

# FOR SALE

6.6 +/- ACRE COMMERCIAL TRACT

*Jolly, Texas*

15 miles SE of Wichita Falls, Texas on Hwy. 287



EDDIE HAYNES, INC.

AUCTIONEER/BROKER  
EDDIE HAYNES  
405-354-7653

AUCTIONEER/COORDINATOR  
CRAIG BUFORD  
405-833-9499

Property address: 1351 Loop



- 3600 +/- sq' building, formerly a truck wash



- Exceptional highway and interstate location.



- Easy on and off access



- 5.89 +/- acres crushed rock



- If you need great highway access, s
- Truck terminal • Oil and gas service

A major hub, Wichita Falls (pop. 110,859) is  
82, 271, 281, 287, and

The US Hwy 287 corridor between Wic  
highly traveled transportation route for

The terms and conditions may be modified at any time prior to bidding. Bidders must register prior to bidding. Brokers must register their clients 48 hours prior to bidding. All property is offered "as is/where is" without express or implied warranty, except good title. Buyers of real estate must make a deposit of \$10,000. Closing on real estate will occur within 30 days of the auction. Risk of loss on real estate shall pass to the Buyer at closing. All mineral rights are reserved. This is an incomplete summary of terms and conditions for on-line bidding and is provided for the convenience of prospective bidders. The complete terms and conditions are available on the auction website.

47, Wichita Falls, Texas 76310



- Concrete approaches, walks, and yard lights



- 6' cyclone perimeter fence



- Concrete aprons leading into the building...



- And straight through!

security, and hard surface for your:  
• or Auto auction....*Here it is!*

is connected by Interstate 44, US Highways  
and Texas State Route 79.

Wichita Falls and the DFW metroplex is a  
for trucks traveling the SE/NW route.

or to the auction and attend the auction. Internet bidding will be available at [www.liveauctions.tv](http://www.liveauctions.tv). Subject to Seller's acceptance, all property will be sold to the bid-  
make a 10% earnest money deposit and pay the balance at closing. A Buyer's Premium of 10% will be added to successful bids, the sum of which shall be the purchase  
inal rights owned by Seller are included without warranty. Auctioneer shall not be responsible for unintentional or careless errors or omissions. The above is an  
ns are available in the bidder's packet and at [www.eddiehaynesinc.com](http://www.eddiehaynesinc.com) and are controlling in case of conflicts with this summary.