

75+ equipment lots sell immediately following the real estate. Visit CJ-Auctions.com for complete catalog. Highlighted equipment lots:

- |   |  |   |
|---|--|---|
| John Deere 6150M 4x4 Tractor w/Loader         | 32' & 20' Aluminum Stock Trailers (Qty 2)  | 2022 Grasshopper Zeroturn mower               |
| John Deere 6115M 4x4 Tractor w/Loader (Qty 2) | Variety of BigTex flatbed trailers (Qty 6) | John Deere 4x4 Gator UTV's (Qty 2)            |
| New Holland Workmaster 70 Tractor w/Loader    | 2009 John Deere 1590 Grain Drill           | 2018 Silencer Hydraulic Cattle Chutes (Qty 2) |
| John Deere 323E & Kubota SVL95 Skid-steer     | 2020 New Holland 460 Round Baler           | Round Bermuda & Square Alfalfa Bales (500+)   |
| 2021 Dodge 3500 Flatbed Diesel Pickup         | Kuhn V5143 Tub Grinder                     | Priefert panels and portable pens             |

Registered Angus cow dispersal Friday, Dec 1st at Stone Livestock Commission.



- DISCLOSURES:**
- 3% Buyer's Premium applies to this sale. High-bidder will pay a 3% buyers-premium in addition to high-bid.
  - All parcels/properties are subject to any existing recorded easements.
  - Fence lines may not follow property boundaries per survey.
  - Survey fee: \$1500 per parcel.
  - Minerals do not convey.
  - Existing water meter currently services both homes. If homes sell separately, existing water meter will convey with parcel 2. Parcel 1 will be required to obtain new meter.
  - Existing water well is located on parcel 4 and currently services watering troughs throughout the property. The water well will convey with parcel 4. Any water lines servicing other parcels will be severed.
  - 30' ingress egress utility easement is in favor of parcels 1,2,3,5,6,11.
  - If parcels 1,2,3,5,6 & 11 sell separately a road maintenance agreement will be in effect, call office for details.
  - Equipment Disclosure: 3% Buyer's Premium applies to equipment high bids with a \$500 cap per lot.

- TERMS & CONDITIONS:**
- 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% 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 30 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 is held 1-hour prior to auction) and provide a government-issued ID.
  - Absentee bidders must pre-register and qualify through CJ Auctions 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.
  - Sale is subject to seller approval.

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

Texas license # is 750371 | Cunningham Johnson Auctions LLC

[cj-auctions.com](http://cj-auctions.com) | [info@cj-auctions.com](mailto:info@cj-auctions.com) | 918.550.8118

Current as of 11/28/23



## McKellar Ranch

### 430 AC in 11 Parcels

## LAND | 2 HOMES | EQUIPMENT

After 50+ years producing registered Angus, the McKellar family is retiring and offers their 430-acre ranch for sale via dispersal auction. The sale includes 2 homes, 75+ equipment lots and prime Mount Pleasant development land located adjacent to Harts Bluff ISD Pre K-12 school on FM 1402.

- |                                |   |                                 |
|--------------------------------|---|---------------------------------|
| • 430 acres in 11 parcels      | • Pasture, timber, creeks and ponds       | • 75+ equipment lots            |
| • Parcels of 10 to 58+/- acres | • Mount Pleasant Country Club 1-mile west | • Titus county opportunity zone |



**AUCTION DATE:**  
Thursday, Dec 7<sup>th</sup> at 10<sup>am</sup>



**AUCTION ON-SITE:**  
1/2-mile West of FM 1402 on CR 1612  
Mt. Pleasant, TX



**OPEN HOUSE/INSPECTIONS:**  
11<sup>am</sup>-2<sup>pm</sup>, Nov 16<sup>th</sup>, 30<sup>th</sup> & Dec 6<sup>th</sup>





Parcel 2 - Home on 10 acres



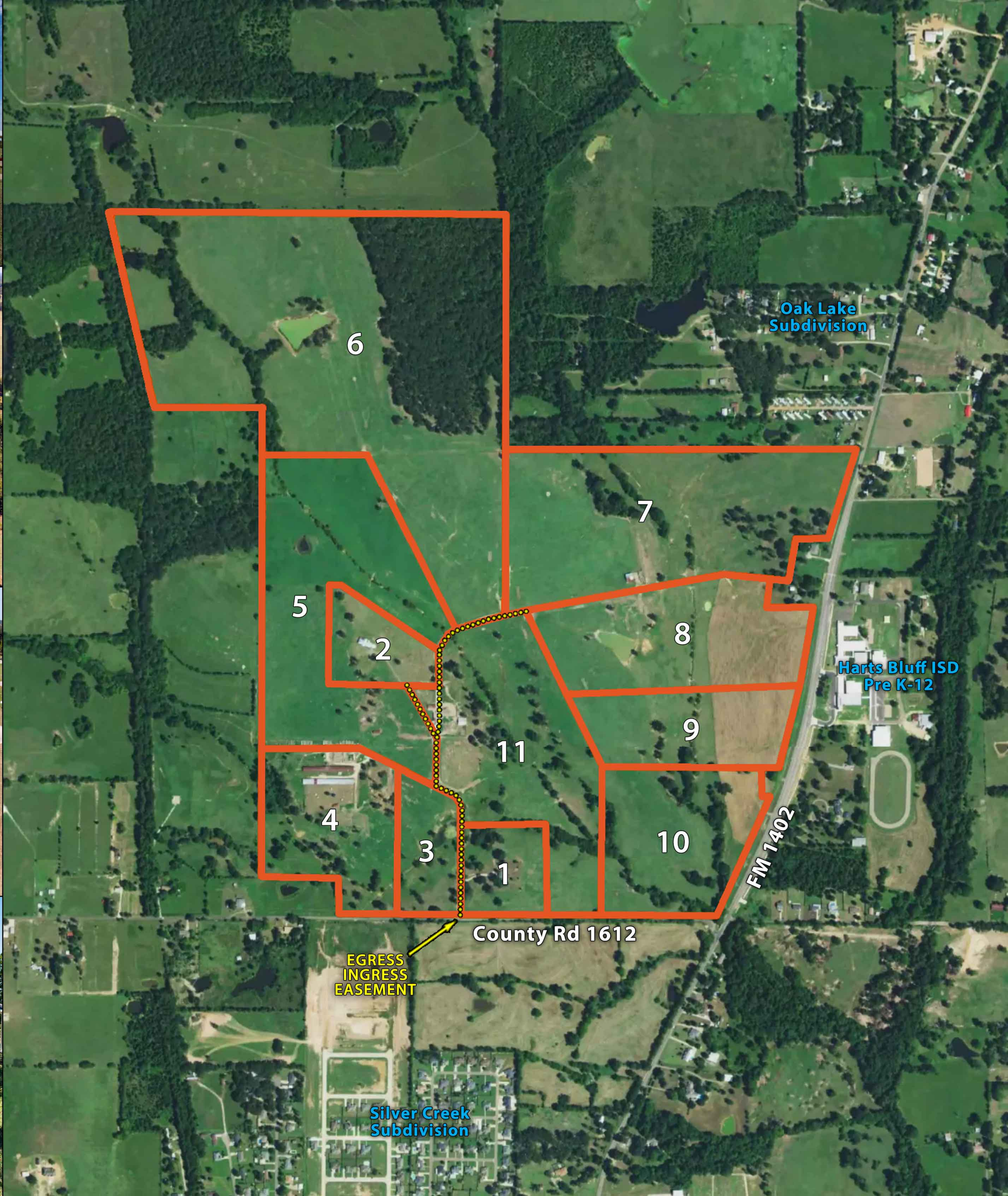
Looking west over parcels 1-6, 10 & 11



Looking north over parcels 7-10



Parcel 1 - Home on 10 acres



# McKellar Ranch

## 430 AC in 11 Parcels

- PARCEL 1: Land & home**  
3BR, 2BA brick home on 10 acres
- PARCEL 2: Land & home**  
4BR, 4BA stone home on 10 acres.
- PARCEL 3: 10.6 Acres**
- PARCEL 4: 24.9 Acres & buildings**  
Land, two chicken houses and a barn.
- PARCEL 5: 53 Acres, well & barn**
- PARCEL 6: 130.8 Acres & pond**
- PARCEL 7: 57.9 Acres**
- PARCEL 8: 34.5 Acres & two ponds**
- PARCEL 9: 20.9 Acres**
- PARCEL 10: 28.3 Acres**
- PARCEL 11: 44 Acres, barns & pens**



Parcel 6