

Van Zandt County, TX

Tuesday, May 14 at 6:00pm

Auction Location

Farm Bureau Event Center
220 Burnett Trail,
Canton, TX 75103

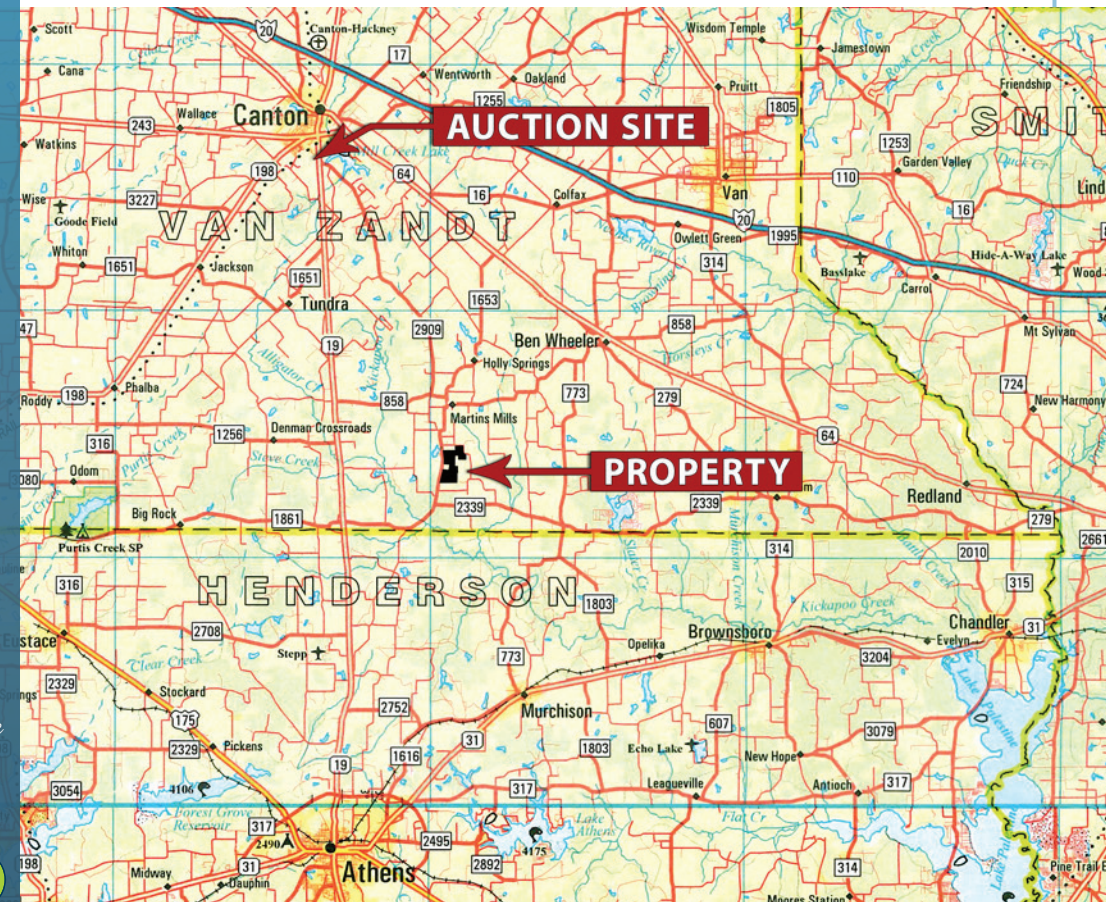
Property Location

2201 FM1861
Ben Wheeler, TX 75754

Online Bidding Available

You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.

Meet Brent Wellings at entrance of Auction Tract 6.



LAND TOUR DATES
Saturday, April 20 from 4:00 - 7:00pm
Thursday, May 2 from 9:00am - 12:00pm
Monday, May 13 from 4:00 - 7:00pm

Exceptions. The cost of standard owner's title insurance policy shall be shared 50:50 between Buyer and Seller. The cost of any lender's title insurance shall be charged to Buyer. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates and their 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 Purchase Agreement. The property is being sold on an "AS IS,

Auction Manager
BRENT WELLINGS

405.332.5505

SchraderAuction.com



Van Zandt County, TX

383±

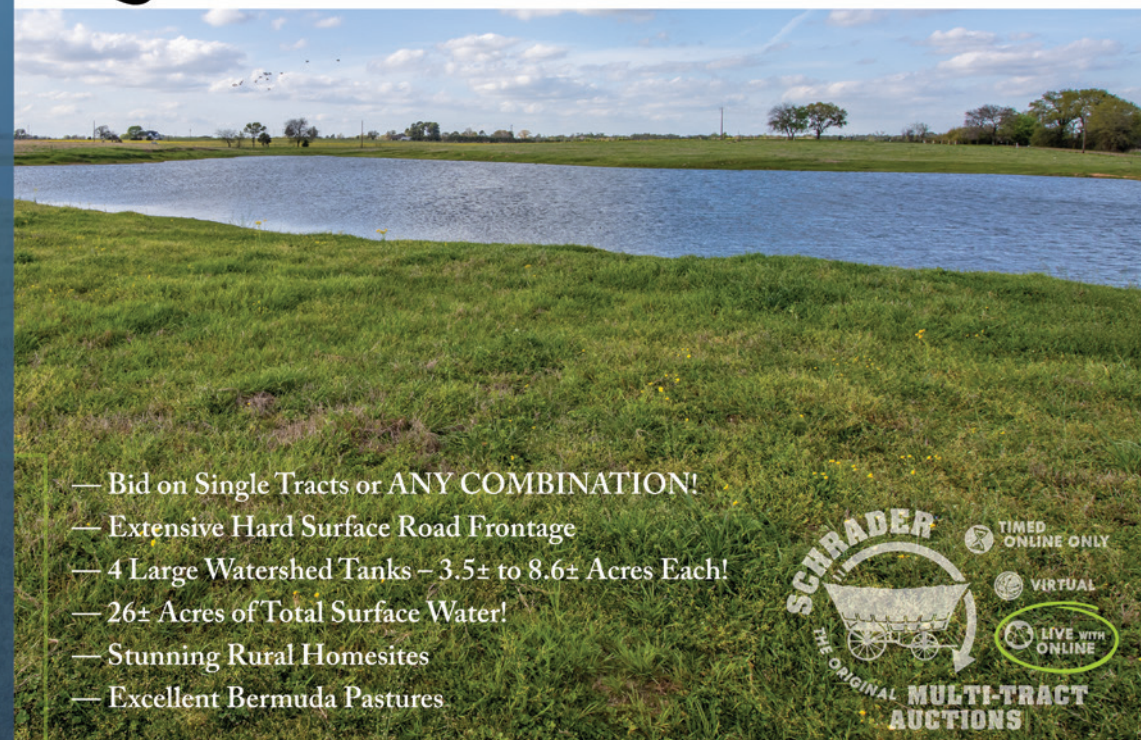
Contiguous Acres
Offered in 19 Tracts

Twin Lakes Farm

An East Texas Gem in
Martins Mill School District

NO BUYER'S PREMIUM

Rare **LAND AUCTION**



- Bid on Single Tracts or ANY COMBINATION!
- Extensive Hard Surface Road Frontage
- 4 Large Watershed Tanks – 3.5± to 8.6± Acres Each!
- 26± Acres of Total Surface Water!
- Stunning Rural Homesites
- Excellent Bermuda Pastures



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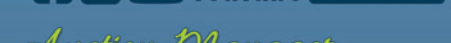
held at Farm Bureau Event Center, Canton TX • Online Bidding Available



CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

OKLAHOMA OFFICE: 405.332.5505
101 N. Main St., Stillwater, OK 74075

Follow Us and Get Our Schrader iOS App:



Auction Manager:

BRENT WELLINGS Real Estate License #618910
Auctioneer License #16950
405.332.5505 • brent@schraderauction.com

Paul A. Lynn & Associates, LLC
TX Broker #9000489

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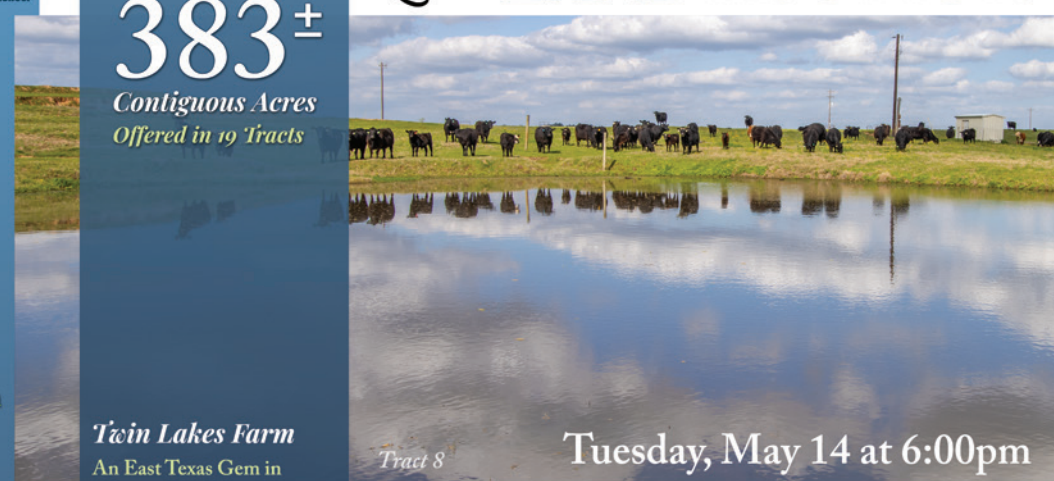
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Tract 15

Tract 19

Tract 19



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Van Zandt County, TX

383[±]

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Rare LAND AUCTION

Twin Lakes Farm

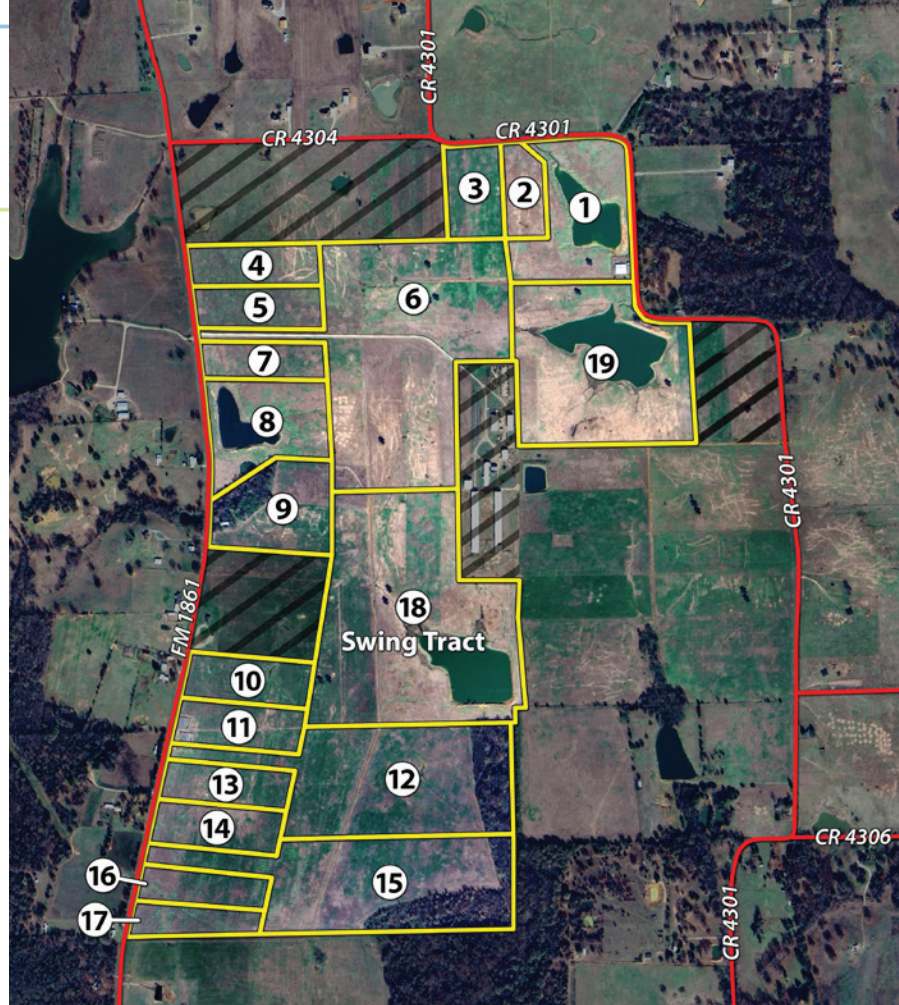
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Twin Lakes Farm represents a truly unique opportunity to acquire quality land, in a parcel size that best fits YOUR needs, within one of the most desirable school districts in East Texas! Whether you are seeking a rural homesite or a larger acreage investment,

this rare auction event allows Buyers to create the parcel that suits their intentions for the property. Bidders will have the opportunity to bid on any individual parcel or combination of parcels they choose – including the whole property if desired! The farm features numerous panoramic settings to build your potential dream home or enjoy the agricultural value of the property. Excellent quality Bermuda pastures, established in Freestone Fine Sandy Loam soils, along with abundant surface water creates an ideal setting for the equestrian or livestock enthusiasts to launch a top-notch operation. Take advantage of the flexibility provided through our multi-parcel bidding system and don't miss this opportunity to create the property of your dreams in Martins Mill!

NO BUYER'S PREMIUM



TRACT 11: 9± acres located along F.M. 1861 – attractive potential homesite with great access and topography.

TRACT 12: 40± acres located along F.M. 1861 – beautiful larger acreage parcel with mixture of open pasture and dense forested land with creek running through the back portion of the tract!

TRACT 13: 8± acres located along F.M. 1861 – another excellent potential homesite option with farm to market access.

TRACT 14: 9± acres along F.M. 1861 – attractive potential homesite with good access!

TRACT 15: 39± acres along F.M. 1861 – beautiful balance of open pasture and mixed timber on the south and east edges of the property, great option for the buyer seeking a larger acreage parcel.

TRACT 16: 7± acres along F.M. 1861 – another stunning small acreage homesite here.

TRACT 17: 6± acres along F.M. 1861 – excellent small acreage site with good access on the farm to market road.

TRACT 18: 63± acres “Swing Tract” – stunning central part of the property that features an 8.6± acres watershed lake and excellent Bermuda pastures! Buyers have the option to combine this parcel with any adjoining tract, creating the ideal property of your choice.

TRACT 19: 41± acres along County Rd. 4301 – what a tremendous parcel! The 8.5± acres watershed lake forms the centerpiece of the parcel. With numerous potential building sites surrounding the watershed, this is a true gem of the offering!

TRACT 1: 21± acres located on County Rd 4301 – outstanding potential homesite with a 5± acres watershed tank and expansive views of the surrounding landscape! A huge feature of this parcel is the existing domestic well and power service already installed! Check out the photos and video to see the waterfowl that consistently use this water. Also included is a 70'x85' former calf barn with concrete floors, which could be re-purposed to a variety of potential uses.

TRACT 2: 6± acres located on County Rd. 4301 – excellent smaller acreage homesite overlooking the watershed on Tract 1. A great individual tract or one to combine with surrounding parcels.

TRACT 3: 8± acres located on County Rd. 4301 – excellent small acreage building site featuring an elevation that overlooks all the surrounding landscape!

TRACT 4: 8± acres located along F.M. 1861 – quality small acreage tract with level topography and great access along the frontage.

TRACT 5: 8± acres located along F.M. 1861 – another quality potential building site with a shared driveway entrance already established on the frontage.

TRACT 6: 62± acres with established entrance on F.M. 1861 – beautiful larger acreage parcel with Freestone Fine Sand Loam soils, excellently maintained pastures and an existing water well!

TRACT 7: 7± acres located along F.M. 1861 – great potential building site with already established shared driveway entrance!

TRACT 8: 17± acres located along F.M. 1861 – absolutely stunning potential homesite on a larger acreage parcel and 3.5± acres watershed tank! If you needed more features to consider, this parcel includes 2 domestic wells already drilled AND a private driveway entrance!

TRACT 9: 15± acres located on F.M. 1861 – large pecan trees tower over the private entrance to this parcel, creating a beautiful setting and plenty of options for future construction.

TRACT 10: 9± acres located along F.M. 1861 – excellent views from this parcel of the surrounding farm and acreage.



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