

# PREMIER TEXAS INVESTMENT & INCOME PRODUCING PROPERTIES

## 9 PROPERTIES IN SHEFFIELD & IRAAN, TEXAS

### PROPERTY PREVIEW DATES:

Sheffield Properties: March 25 · 4-6 PM | Iraan Properties: March 26 · 4-6 PM



**ONLINE-ONLY  
AUCTION**  
BID NOW THRU  
THURSDAY  
**APRIL 11**  
**6 PM CT**



Don't miss your chance to be part of this exclusive auction!



Hudson  
Properties

WILL M. BLACK, AGENT



Garrett  
Realty & Auction

TREY GARRETT, REALTOR/AUCTIONEER | TX LIC #17347

**325-226-2648**

**UnitedCountryHudsonProperties.com**

We are thrilled to present a unique opportunity to secure investment real estate through our exclusive online auction. This one-of-a-kind event features a carefully curated selection of 9 investment and income-producing properties located in the vibrant communities of Sheffield and Iraan, Texas.



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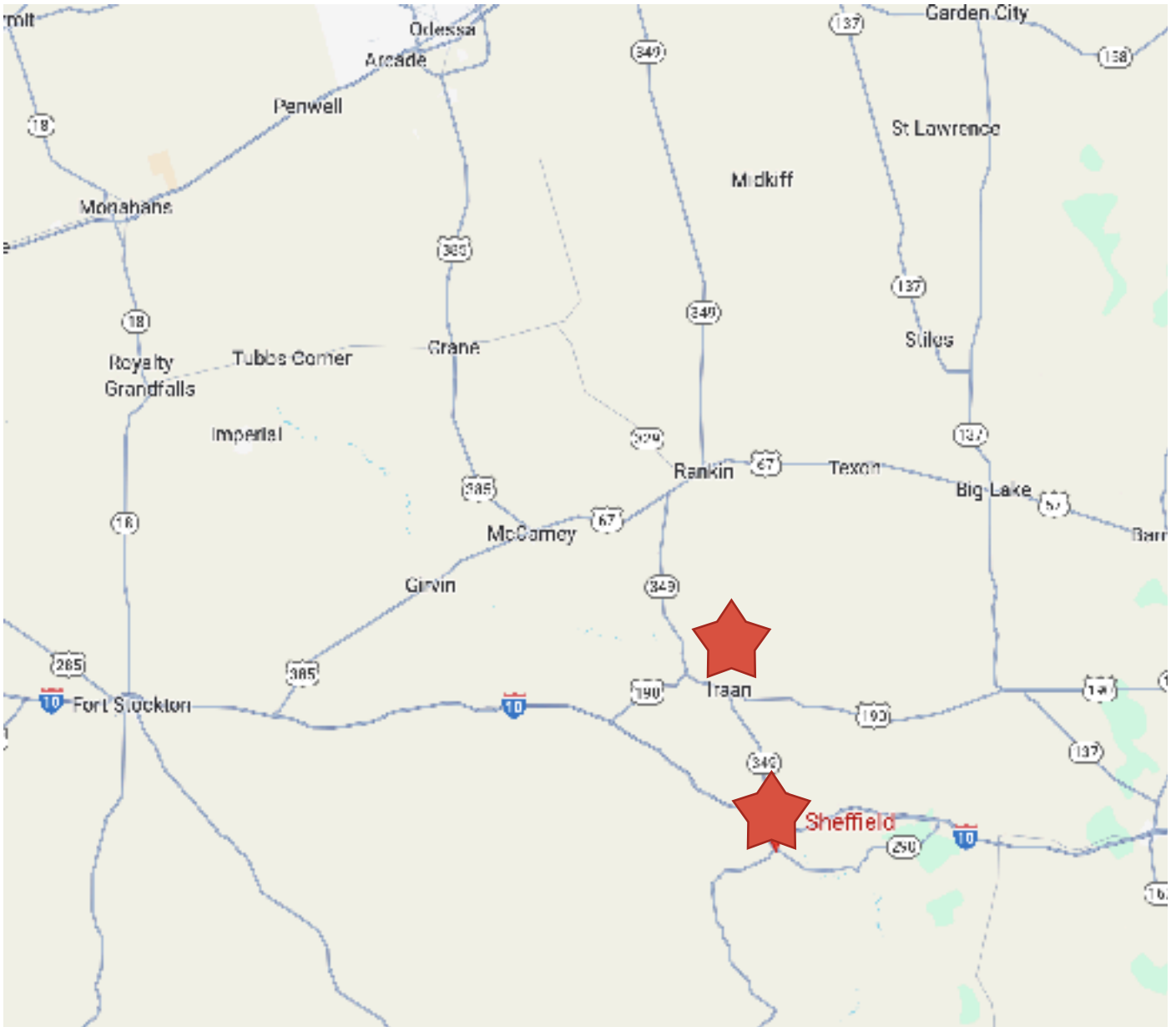
Will M. Black | 325-226-2648

Trey Garrett | 580-369-8689 (TX License 17347)

**DISCLAIMER:** All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

# LOCATION

## MAP



# TERMS & CONDITIONS

## OF THE AUCTION

### TERMS & CONDITIONS

#### **Sonora/Ozona - Land Auction**

All bidders and participants in this auction sale hereby agree that they have read and fully understand the following terms. By participating in this auction sale, bidders and participants further agree to be bound by the terms and conditions of auction contained herein.

**AUCTION DATE & TIME:** Tuesday – April 11, 2024 – 6:00pm CDT

**AUCTION LOCATION:** Online Auction: [unitedcountryhudsonproperties.com](http://unitedcountryhudsonproperties.com)

**METHOD OF SALE:** Bids will begin to close at 6:00pm CDT using a “Soft Close” internet (Online) bidding platform. Once there has been a period of 5 minutes without bidding activity all bidding will close. All properties will be linked together so bidding will not close on ANY property until bidding activity has been inactive for 5 minutes on ALL properties.

**SUBJECT TO PRIOR SALE:** The seller reserves the right to sell the property prior to the auction. All pre-auction offers must be submitted to United Country – Hudson Properties.

**BUYERS PREMIUM:** The contract purchase price will include a Buyer’s Premium equal to 10% of the high bid amount.

**DOWN PAYMENT:** A \$5,000 non-refundable down payment (per property), shall be due immediately following the auction by end of business 4/12/2024. The down payment may be made in the form of a direct wire transfer, cashier’s check, personal check, or corporate check payable to: EWA Title, Inc.

**NOT SUBJECT TO FINANCING:** The real estate purchase agreement is NOT subject to the Bidders ability to obtain financing, so all Bidders must have any needed financing arranged prior to bidding at the auction. Down Payment deposits are “non-refundable” in the event a Bidder cannot complete closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the end of the online bidding immediately following the close of the auction. Auction sales contracts will be emailed to the winning bidders. All final bid prices are subject to the Sellers acceptance or rejection.

**EVIDENCE OF TITLE:** A current Owners Title Policy will be provided by the seller at seller’s discretion.

**DEED:** Title shall transfer by Warranty Deed

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before May 15, 2024. Closing will be held at EWA Title, Inc. Closing and Recording fees to be paid by the buyer.

**POSSESSION:** Possession stated herein is subject to successful closing and transfer of title.

**REAL ESTATE TAXES:** All real estate taxes will be prorated to day of closing

**PROPERTY INSPECTION:** Auctioneer strongly recommends that any prospective Bidder personally inspect the Property prior to the Auction. Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**Preview dates: TBD. Contact Will M. Black 325-226-2648**

# TERMS & CONDITIONS

## OF THE AUCTION

**ACREAGE:** All acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos and mapping program.

**SURVEY:** Buyer will be responsible for any survey requirements.

**AGENCY:** United Country – Hudson Properties and its representatives are exclusive agents of the Seller.

**ONLINE AUCTION TECHNOLOGY DISCLAIMER:**

Under no circumstances shall bidder have any kind of claim against United Country – Hudson Properties, broker of record or anyone else if the internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction.

The SELLER and/or Auction Company reserves the right to (pause) the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

**SELLER:**

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in the bidder's packet, brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the PIP and brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

For questions call: United Country – Hudson Properties - Will M. Black 325-226-2648

I do hereby agree to these Auction Terms & Conditions.

  
\_\_\_\_\_  
Seller

03-04-2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

# PROPERTY

## INFORMATION

### **Premier Online Auction of Investment & Income Producing Properties in Sheffield & Iraan, Texas**

**Date: April 11, 2024 | Bidding Ends: 6 PM**

United Country - Hudson Properties and United Country - Garrett Realty & Auction are thrilled to present a unique opportunity to secure investment real estate through our exclusive online auction. This one-of-a-kind event features a carefully curated selection of 9 investment and income-producing properties located in the vibrant communities of Sheffield and Iraan, Texas.

**Exclusive Selection:** Each property has potential to deliver exceptional returns, making this auction a not-to-be-missed event for savvy investors.

**Convenience:** Enjoy the flexibility of bidding from anywhere, at any time, through our online auction platform. Whether you're a local investor or looking from afar, our digital bidding process is designed to be seamless and accessible.

**Expertise:** With the combined expertise of Will M. Black of United Country - Hudson Properties and Trey Garrett of United Country - Garrett Realty & Auction, you can bid with confidence knowing that you're participating in an auction backed by industry leaders.

**Potential:** Whether you're looking to expand your investment portfolio, secure a steady income stream, or capitalize on the growth prospects of Sheffield and Iraan, Texas, our selection of properties offers a diverse range of opportunities to meet your investment goals.

**Auction Details:**

Date: April 11, 2024

Online Bidding Closes: 6 PM

Properties: 9 investment and income-producing opportunities in Sheffield and Iraan, Texas.

Don't miss your chance to be part of this exclusive auction. Mark your calendar and prepare to unlock the potential of these exceptional properties.

# AUCTION BIDDING

## PROCESS

- Go to website:  
<https://www.unitedcountryhudsonproperties.com/Auctions>
- Move down the page to  
“Premier Online Auction of Investment & Income Producing  
Properties in Sheffield & Iraan, Texas”
- Click on “Bidding Open”
- A new page will open, and you will then see (to the right and  
down of the photo) “Register to Bid”. Click on that. You will  
then be asked to create a login and password. (Note: Please  
keep this login and password information in a safe place so you  
can remember it for future login needs)
- Once you have created an account and successfully logged in  
and registered for the auction you will receive an email with  
Terms & Conditions and a bid certification form. (These forms  
will be sent electronically, and your bids will show pending until  
these forms are completed.)
- Once forms have been successfully signed and submitted you  
will approved for bidding.

For any bidding questions please contact:  
Trey Garrett 580-369-8689

# BID CERTIFICATION

## DOCUMENT

Internal Office Use

Received \_\_\_\_\_  
Date Time By

Approved By \_\_\_\_\_



### BID CERTIFICATION

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.**

By signing this certification and returning it to the offices of United Country – Hudson Properties & United Country - Garrett Realty & Auction or an employee therein. **I hereby certify** that:

1. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the terms and I completely understand them.
2. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
3. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
4. I have examined the proposed agreement of purchase and sale given to me as part of the bidders packet and understand that it is a legally binding contract and is not contingent upon financing or anything else.
5. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
6. I understand that an 10% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
7. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
8. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
9. I understand that I am responsible for the down payment and that the wire transfer must be received by the time stated on the terms and conditions of the auction.
10. I understand the school board will be holding a special meeting at 12:00 pm (noon) April 12st to approve all high bid contracts.

Property Address:

102 Main Street, Sheffield, TX  
201 Main Street, Sheffield, TX  
226 Main Street, Sheffield, TX  
307 Harte, Iraan, TX  
309 Harte, Iraan, TX  
311 Harte, Iraan, TX  
307 Third, Iraan, TX  
301 Third, Iraan, TX  
307 E. Fourth, Iraan, TX

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_