site)
6420 FM 2031, Matagorda, Texas*

**22 Single Family Lots in Matagorda Dunes
25 Multi Family Lots in Bahia De Matagorda**

Dear Prospective Bidder:

The Lower Colorado River Authority purchased approximately 1600 acres in 2001 at the mouth of the Colorado River and East Matagorda Bay. The purpose for the acquisition was to conserve and preserve wetlands and back dunes areas for future generations while educating the public about the importance of bays and estuaries in the natural world. LCRA created the Matagorda Bay Nature Park which offers learning and recreational opportunities. The purchased acreage also included subdivisions with vacant lots. LCRA has made the decision to sell these lots and has chosen the auction method of sale. These lots have not been available for sale since 2001, so make plans to attend this absolute auction "No Minimums, No Reserves" or bid online and purchase some unique Gulf coast property at absolute auction prices.

Best of Luck in Your Bidding: Hudson & Marshall

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25 Multi Family Lots in Bahia De Matagorda

These beautiful lots are located on the Dunes of the Gulf of Mexico near the mouth of the Colorado River and East Matagorda Bay. A beautiful lagoon is the focal point of the development. Clubhouse with swimming pool, restrooms, showers, and laundry room.

Duplex Lots

Lots 51 & 52

Lots 53 & 54

Lots 55 & 56

Lots 61 & 62

Lots 63 & 64

Triplex Lot

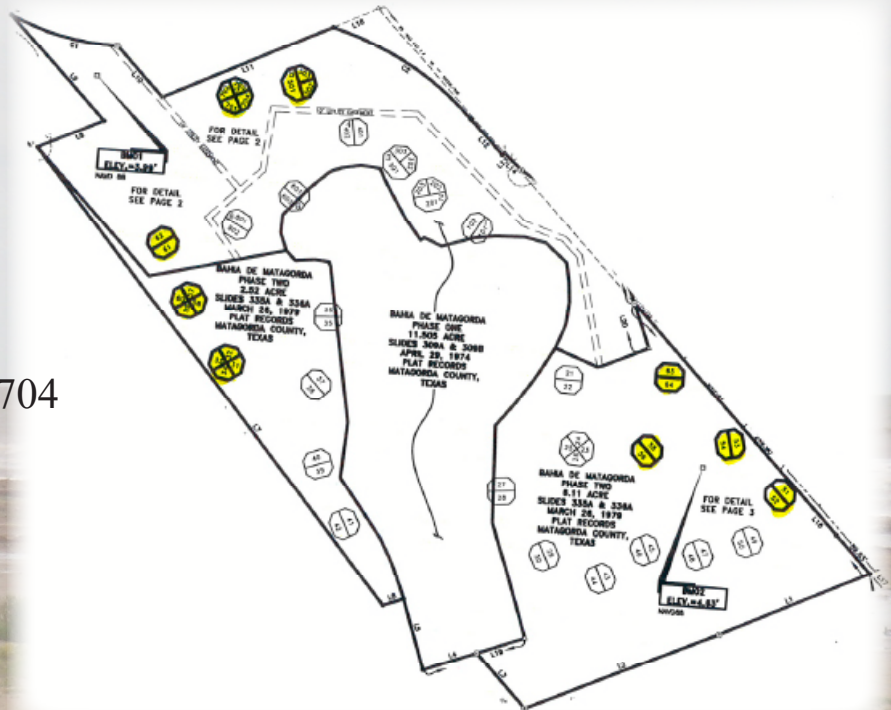
Lots 501, 502 & 503

Quadruplex Lots

Lots 31, 32, 33, & 34

Lots 57, 58, 59, & 60

Lots 701, 702, 703 & 704



Please note these properties are subject to Protective Covenants and Building Restrictions. Visit www.LCRAauction.com for a copy or call 800-841-9400.

Current HOA fees are \$136.50 per month per lot. For example, for a duplex the fee is \$136.50 per unit per month or \$273 total. This covers grounds maintenance (mowing), pool expenses, care taker expenses, club house maintenance, night lights, etc.

There is a blanket insurance policy for fire and wind insurance. Each property owner specifies a desired coverage amount and is billed separately for that amount. The insurance payment is in addition to the HOA monthly fee.

Water and Sewer are available.

**For a Copy of the Property Information Package: Visit our Website
www.LCRAauction.com**

Inspection: The lots are available at any time for inspection or a Hudson & Marshall representative will be available Sunday, July 22nd and Friday July 27th from 11:00 a.m. until 5:00 p.m.

Saturday, July 28, 2012 @ 11:00 a.m

Selling From the Matagorda Bay Nature Center

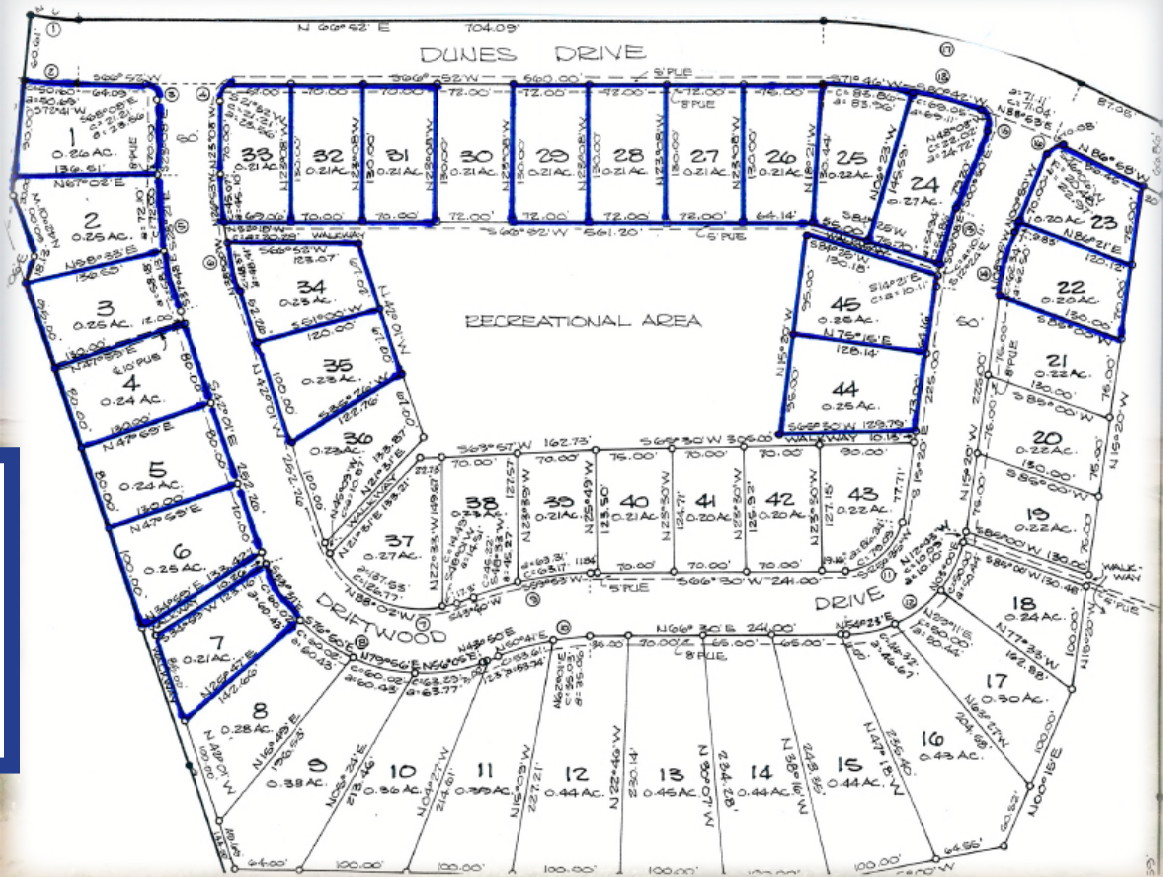
6420 FM 2031, Matagorda, Texas

22 Single Family Lots in Matagorda Dunes

Beautiful gated community located within walking distance to Matagorda beach. Federal flood insurance and Texas windstorm insurance is available. Underground utilities are already in place.

Available Lots

1, 2, 3, 4, 5, 6, 7,
22, 23, 24, 25, 26,
27, 28, 29, 31, 32,
33, 34, 35, 44 &
45



Please note these properties are subject to Protective Covenants and Building Restrictions. Visit www.LCRAauction.com for a copy or call 800-841-9400.

Current HOA fees are \$100 per year for vacant lots and \$200 per year for improved lots. Water and Sewer are available.

Sale Site

Matagorda Bay Nature Park
6420 FM 2031, Matagorda, TX

Matagorda Bay Nature Park is a 1,600 acre park and preserve at the mouth of the Colorado River on the Matagorda Peninsula. LCRA developed the park to provide recreation, education, wetlands preservation and economic benefit to the region.



Saturday, July 28th @ 11:00 a.m.

Selling from the Matagorda Bay Nature Center

6420 FM 2031, Matagorda, Texas



TERMS AND CONDITIONS

AUCTION DATE & REGISTRATION: The auction will be held Saturday, July 28th @ 11:00 a.m. Selling all property from the Matagorda Bay Nature Center. Auction registration begins one hour before the auction. A cashier's check or certified check made payable to yourself in the amount of \$2,500 must be shown at the time of registration.

TERMS OF SALE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price with the balance due in 30 days. The cashier's check or certified check in the amount of \$2,500 is required as a portion of your down payment. The remainder of the 10% down payment must be paid the day of the auction via personal or business check. Buyer must close on or before August 31, 2012. 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. The properties sell subject only to all exceptions to title and other matters shown on the title commitment included in the property information packet and other matters set forth herein. The seller reserves all presently held oil, gas and mineral rights. The property may also be subject to Home Owners' Association guidelines, policies, or directives regarding drainage, road construction and utility hook-ups. The Bahia de Matagorda Home Owners' Association has the first right of refusal to purchase the lots in Bahia de Matagorda Subdivision. The Bahia de Matagorda Home Owners' Association Board of Directors will be represented at the auction and will immediately make the decision of whether or not to exercise the right. The seller's interest will convey by Special Warranty Deed and the seller is responsible for the preparation of the deed. The Purchaser shall pay their pro-rata share of the 2012 real estate taxes, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction. This is a cash offering not contingent on the Buyer's ability to obtain financing.

BUYER'S PREMIUM FEE: A 10% buyer's premium will apply. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$50,000.00 bid plus the \$5,000.00 buyer's premium fee equals the final purchase price of \$55,000.00.

TAXES: Buyer assumes the obligation to pay the taxes for the current year and subsequent assessments for current and prior years due to change in land usage, ownership, or both, the payment of which buyer assumes.

SPECIAL WEATHER NOTE: In the event the National Weather Service issues a tropical storm or hurricane warning for Matagorda County, Texas for the July 28th auction date, the auction will be rescheduled for [August 4, 2012](#) at 11:00 a.m. All other terms and conditions remain the same. Please check website for updates.

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. Auctioneers reserve the right to offer the property in individual lots, combinations, or as a whole whichever way is most advantageous to the Seller.

AUCTION PLATS & PHOTOS: Auction plats and photos 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.

FOR INFORMATION CALL Hudson & Marshall at 800-841-9400 or visit our web site www.LCRAAuction.com

LICENSE INFORMATION: Bret Paul Richards, Broker 0510756; AUCTNR00014018; Robert Stepehns Jr AUCT17129; B. G. Hudson, Jr AUCT6012. 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.



BidOnlineLive!

For this auction, Hudson & Marshall is pleased to offer BidOnlineLive! Simulcast Bidding. BidOnlineLive! allows those who are unable to attend the opportunity to participate in a live auction and bid in real time. In order to take advantage of the simulcast bidding, you must pre-register prior to the auction. For details and registration requirements, please visit:

www.HudsonandMarshall.com/Simulcast

