

7.27 Acres Commercial Land with Buildings

LIVE AUCTION

Tuesday, February 14, 2017- 12PM

Registration & Viewing opens at 11AM



17691 Highway 124
Fannett (Beaumont), TX
77705

Partially Fenced • Septic System • Easy Access to
Highway 365, Highway 73 and Interstate 10



Previously listed at \$900,000, now will sell to the high bidder at or above the \$175,000 opening bid!

+/- 7.27 Acres Commercial Land with Buildings

Buildings Include: *(All measurements are approximate)*

- 5,268 sq. ft. 2 story office building (part of 2nd floor is unfinished)
- 880 sq. ft. Storage Building
- 7,751 sq. ft. shop with 2,182 sq. ft. lean to
- 4,200 sq. ft. covered parking
- 1,679 sq. ft. covered patio
- 3,855 sq. ft. shed
- 1,105 sq. ft. covered area for above ground fuel tanks
- 125 sq. ft. enclosed room for high pressure wash equipment
- 582 sq. ft. wash bay
- 1,474 sq. ft. shed
- 5,368 sq. ft. shed

Open Houses:

Property will be available for viewing:

Tuesday, February 3 from 1-3PM

Friday, February 10 from 1-3PM

Phase I & II Environmental Site
Assessments, Buy/ Sell Agreement,
Procedures for Bidding at auction, Closing
Documents, etc are available at:

MiedemaAuctioneering.com

1-800-527-8243

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

REICH  **BROTHERS**

In Conjunction with Fine and
Company, LLC.
Licensed Texas Broker #604584
and Michael Fine, Broker 596212

REICH BROTHERS

601 Gordon Industrial Court
 Byron Center, MI 49315



Real Estate Auction
7+ Commercial Acres
with Buildings
Fannett (Beaumont), TX
Tues., February 14, 2017-
Noon

TERMS

Registration:
 Auction day beginning at 11AM
Deposit for Real Estate:
 A total of ten percent (10%) of the bid price is required at the auction. Cash, cashier's check or personal checks are accepted. This deposit is NOT refundable if the buyer does not carry through with the purchase. Your bidding is not conditional upon financing, so be sure you have arranged financing if needed and are capable of paying cash at the closing. Details will be available at MiedemaAuctioneering.com.
Buyer's Premium:
 A 3.5% Buyer's Premium will be added to the high bid.
Conditions:
 The terms and conditions of this auction will be governed by the contract for the sale of the Real Estate (herein called the buy/sell). The following terms are a summary provided for the convenience of the bidder. The buy/sell is available on our website and should be reviewed prior to the auction. All properties sell "AS IS WHERE IS" with no warranties of any type expressed or implied as to the merchantability, usability, or fitness for a particular purpose, or any matter whatsoever type or nature. Any improvements, which must be made, are the responsibility of the purchaser. All information advertised or stated was derived from sources believed to be correct but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgement and inspection of the property and records. The real estate will be sold free and clear of all the liens. The property will however be sold subject to use restrictions of record. Any announcements made at the

auction site take precedence over printed material. Real Estate sells subject to owner acceptance or rejection of high bid.
Closing Terms:
 Balance of purchase price due at the closing within 45 days. The seller will pay taxes and assessments due on or before the auction. Cost and details will be on the website. Possession will be given at closing. Seller shall provide an owners title insurance policy in the amount of the purchase price. Closings will be held at a local title company. Closing fees of \$400 will be divided evenly between the buyer and the seller.
Buyer's Note:
 If you are the successful bidder, you must go to the closing table to sign all the purchase agreements immediately following the conclusion of the auction. At that time your check will be endorsed as a nonrefundable deposit on the property. Individual purchases are to be considered as singular transactions, not contingent on any other purchases of properties on the auction. The ability to obtain financing is NOT a contingency of the sale. The auction will be conducted at the sole discretion of the auctioneer and any bids may be recognized at their discretion.
New Data:
 New data, corrections, or changes could be made after the printing of this brochure. Please arrive prior to the start of the auction to inspect and consider any new information and changes.
Additional Information:
 Additional information including copies of the buy/ sell agreements and more detailed information will be available at the open house and at MiedemaAuctioneering.com

