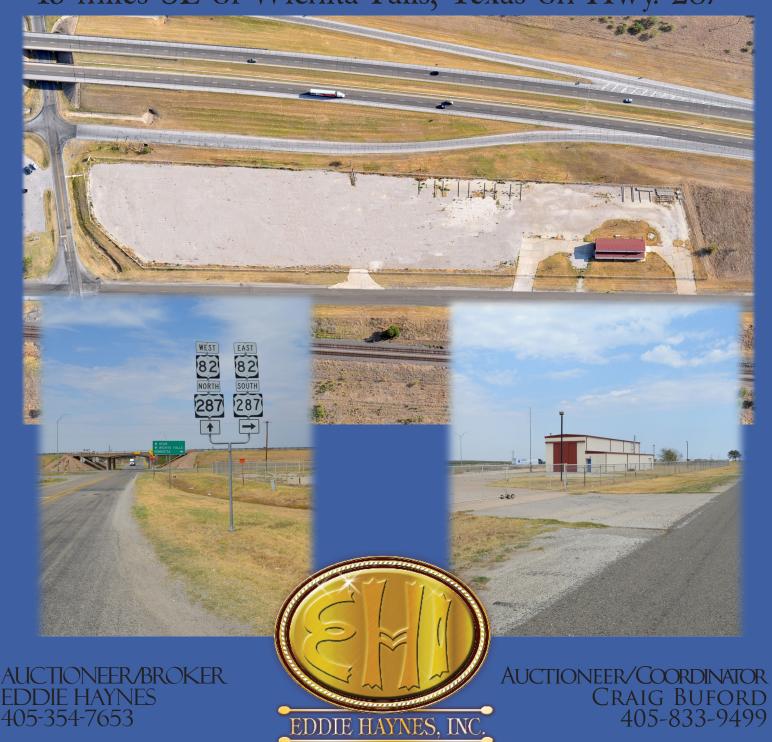


6.6 +/- ACRE COMMERCIAL TRACT

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



Truck Wash For Sale Brochure.indd 1 10/17/2011 10:15:25 AM





• 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 servici

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

The US Hwy 287 corridor between Wich highly traveled transportation route fo

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 der making the highest qualified bid. All property is offered "as is/where is" without express or implied warranty, except good title. Buyers of real estate must make price to be paid by Buyers. 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 minera 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

47, Wichita falls, Texas 76310



• Concrete approaches, walks, and yard lights



• 6' cyclone perimeter fence

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



• Concrete aprons leading into the building....

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

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



• And straight through!

or to the auction and attend the auction. Internet bidding will be available at <u>www.liveauctions.ty</u>. Subject to Seller's acceptance, all property will be sold to the bidnake 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 ineral rights owned by Seller are included without warranty. Auctioneer shall not be responsible for unintentional or careless errors or omissions. The above is an are available in the bidder's packet and at <u>www.eddiehaynesinc.com</u> and are controlling in case of conflicts with this summary.