



**Double Creek
Land and Homes**

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NOTICE OF SEALED BID LAND SALE

November 30, 2019

On behalf of Stephen D. King and Martha Ann Dimmers, as Trustees of the **Stephen D. King and Martha Ann Dimmers Living Trust** (Seller), United Country| Double Creek Land and Homes is offering a sealed bid, lump sum sale for a tract of land near Atlanta, Cass County, Texas, totaling 105.93 acres, more or less.

Property Description

All that certain tract or parcel of land containing 105.93 acres $\pm$ situated in Cass County, Texas being a part of the Cass County School Land Survey, Abstract 164, more particularly described in Warranty Deed from Henry A. King, Jr. to Stephen D. King filed in Volume 1016, Page 645 of the Real Property Records, Cass County, Texas.

Attached are maps and information to assist you with property locations. **Locked entry gate combination is 9-9-0-5.** Inspections should be done 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 estimates of area, timber volume, merchantability, land use, and value according to their markets and specifications. Neither the Sellers 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 Sellers 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 Sellers or United Country| Double Creek Land and Homes.

BID PROCEDURE AND DEADLINE

LUMP SUM SEALED BIDS will be opened and read aloud at **10:00 A.M., on Wednesday, January 15, 2020** 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 King and Dimmers 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 'KING AND DIMMERS LAND SALE'. All bids will remain valid through 5:00 P.M. on January 22, 2020. 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 a title company selected by Sellers. Upon notification of acceptance of bid, the successful buyer(s) will enter into a sales contract with the Sellers as completed by Amanda Whatley Lafferty Law, PLLC in Atlanta, Texas. Buyer(s) will be required to deposit 5% of the purchase price into the escrow account of Amanda Whatley Lafferty as earnest money 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 Lafferty Law office, 103 W. Hiram Street, Atlanta, Texas, unless otherwise mutually agreed upon by Sellers and buyer. Sellers will provide successful buyers with a Warranty Deed and a title insurance policy. The cost of any survey deemed necessary by the title company or lender will be at the expense of the buyer(s). Any change in acreage, as determined by any such 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 Sellers 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 a property situated in a public or private road affecting property. The Sellers will reserve all of their 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. Please note that no Buyer Agent broker commission will be offered by United Country| Double Creek Land and Homes.

Thank you for your consideration of this sale. For more information or assistance, please contact Brian G. Whatley, Broker, (e-mail to brian@doublecreekrealestate.com), phone: (903) 720-7356. Additional interactive information and photos of this sale may be viewed under King and Dimmers Sealed Bid Sale at www.doublecreekrealestate.com.

Sincerely,

Brian G. Whatley, Broker

