

REAL ESTATE AUCTION

May 31st at 4pm

440 Acres in 5 Parcels
RANCHING | ACREAGES

TRUSTEE-ORDERED AUCTION

440 acre ranch offered in 5 parcels ranging from 25 to 170 acres located 30-minutes from downtown Fort Worth along Hwy 81 midway between Decatur and Rhome. The ranch consists of varied terrain with pastures, tanks, and wooded draws with Oliver Creek forming the north boundary. Currently used for livestock operation the property is well-positioned for rural homesite acreages, residential development, managed hunting or recreational uses.

**AUCTION DATE:**

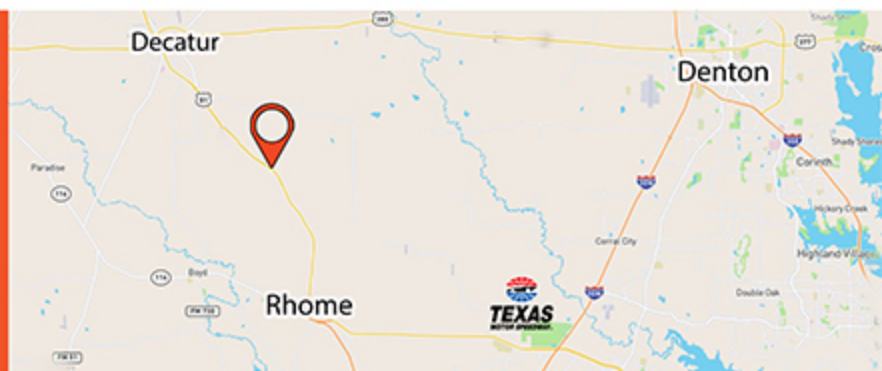
Friday, May 31st at 4pm

**AUCTION LOCATION:**

On-site, 2269 County Road 4421, Rhome, TX

**INSPECTIONS:**

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



cj-auctions.com | 918.550.8118
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RESIDENTIAL
RANCH
COMMERCIAL

Trustee-ordered auction of 440 acres:

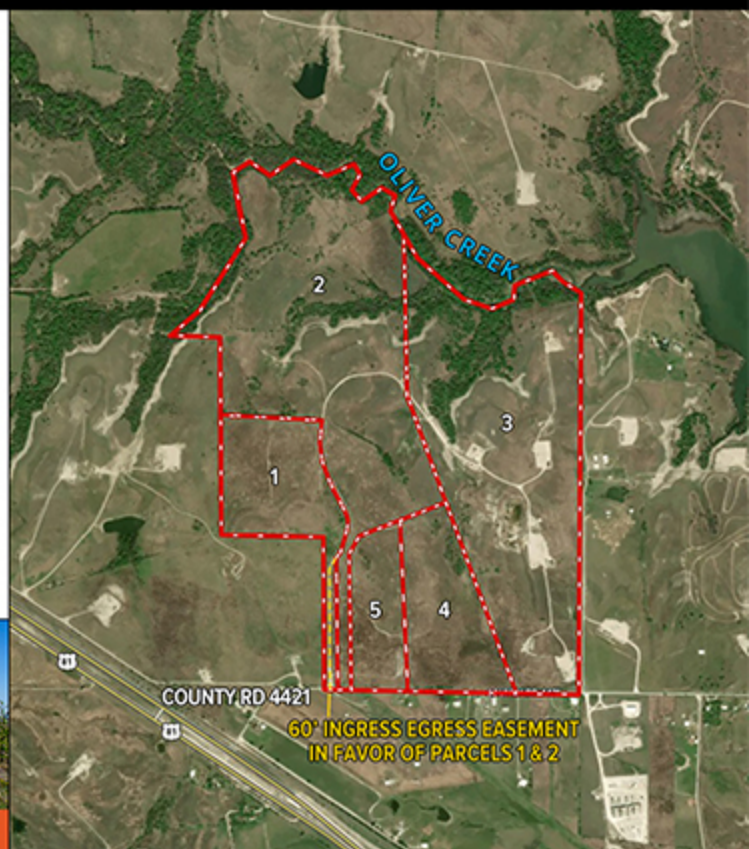
Parcel 1: 42 acres consisting of rolling terrain of native grasses with one of the higher elevations in the area offering vistas of surrounding countryside, ideal for homesite or development.

Parcel 2: 170 acres mostly pasture with wooded draws and timber bordering Oliver Creek. Partially cross-fenced. Ideally suited for live-stock operation, hunting and/or recreational purposes.

Parcel 3: 163 acres pasture and timber. Oliver Creek forms the north boundary. Considered as the prime hunting and recreational parcel. Paved road frontage along County Rd 4421.

Parcel 4 & 5: 40 and 25 acres respectively; mostly pasture with scattered trees. Both parcels offer ideal location for homesites or residential development. Paved road frontage along County Rd 4421.

SCHOOLS: Decatur Independent School District.



DISCLOSURES:

- Buyer responsible for \$2,000.00 per parcel survey fee.
- Minerals do not convey.
- Subject to any recorded easements.
- Location of parcel signs, maps and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.

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-hour 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.



Parcel 2



185 Acres
Marietta, OK

Auction 5/30



3BR/3BA HOME
Wichita Falls, TX

Auction 5/31