

REAL ESTATE AUCTION

October 28th



8 ACRES
COLLINSVILLE



44 ACRES
WHITESBORO

HOMESITES | DEVELOPMENT | INVESTMENT

8-acres with paved road frontage located 3-miles northwest of Collinsville at the intersection of County Road 222 and West Line Road.

- Collinsville School District

44-acres offered in 8 parcels of 3 to 8 acres with paved road frontage located 4-miles northwest of Whitesboro along Bones Chapel Road.

- Whitesboro School District

8 ACRES



AUCTION TIME & DATE:
 3pm October 28th



AUCTION ON-SITE:
 6755 W. Line Rd.
 Gainesville, TX



INSPECTIONS:
 During daylight hours



44 ACRES in 8 PARCELS



AUCTION TIME & DATE:
 5pm October 28th



AUCTION ON-SITE:
 1760 County Road 132
 Whitesboro, TX



INSPECTIONS:
 During daylight hours



REAL ESTATE AUCTION

October 28th

44.05 Acres. Whitesboro, TX

Approximately 44 acres offered in 8 parcels, each with paved-road frontage, located 4-miles northwest of Whitesboro along Bones Chapel Road.

- PenTex Electric
- Calisburg Water
- Whitesboro ISD

PARCEL 1: 4.93 acres.

PARCEL 2: 3.33 acres.

PARCEL 3: 3.43 acres.

PARCEL 4: 5.04 acres.

PARCEL 5: 5.04 acres.

PARCEL 6: 7.39 acres.

PARCEL 7: 7.82 acres.

PARCEL 8: 7.07 acres.



8⁺ Acres. Collinsville, TX

Offered in a single parcel, this corner property is located 3-miles northwest of Collinsville at the intersection of County Road 222 and West Line Road.

- Paved road frontage
- PenTex Electric
- Woodbine WSC Water
- Collinsville ISD



DISCLOSURES:

- 6% Buyers premium applies. Buyer's premium is an additional fee (6% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- Locations of maps and picture illustrations are for reference only. Refer to survey or parcel map for boundaries and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- Sale subject to lot split approval per Cooke County planning & zoning.

TERMS & CONDITIONS:

- All properties are being sold "AS IS, WHERE IS" and is not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller 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 deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee & title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 45 days from auction date.
- Contact CJ Auctions for title commitment and copy of easements.
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a government-issued ID.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions, their agents or sellers liable for damages to their person or property.

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

TX Auctioneer Lic#12179 Ronn Cunningham | Cunningham Johnson Auctions

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Current as of 10/05/21