



**Double Creek
Land and Homes**

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April 14, 2021

NOTICE OF SEALED BID LAND SALE

NOTE: BIDS DUE AT 10:00 A.M., WEDNESDAY, MAY 12, 2021

United Country | Double Creek Land and Homes, on behalf of Samuel B. Holder and Glenda N. Holder (Seller), is offering for sale a lump sum, sealed bid sale for a called 261.51 acre tract of land in Cass County, Texas.

Property Description

The property is located approximately 9 miles west-northwest of Atlanta, Texas, adjacent to Cass County Roads 3217 and 2225. This parcel of land is described as being 261.51 acres, more or less, and being a part of the Patrick W. Birmingham Survey, Abstract 55, more particularly described in a Warranty Deed filed for record on January 8, 2016, in File #2016000093 in the Real Property Records of Cass County, Texas.

Attached are maps and information to assist you with property locations and access (**please note the locked gate entry combination is 9-6-8-7**). 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. 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 make 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 no 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 **10:00 A.M., ON WEDNESDAY, MAY 12, 2021**, at the office of United Country | Double Creek Land and Homes, 605 South Louise Street, Atlanta, Texas 75551. The tract will be sold in its entirety for a specific dollar amount. **Bids should be submitted on the enclosed Holder 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 'HOLDER LAND SALE'. All bids will remain valid through 5:00 P.M. on May 19, 2021. 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 Cornerstone Abstract and Title Company. 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 5% of the purchase price as earnest money into the escrow account of Cornerstone Abstract and Title Company at 114 W Hiram Street, Atlanta, Texas 75551, 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 Cornerstone Title Company 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 or lender. 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 to 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 restriction, or any portion of the property situated in a public or private road affecting property. The Seller will reserve all of the Mineral Estate and the Deed will contain the following clause: SUBJECT TO all prior valid reservations and conveyances of oil, gas, and other minerals of record in the Office of the County Clerk of Cass County, Texas, together with the usual rights of ingress and egress in connection therewith; and there is hereby EXCEPTED AND RESERVED unto Grantors herein, as their respective interests now appear, and unto their heirs and assigns forever, all of the remaining oil, gas, Sulphur, and other related liquid and gaseous hydrocarbon-type minerals in and under or that may be produced from the herein described land, together with the usual rights of ingress and egress in connection therewith.

Additional interactive information and photos of this sale may be viewed under Holder 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, or Jay R. Tidwell, jaytidwell@landpointforestry.com, phone (903) 748-9687.

Sincerely,

Brian G. Whatley, Broker