

Home on 4 Acres

3 Bed/3 Bath/2 Car Garage



TRUSTEE-ORDERED AUCTION

Full brick 3 bedroom, 3 bath home on 4 acres located on Hwy 79 approximately 10 minutes northeast of Wichita Falls. Home features open and split floor plan with living room, dining room and kitchen in the center of the home, master bedroom and bathroom located on the opposite end of 2 Bedrooms and office. Utility room, 2-car garage and attic storage.

Home designed to be limited mobility accessible with hand-rails and ceramic tile flooring. Natural light flows throughout from large windows. French doors lead to covered porch on the back of home. Living room highlighted by gas fireplace and large windows overlooking backyard. Oak kitchen cabinets offer plenty of storage. Master bedroom has vaulted ceiling, built-in desk and cabinets, two walk-in closets, carpeted flooring and ceiling fan. Master bath has two sinks, separate tub and shower, vinyl flooring and is handicap-accessible.



AUCTION DATE:
Friday, May 31st at Noon



AUCTION LOCATION:
On-site, 8400 Highway 79 N, Wichita Falls, TX



INSPECTIONS:
1 to 4pm Fridays, May 17th & 24th





DISCLOSURES:

- No minerals convey.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only.

TERMS & CONDITIONS:

- 3% Buyer's Premium applies to this sale. Buyer's premium is an additional fee (3% of high bid amount) paid by the high bidder.
- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the trustee only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks).
- Buyer will receive trustee's deed and title insurance.
- Buyer will pay for (but not limited to) the survey fee, closing fee, title policy. Taxes will be pro-rated through date of closing.
- Balance and closing costs are due 30 days from trustee's acceptance.
- Sale is subject to trustee's confirmation.
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hr prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



Auction 5/30



Auction 5/31

Auctioneer Ronn Cunningham TX Lic# 12179

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Current as of 04/29/19



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