



**Double Creek  
Land and Homes**

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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 the 11-J Corporation, (Seller), is pleased to offer a lump sum, sealed bid sale for a called 113.642 acre tract of land near Roxton, Lamar County, Texas.

### **Property Description**

The property is located a 1/2 mile west of Roxton, Texas, north of FM 137 and west of Lamar County Road 24900. This parcel of land is described as being 113.642 acres, more or less, and being a part of the E Barnett Survey, Abstract 48 being further described in Deed from Thomas C. Dunagan and Alice Ann Dunagan dated April 5, 1974 and filed for record in Volume 560, Page 492 of the Deed Records, Lamar County, Texas. This property is partly native rangeland, dry tillable land and mixed wooded land. The property offers the possibility of development with road access from two sides. It has approximately 1400 feet of FM 137 road frontage and approximately 750 feet of County Road 24900 frontage.

### **Additional Information**

Attached are maps and information to assist you with property locations and access. Inspections should be made during normal daylight working hours.

### **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.

### **Bid Instructions and Deadline**

**LUMP SUM, SEALED BIDS** will be opened and read aloud at **10:15 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 '11-J 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 through 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. The cost of a survey will be shared equally by Seller and Buyer **only** if the survey is required and deemed necessary by the Title Company. Any change in acreage, as determined by a survey, will not alter the lump sum bid price. 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, 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 their interest in the Mineral Estate.

Additional interactive information and photos of this sale may be viewed under 11-J Sealed Bid Sale at [www.doublecreekrealestate.com](http://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](mailto:brian@doublecreekrealestate.com), phone: (903) 720-7356.

Sincerely,

Brian G. Whatley, Broker



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## **SEALED BID FORM**

### **11-J Corporation 113.642 ± 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](mailto: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 113.642 ± acre tract of land in the E Barnett Survey, Abstract 48, Lamar 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 11-J Corporation ("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