

AUCTION TERMS & CONDITIONS

PROCEDURE: This property will be offered in nine (9) individual surface tracts. There will be open bidding on these tracts until the close of this auction. This property will be sold in the manner resulting in the highest total sale price. **Online bidding will be available for this auction at CliftLandAuctions.com.**

BUYER PREMIUM: A 5% Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the "Auction Board Price" to determine the "Total Sales Price" or "Total Contract Price".

ACCEPTANCE OF BID PRICES: This is an Absolute Auction. All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction, unless prior arrangements have been made due to online bidding.

EARNEST MONEY: Ten percent (10%) earnest money on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The earnest money may be paid in the form of personal check, business check, or cashier's check. The remainder of the purchase price is payable in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: The Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for prior years before closing. The Buyer(s) will be responsible for any "rollback" in the property taxes. The Buyer(s) will be responsible for all additional taxes imposed after the date of execution of the Special Warranty Deed by seller as a result of any change in use of any part of the subject property, the intent being that all such additional taxes shall be the responsibility of the Buyer(s) and the Buyer's heirs, personal representatives and assigns.

BROKER PARTICIPATION: Contact the Auction office at 800-299-5263 to obtain the broker participation guidelines.

CLOSING: Will take place on or before **December 27, 2021**, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing.

TITLE: Seller shall provide an Owner's Policy of Title Insurance on the surface tracts in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate to the Buyer(s).

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer(s) shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases. Any existing leases shall be terminated prior to closing.

RESTRICTIONS: This property is subject to some restrictions. Call for more information or view them under "Documents" on our website.

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will provide a survey at it's own cost, if needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

MINERAL RIGHTS: No minerals will convey. It is believed the Seller does not own any of the mineral rights.

AGENCY: Clift Land Auctions, LP and Clift Land Brokers and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker, the auction company or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our office at 800.299.5263. In accepting the terms and conditions for the use of our website, you agree to not hold Clift Land Auctions, LP, Clift Land Brokers, our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, immediately call Brady Cowan at (940) 733-9608 for assistance in placing your bid.**

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **Online bidders assume the responsibility to obtain a copy of the Additions & Corrections prior to the start of the auction.**

NOTE: Videotaping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from Clift Land Auctions, LP.

You can buy one tract or a combination of tracts that will meet your needs!



905 S. Fillmore St., Ste. 102
Amarillo, Texas 79101

Member of the Texas,
Oklahoma, and National
Auctioneers Associations



Hereford Land Auction

Monday, November 8th at 6:00 pm CDT



Nine Lots Ranging from ~2.5 to 12 Acres

- Ideal light industrial or commercial location
- Handy location to keep your 4H animals
- Potential retail development
- Great place to build a shop
- Just outside the city limits
- Limited restrictions
- Some paved access



Auction Location
Hereford Civic Center
1001 W. 15th St. • Hereford , Texas

Information Meeting at Auction Location
Monday, October 25th at 6:00 pm

905 S. Fillmore St., Ste. 102 • Amarillo, Texas 79101
800.299.LAND (5263)
CliftLandAuctions.com



Revised 09/29/2021

Online Bidding will be available if you are unable to attend this Auction.

5% Buyer Premium

CliftLandAuctions.com
800.299.LAND (5263)



Located along S. Kingswood St. between Holly Road and W. Park Avenue, this property offers a great opportunity to own a perfectly-sized tract for any number of uses. Whether you are wanting to build a shop, a retail outlet, a place to keep the kids show animals, or a country home, you need to consider owning one or more of these tracts. Electricity is available on the north, south, and east (across S. Kingswood St.) sides of this property.

Tract 1

At approximately 5 acres and with frontage on S. Kingswood St., this tract holds great potential for development. This lot has great appeal and ease of access. There are currently no improvements on the property, giving you less obstacles to overcome in your development.

Tract 2

Approximately 2.5 acres and a 30' x 40' shop with a concrete floor, sliding door, and electricity make this tract one to consider. There is an old submersible well south of the shop that has not been used in a long time. The condition of the well is unknown. A concrete culvert off of S. Kingswood St. gives easy access to the shop.

Tract 3

This 40' x 60' shop with electricity, two overhead doors, and a concrete floor plus approximately 2.5 acres would make a great location for an auto repair shop or other light industrial or commercial business. There is a concrete culvert and caliche drive for easy access off of S. Kingswood St.

Tract 4

A nice flat tract, this 4 ± acre lot with S. Kingswood St. frontage is similar to Tract 1. If you are looking for a good-sized tract with frontage, you might consider combining Tracts 4, 5, and 6 for a total of approximately 14 acres.

Tract 5

Another great flat 5 ± acre tract with S. Kingswood St. frontage offers lots of space for development of any kind, particularly when combined with Tracts 4 and 6.

Tract 6

A portion of this 5 ± acre tract is caliche which offers a nice place for a shop, parking, and ease of access. Electricity runs along the south side of the property.

Tract 7

This tract is approximately 10 acres and has no improvements. The well in the northwest corner will be surveyed out and will not convey with this property. Access is along the north property line. This tract would combine well with Tract 8 to give you better access and more acreage.

Tract 8

12 ± acres and great access from S. Kingswood St. along the north side of Tract 4 open this tract up to all kinds of possibilities. From a homesite to commercial development, the possibilities are endless.

Tract 9

With access from Holly Rd to the southwest corner of the property, this 10 ± acre tract could be combined with Tract 7 and 8 to give you around 32 acres and three access points. A chain link fence and electricity run along the south side of this tract.

