

LAND AUCTION

September 7th



84 ACRES

Polk county, TX

NO RESERVE LAND AUCTION

84 acres mixed timber and open land with creek and pond ideal for continued timber production, cozy country living or a hunting retreat nestled among the whispering pines. The western parcel is filled with mature timber and features a creek running along the western property line while the east parcel features a pond and open land buffered by timber-lined perimeter.

- 1.5 hours NW of Houston, TX - Polk Co. Opportunity Zone - 25-Min' East of Livingston, TX



AUCTION DATE:
September 7th at Noon



PROPERTY ADDRESS:
5300 County Line Rd., Livingston, TX



AUCTION LOCATION:
Polk County Chamber of Commerce
1001 US-59 Loop N, Livingston, TX 77351

INSPECTIONS:
During daylight hours.



cj-re.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL

NO RESERVE AUCTION

September 7th

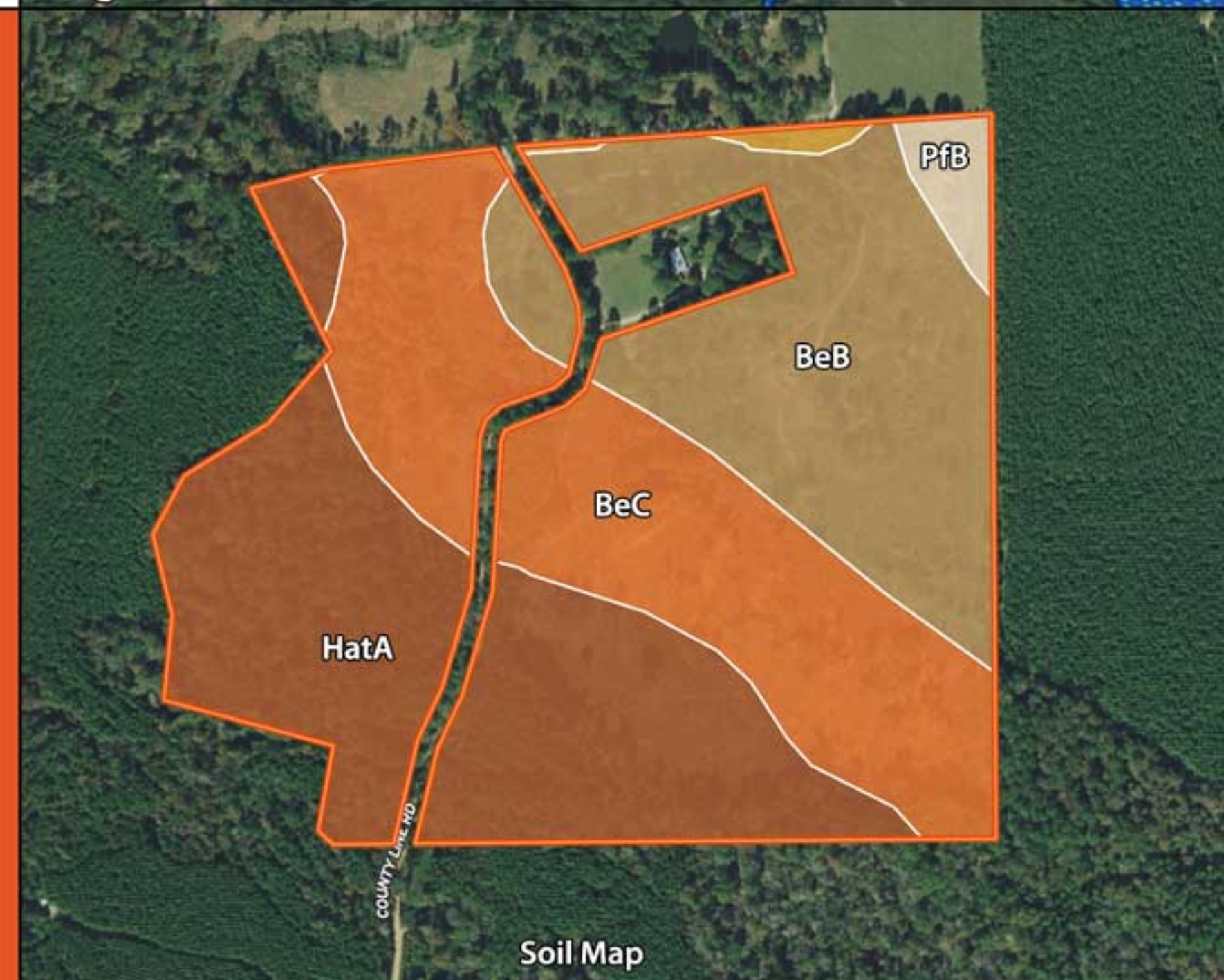
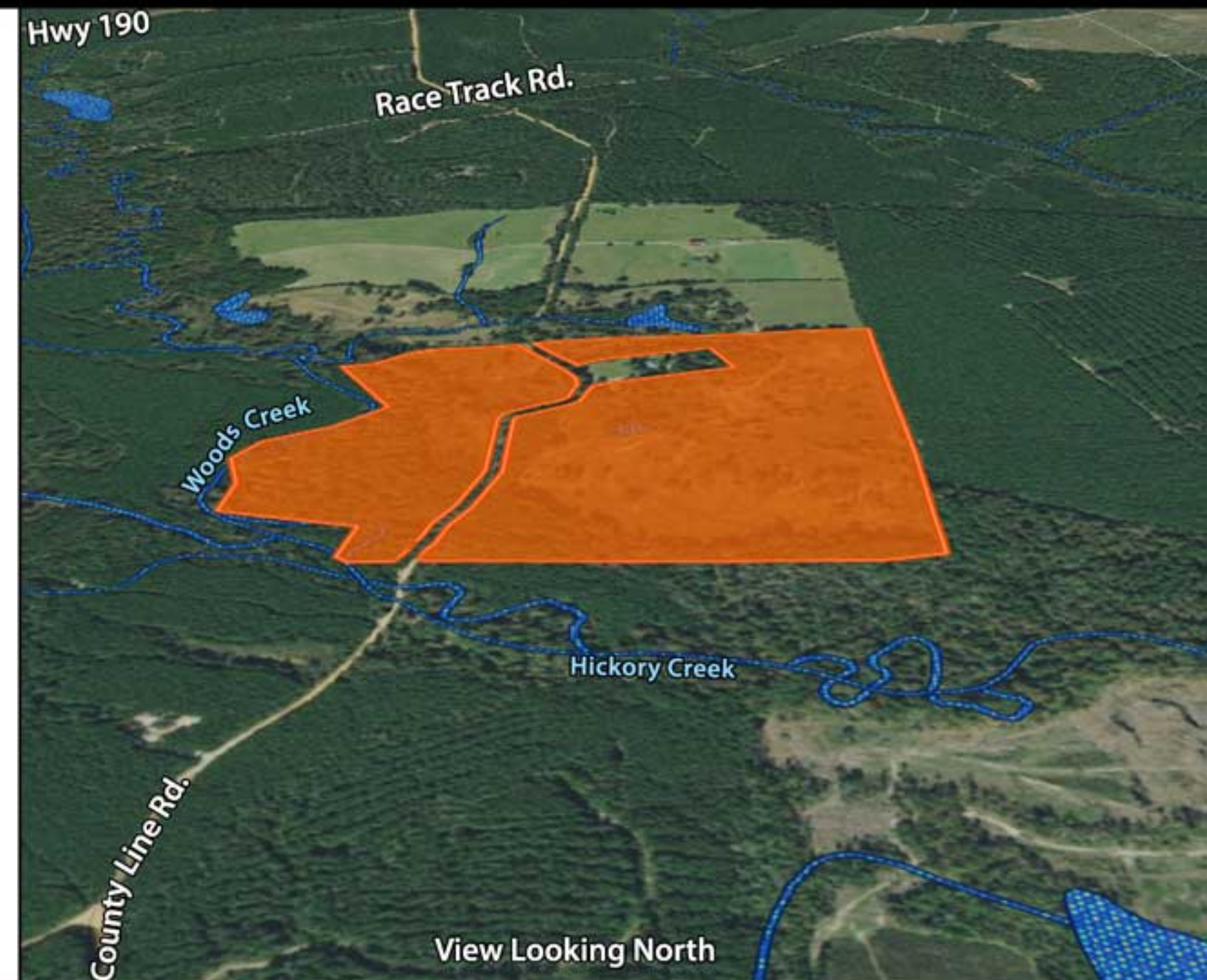
84 ACRES POLK COUNTY

Tax Advantage: Lies within Census Tract 2101.02 opportunity zone.

Agriculture: Capable of moderate to intense production with soils comprised of:

- 36% HatA, Hatliff-Pluck-Kian complex 0-1% slope
- 32% BeC, Denaldo fine sandy loam 3-8% slope
- 29% BeB, Bernaldo fine sandy loam 0-3% slope
- 2% PFB, Pinetucky fine sandy loam, 1-5% slope

- Big Sandy Independent Schools
- 2022 Taxes \$6,743.08
- 2101.02 Opportunity Zone
- Water: ANRA Water District



DISCLOSURES:

- 3% Buyer's premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high bidder.
- All parcels subject to any existing recorded easements.
- Maps, images and other marketing materials are for illustration purposes only. Fence lines may not follow property boundaries per survey. Refer to survey and/or legal descriptions for specific property boundary information.
- Minerals do not convey.

TERMS & CONDITIONS:

- Sale is absolute. Property will sell without reserve.
- All properties are being sold 'as is, where is' and are 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 seller acceptance.
- Contact CJ Auctions for title commitment and copy of easements.
- All bidders must register with CJ Auctions prior to bidding. Registration opens 1-hour prior to auction; must provide valid government-issued ID.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold the seller/property owner, CJ Auctions or their agents liable for damages to their person or property.

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Current as of 7/20/23