



**Double Creek
Land and Homes**

Brian G. Whatley, Owner/Broker
903-720-7356 Mobile
Brian@doublecreekrealestate.com

715 W Main St..
Atlanta, Texas 75551
903-650-9905 Office

www.doublecreekrealestate.com

January 31, 2024

NOTICE OF SEALED BID LAND SALE

BIDS DUE AT 10:00 A.M., WEDNESDAY, MARCH 27, 2024

United Country | Double Creek Land and Homes, on behalf of Tejas Diversified Investments, LLC, (Seller), is pleased to offer a lump sum, sealed bid sale for a called 546.23 acre tract of land near Red Hill, Cass County, Texas.

Property Description

The property is located approximately 3 miles east of Red Hill, Texas, north of FM 995 approximately .7 miles on the west side of Cass County Road 3217. This parcel of land is described as being 546.23 acres, more or less, and being a part of the J Lick Survey, Abstract 652, J Walling Survey, Abstract 1069 and the J Walling Survey, Abstract 1068 being out of that tract of land described in Warranty Deed to 11-J Corporation, Deed dated January 10, 1978, recorded in Volume 605, Page 476, Deed Records of Cass County, Texas. This property is generally an upland, managed timberland investment property with excellent site quality characteristics and timber types. It is composed of excellent pine saw timber, hardwood saw timber and hardwood pulpwood set up for immediate income. The property offers endless hunting and recreational possibilities and has been enrolled in the TPWD LAMPS and MLDP programs allowing for extended hunting seasons. It has over 2,000 feet of county road frontage and numerous interior woods roads and trails. The property has a hunter's cabin near the county road and a 485' deep well with electricity on the northwest side.

Additional Information

Attached are maps and information to assist you with property locations and access (please note the gate lock marked "UC Double Creek" with combination set to 9-9-0-5). Inspections should be made during normal daylight working hours. Items such as deer feeders, deer blinds/stands, trail cameras, or any other manmade items other than attached gates and fences do not convey.

Disclaimers

Bidders are advised to make their own evaluation of the property, including area, timber volume, merchantability, land use, and value according to their markets and specifications. Neither the Seller nor United Country | Double Creek Land and Homes makes any warranty, expressed or implied, as to the information presented, property condition, quantity, or value. All persons agree that by entering the described property, they assume all risks and liabilities and agree to indemnify and hold harmless the Seller and United Country | Double Creek Land and Homes, their managers, agents, and employees, from and against any and all claims, demands, causes of action, losses, damages and injuries of whatever kind or nature. No environmental inspection or representation has been made or will be made by Seller or United Country | Double Creek Land and Homes. Also, note that a Buyer Agent broker commission **will** be offered by United Country | Double Creek Land and Homes with prior notification of representation.

Bid Instructions and Deadline

LUMP SUM, SEALED BIDS will be opened and read aloud at **10:00 A.M., ON WEDNESDAY, March 27, 2024**, at the office of United Country | Double Creek Land and Homes, 715 W Main Street, Atlanta, Texas 75551. The tract will be sold in its entirety for a specific dollar amount. **Bids should be submitted on the enclosed Sealed Bid Form.** Bids may be submitted by mail, e-mail, or personally delivered. All bidders are invited to attend. Any bid received after the deadline shall be deemed null and void. Bidders should verify the receipt of their bid. Please clearly mark any submission as 'TEJAS LAND SALE'. All bids will remain valid through 5:00 P.M. on April 3, 2024. The Seller reserves the right to accept or reject any bid or all bids.

Closing Procedure

The closing date shall be as soon as possible but will allow time to receive a title commitment from Lone Star Title of Cass County. Upon notification of acceptance of the bid, the successful Buyer will enter into a Texas Real Estate Commission (TREC) Farm and Ranch Contract with the Seller. The Buyer will be required to deposit 3% of the purchase price as earnest money into the escrow account of Lone Star Title of Cass County at 1212 S Main Street, Linden, Texas 75563, which will be applied to the purchase price at closing. The purchase price will be due at closing in readily available funds of the United States of America (cashier's check or wire transfer). Closing shall take place at Lone Star Title of Cass County office unless otherwise mutually agreed upon by Seller and Buyer. Seller will provide the successful Buyer with a Warranty Deed and a title insurance policy along with a copy of the survey completed August 24, 2022 by Schumann Engineering Company. Buyer will be responsible for the cost of any lender/buyer required fees including, but not limited to a Lender's Title Policy, appraisals, inspection fees, points, etc. Both Buyer and Seller will each respectively be responsible for their portion of the usual and ordinary settlement/closing fees. Current year property taxes will be prorated through the closing date. Buyer agrees to accept title subject to all previous mineral conveyances, any visible or apparent rights-of-way, easements, leaseholds, current year hunting leases, any protective covenants or restrictions, or any portion of the property situated in a public or private road affecting property. The Seller WILL reserve all of his interest in the Mineral Estate.

Additional interactive information and photos of this sale may be viewed under Tejas Sealed Bid Sale at www.doublecreekrealestate.com.

Thank you for your consideration of this sale. For more information or assistance, please contact Brian G. Whatley, Broker, brian@doublecreekrealestate.com, phone: (903) 720-7356.

Sincerely,

Brian G. Whatley, Broker



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SEALED BID FORM

TEJAS DIVERSIFIED INVESTMENTS, LLC 546.23 ± ACRE LAND SALE

This completed bid form is due by 10:00 A.M., Wednesday, March 27, 2024 at the office of United Country | Double Creek Land and Homes, 715 W Main St., Atlanta, Texas 75551, either personally delivered, by US Mail, or E-mail to brian@doublecreekrealestate.com.

I, on behalf of myself or as an authorized agent of the undersigned referenced bidder, do hereby submit the following bid for the purchase of the 546.23 ± acre tract of land in the J Lick Survey, Abstract 652, J Walling Survey, Abstract 1069 and the J Walling Survey, Abstract 1068, Cass County, Texas (Property). I understand, agree to, and commit to the Bid Instructions and the Closing Procedure requirements as described in the "NOTICE OF SEALED BID LAND SALE" dated January 31, 2024, from United Country | Double Creek Land and Homes on behalf of Tejas Diversified Investments, LLC ("Seller"), and upon notification of acceptance of this bid, will enter into a sales contract for the purchase of the Property with the Seller and deposit 3% of the total bid price into the escrow account of Lone Star Title of Cass County, Linden, Texas. This bid will remain valid through 5:00 P.M. on April 3, 2024.

BID AMOUNT (USD): \$ _____

(_____ Dollars)

BIDDER INFORMATION:

INDIVIDUAL OR PARTNERSHIP: _____
PRINTED NAME(S)

OR: COMPANY / ENTITY NAME: _____

BY: _____
AUTHORIZED AGENT PRINTED NAME SIGNATURE

TITLE DATE

ADDRESS: _____
STREET CITY STATE ZIP

EMAIL PHONE

SIGNATURE(S) DATE