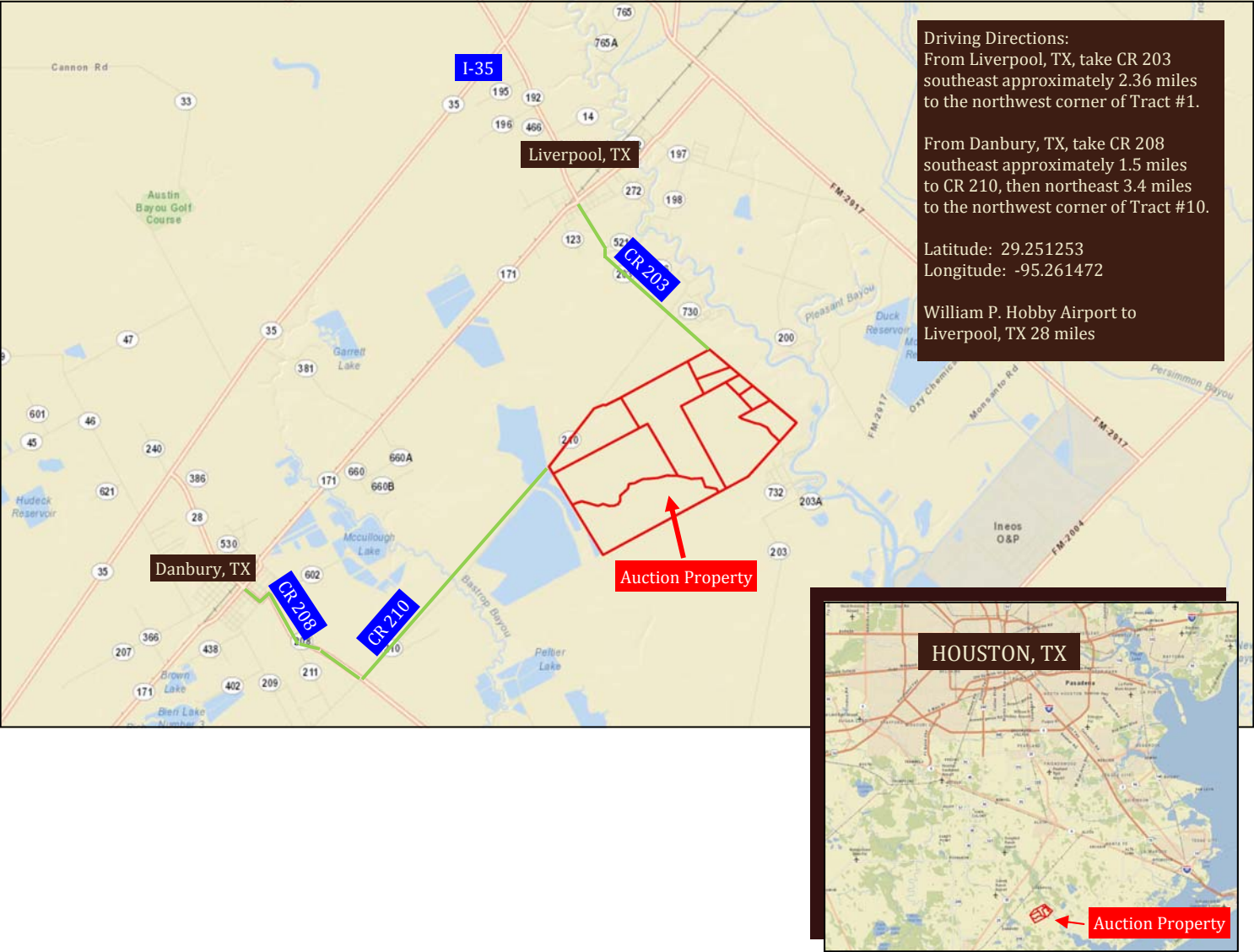




CliftLandAuctions.com
800.299.LAND (5263)

Property Connections Real Estate
Minor Taylor, ALC
281.235.5566



Multi-Parcel Land Auction

2,483 ± Acre Southeast Texas Farm
Offered in 10 Tracts

Located in Brazoria County, TX
40 miles southwest of Houston
Tuesday, December 13th 2:00 pm

Auction Location

Alvin-Manvel Columbus Club
129 CR 146 · Alvin, Texas 77511
Registration begins at 1:00 pm
Information Meeting at 10:00 am Auction Day

Information Meeting

Monday, November 28th—10:00 am—11:00 am
Danbury City Hall
6102 5th St. · Danbury, TX 77534

5% Buyer Premium

CliftLandAuctions.com
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3430 I-40 West · Amarillo, Texas 79102
Texas Auctioneer License #16802



1621 6th St. Bay City, Texas 77414
Texas Broker License #591717

Located in the northeastern part of Brazoria County, Texas, approximately 40 miles from downtown Houston, this farmland is considered flat and well-drained. There is a Gulf Coast Water Authority irrigation canal running to the property. The entire farm is tillable and well suited for row crops, such as grain sorghum and corn, and has grown rice in the recent past.



This 2,483 ± acre farm will be offered in 10 individual surface tracts, ranging from 26 ± acres to 511 ± acres. Some tracts are well suited for commercial and residential building sites, while several tracts could be combined to make a nice-sized cultivated farming operating.

They say location is everything, and this property is ideally located. As Houston experiences future development, investors should keep their eyes on this property. For now, the possibilities are endless.

- Nearby communities of Alvin, Lake Jackson, Angleton, and Danbury make this a great location for commercial or residential development.
- The fishing community of Amsterdam is adjacent to this property, with direct access to the Intercoastal Waterway and the Gulf of Mexico.
- The abundance of water make this an excellent area for duck hunting and fishing.
- The smaller tracts offer building sites for your new home, or a weekend retreat to escape the city.
- Easy to get to with William P. Hobby International Airport just 28 miles from the property and the Texas Gulf Coast Regional Airport (KLBX) located in Lake Jackson, a short 20 minutes away.

Don't miss this auction. It's your opportunity to buy one tract, a combination of tracts to meet your specific needs, or the entire property.



Tract 1
This 62 ± acre tract is the north corner of the property. There is blacktop road frontage along County Road 203. The land is currently cultivated, with a small tract of brush along the road. An irrigation canal borders the south boundary.

Tract 2
All in cultivation, this 48 ± acre tract also lies along County Road 203. This tract would be ideal for development for a small ranch with blacktop frontage. Canal water is available for flood irrigation.

Tract 3
With access from County Road 203, this 26 ± acre tract would make a great home building site.

Tract 4
County Road 203 provides blacktop frontage for this 34 ± acre tract. It is very similar to Tract 3, making Tract 3 and 4 a good combination buy for a total of 60 ± acres.

Tract 5
Located just minutes away from the community of Amsterdam and Chocolate Bayou, this 95 ± acre tract has many unique qualities. It is bounded by black top road County Road 203 on two sides. This would be an ideal tract for subdivision for commercial or residential building sites.



Tract 6
Totaling 484 ± acres, this tract will have the majority of the tract recently precision leveled. Access is gained from County Road 203. It will have canal water available along the north and west side of the property.

Tract 7
In the heart of the farm is this 511 ± acre tract. Canal water can be accessed at various locations on this tract. County Road 210 provides access.

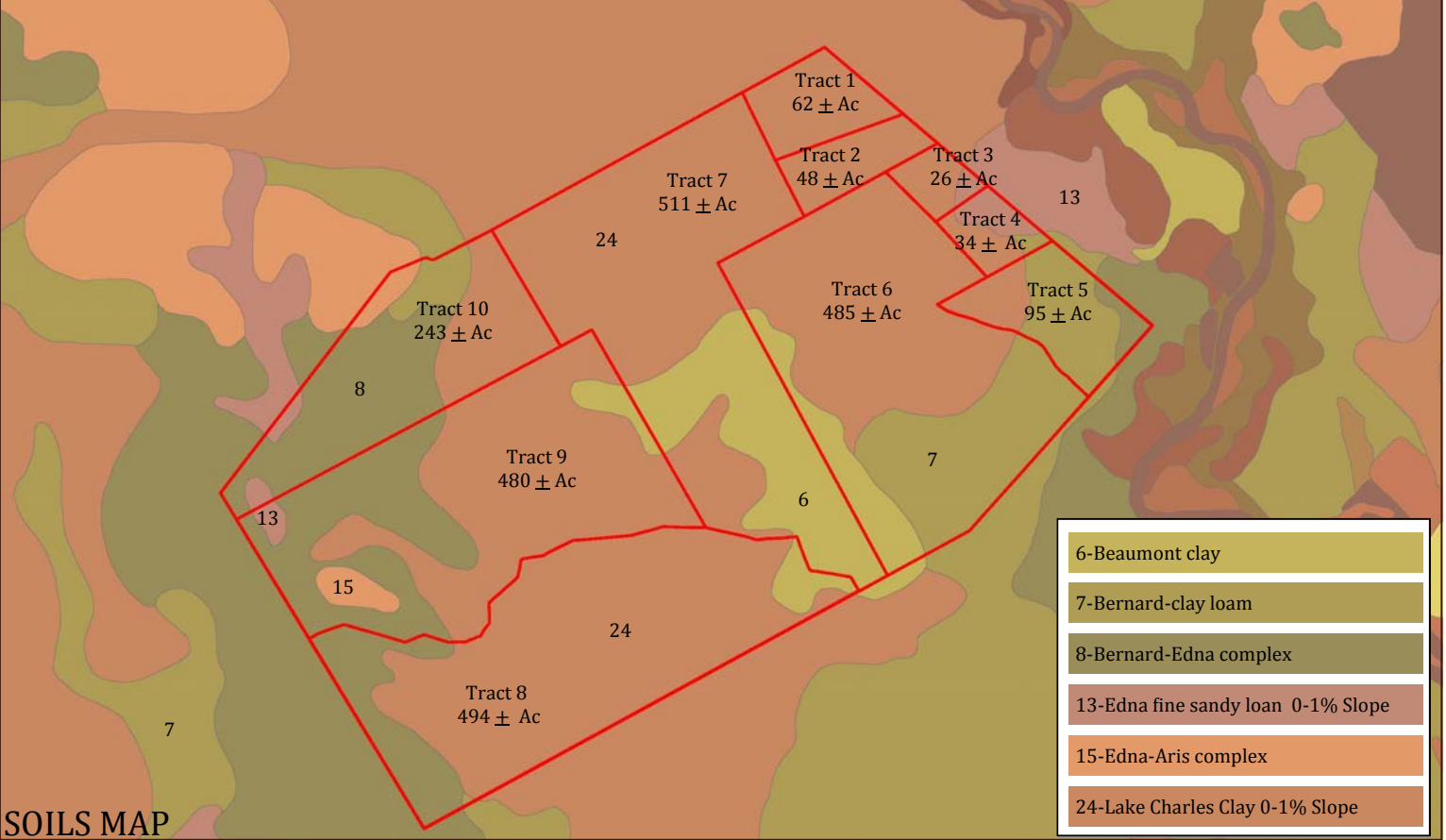
Tract 8
This tract is located in the southwest part of the property and contains approximately 494 acres. Canal water is accessible from the west side of this cultivated tract.

Tract 9
Accessed from the west side of the property, this tract contains approximately 480 acres. There are canal gates for irrigation water, if needed.



Tract 10
This tract offers great access off of County Road 210. There are 243 ± acres in this parcel. Canal water adjoins the property on the north and west sides.

Consider purchasing Tracts 7-11 for an ideal farm tract consisting of 1,728 ± acres, giving you many options of farming flexibility.



Ag Water Rates Gulf Coast Water Authority 2015-2016	
	2016 Prices
Rice - First Crop	
First Flush and All Hold Water (2.5 A/F per Acre)	\$135.88 per certified acre
Each Additional Flush - 20% of Base	\$27.18 per certified acre
Rice - Second Crop	
Permanent Hold Only - 35% of Base	\$47.56 per certified acre
Rice Water off Canal System (No Current Rice Contract)	
Note!!! Water is only available if sufficeint run-of-river water exists. Water will be measured at the point of discharge from the canal. Fifty (50) percent deposit of anticipated usage must be paid up front. Balance due at completion of each watering.	\$81.53 per acre foot

Row Crop Corn, Milo, Soybeans and Cotton Note!!! Water is only available if sufficeint run-of-river water exists. Water will be measured at the point of discharge from the canal. Fifty (50) percent deposit of anticipated usage must be paid up front. Balance due at completion of each watering. Water must be applied by an approved industry Standard metered irrigation piping system		\$81.53 per acre foot
Commercial Water Aquaculture/Waterfowl Note!!! Water is only available if sufficeint run-of-river water exists. Water will be measured at the point of discharge from the canal. Fifty (50) percent deposit of anticipated usage must be paid up front. Balance due at completion of each watering.		\$143.65 per acre foot





MORE INFORMATION....

Property Taxes and Taxing Jurisdictions:

This property is Agricultural Exempt with no restrictions. 2016 Property Taxes were approximately \$13,000.00. The property is within the Brazoria County Drainage Districts #5 & #8, Brazoria County Emergency District #3, Angleton-Danbury Hospital District, Alvin Community College and the Angleton and Alvin Independent School Districts.

Average Crop Yields for the Area:

Rice	8,000 lbs. / acre
Cotton	650 lbs. / acre
Grain Sorghum	7,000 lbs. / acre
Soybeans	40 bu. / acre

Water Information:

Irrigation water is supplied by the Gulf Coast Water Authority (www.gulfcoastwaterauthority.com) via the Brazos River. The water supply is delivered by a gravity flow canal system that has been in existence since the mid 1930’s. This canal system was originally known as the South Texas Water Canal System.

The irrigation canal on the property is capable of irrigating over 95-100% of the farm. There are no known water wells on the property, but a good source of underground ‘sweet’ water is available. The Brazoria Groundwater Conservation District (www.bcgroundwater.org) requires no permit for agricultural use or residential use. A well would need to be registered, which is typically handled by the well driller.

Transportation:

There are two commercial airports in the Houston area, Bush Intercontinental Airport, which is north of Houston and William P. Hobby International Airport, which is approximately 28 miles from this property. The Texas Gulf Coast Regional Airport (KLBX), located in Lake Jackson, has one 7,000 ft. runway, which is more than capable of accepting medium to large corporate jets. There is also a car rental agency at this airport.

The Grand Parkway (SH 99) is a scenic highway traversing seven counties. When completed, this “third loop” will encircle the Greater Houston region and come to within 4.5 miles of this property.

Recreational Opportunities in Brazoria County

According to the Brazoria Parks Department website...“From miles of sandy beaches, pristine bays and bayous, to bottomland hardwood forests, come experience the diverse and beautiful landscapes that Brazoria County has to offer. Also, there’s great fishing, camping, paddling, and birding - all of which you can find within Brazoria County Parks. Included in our park system are 10 parks, 23 miles of sandy beaches, 21 boat ramps, 2 RV campgrounds, historical homes, interpretive centers, day use facilities, playgrounds, a swimming pool, horseshoe and volleyball pits, and picnic areas.”

For hunters, there is a variety of wildlife including waterfowl, feral hogs, dove, whitetail deer, and spring turkey.

For the fishermen, numerous lakes, reservoirs, and ponds provide fresh water fishing adventures, in addition to spectacular saltwater fishing year around.

Brazoria National Wildlife Refuge has “more than 400 species of birds, 95 species of reptiles and amphibians, and 130 species of butterflies and dragonflies.” Visitors enjoy birdwatching, wildlife watching and nature trails, as well as waterfowl hunting and fishing.



AUCTION TERMS & CONDITIONS

PROCEDURE: This 2,483 ± Acres will be offered in ten (10) individual surface tracts. There will be open bidding on all tracts and combinations until the close of the auction. The property will be sold in the manner resulting in the highest total sale price.

REGISTRATION SURETY: In order to bid at this auction, potential bidder must sign a registration form and provide a cashier’s check in the amount of \$10,000.00 made payable to Alamo Title Company, 700 N. Front St., Angleton, TX 77515. Successful bidder(s) will have their check applied to the ten percent (10%) down payment when they sign the purchase agreement. Unsuccessful bidder(s) will have their cashier’s check returned to them at the conclusion of the auction.

BUYER’S PREMIUM: A five percent (5%) Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the “Auction Price” to determine the “Sales Price” or “Contract Price”.

ACCEPTANCE OF BID PRICES: All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller’s approval.

DOWN PAYMENT: Ten percent (10%) down payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check, or cashier’s check. The remainder of the purchase price is payable in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for prior years before closing. The Buyer(s) will be responsible for any “rollback” in the property taxes. The Buyer(s) will be responsible for all additional taxes imposed after the date of execution of the Special Warranty Deed by seller as a result of any change in use of any part of the subject property, the intent being that all such additional taxes shall be the responsibility of the Buyer(s) and the Buyer’s heirs, personal representatives and assigns.

BROKER PARTICIPATION: Contact the Auction office to obtain the broker participation guidelines.

CLOSING: Will take place on or before January 27, 2017, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing.

TITLE: Seller shall provide an Owner’s Policy of Title Insurance on the surface tracts in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee’s title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate to the Buyer.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases. No surface lease will survive closing.

SURVEY: AT THE SELLER’S OPTION, the Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will provide a survey at its own cost, if needed. The type of survey performed shall be at the Seller’s option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

MINERAL RIGHTS: This auction is for Surface Estate only.

AGENCY: Clift Land Auctions, LP and Property Connections Real Estate and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker, the auction company or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question as to the person’s credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

