



ONLINE ONLY INVESTMENT HOME AUCTION

215 N Bois D'Arc | Blossom Texas

UNITED COUNTRY
ALTATERRA REALTY & AUCTION
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

www.altaterrarealty.hibid.com

AUCTION OVERVIEW

SUMMARY

Check out this home For Auction located in Paris Texas! This two-bedroom, one bathroom home would be the perfect fixer upper for a first-time home buyer, or for a potential investor as a rental property! Large living room with an open bar area that flows into the kitchen. Walk out on the large deck and enjoy the views of the large fenced backyard! Come make this property yours! This is an online only auction, see full details below. Contact United Country AltaTerra Realty today for more details on this property!

ONLINE BIDDING ONLY

AUCTION HIGHLIGHTS

Buyers Premium:	10%
Buyer Broker Fee:	2%
Lot Size:	0.57 ± Acres
Square Feet	1,404
Bedrooms:	3
Bathrooms:	2



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PROPERTY PHOTOS



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APPENDIX

AUCTION ENDS: JUNE 2ND AT 2PM CST

CLICK HERE NOW TO BID ON THIS AUCTION PROPERTY!



Kim Ross

Auctioneer of Record

Cell:

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Email:

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License:

(Auction) 18091

(Realtor) 668511



Kristen Strunc

REALTOR

Cell:

(903) 491-6809

Email:

kristen.ross@altaterrarealty.com

License:

(Realtor) 668359

TO SEE ALL OUR CURRENT AUCTIONS, PLEASE VISIT
WWW.ALTATERRAREALTY.HIBID.COM

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ABOUT OUR AUCTION SERVICES

"We Are Not Your Typical Local Auction Company!"

Here at United Country AltaTerra, we have the largest network of professional brokers and auctioneers in the nation, to ensure we reach more buyers and maximize the value of your assets you entrust us with. Our company has the experience & drive you can trust to get your items sold. We strive to provide the highest quality service in our auction process by bringing honesty, integrity, and professionalism to every client we have. Our office here in Paris Texas has successfully sold over \$50MM in auctions. See the services we provide below:

LIVE & ONLINE AUCTIONS

FARM & RANCH

REAL ESTATE

COMMERCIAL

CONSIGNMENT

ESTATE

FARM & HEAVY EQUIPMENT

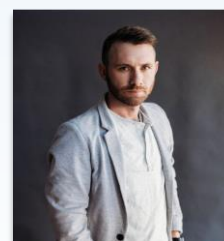
AUTOMOTIVE & TRANSPORTATION

Meet Our Auction Team



Kim Ross
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Texas Auctioneer

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INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

UC AltaTerra Realty & Auction, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000813 License No.	altaterra@altaterrarealty.com Email	(903)438-2585 Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kim Ross Sales Agent/Associate's Name	668511 License No.	kim.ross@altaterrarealty.com Email	(903)491-6797 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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