



White's City Auction

frequently asked questions

What is a due diligence package and how do I get one?

A due diligence package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, easements, covenants & restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a user name & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The due diligence package will then be available for you. You may also call our office to obtain a copy of the due diligence package.

How do I preview the properties?

Preview is scheduled for 10:00 AM - 4:00 PM (MDT), Monday, June 30, Tuesday, July 1, Saturday, July 12 and Sunday, July 13 and will be held in the Conference Room located in The Lobby. Please plan to attend and have any inspections/appraisals, etc. done during this time. Any equipment in the properties at the preview time will be conveyed with the real estate, unless otherwise noted.

Where will the auction be held?

The auction will be held live in the Conference Room located in The Lobby, along the retail strip. Auction staff will begin registering bidders by 9:30 am.

What if I can't attend the auction?

If you cannot attend the auction in person, you may arrange to bid via the Internet in real-time by calling our office no later than Thursday, July 10th. You MUST be pre-registered to bid via the Internet. You may also listen live to the auction at bid.higgenbotham.com

What is an acceptable form of deposit?

Auction deposits can be made in the form of personal or business check.

Will I get clear title to the property?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

What are the terms of the sale?

REAL ESTATE TERMS: 5% deposit day of sale. Remaining 5% due in closing agent office by Friday, July 18th at 5:00 PM. Remaining balance due at closing on or before 45 days. 10% buyer's premium.

PERSONAL PROPERTY TERMS: Cash, check or credit card day of sale. NM sales tax added. 10% buyer's premium. All items to be removed day of sale. A Certified Crate and Freight company will be on site. All costs for shipping will be the responsibility of the buyer.

INTERNET BIDDING AVAILABLE. Call or visit our website (WWW.HIGGENBOTHAM.COM) for further details.

What if I am a Broker?

We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Registration forms must be completed at least 48 hours prior to the scheduled auction by calling 800-257-4161 to request a Broker Participation Form.

White's City, New Mexico Offered at Auction!



AUCTION

July 14-16
White's City, New Mexico



James L. Owen, BR Lic.#17451
1666 Williamsburg Square, Lakeland, FL 33803

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RETURN SERVICE REQUESTED

AN ENTIRE CITY UP FOR AUCTION... you've never seen a sale like this before!

10 Parcels to be sold ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

OWN THE CITY!

white's city, new mexico

Monday-Wednesday, July 14-16

(see details inside for specific times)

White's City to be sold at Auction

366.25± Total Acres, offered in 11 Parcels

The city includes 460 acre feet of water, two motels, a gas station, a restaurant, museum, opera house, post office, gift shop, RV park and more!

Plus, the entire contents of the Million Dollar Museum!



800-257-4161

www.higgenbotham.com • auCTION@higgenbotham.com

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described within this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 080714-16 Produced by Bremner Advertising, Inc. (800)644-6687



In the hands of the right investor, entrepreneur, or philanthropist White's City can be returned to its heyday splendor. The auction will literally give the keys to the city to the winning bidder. mated 250 million years to create.

WHITE'S CITY & CARLSBAD CAVERNS

its location is paramount to its continued success. The White's City proper abuts Carlsbad Caverns National Park at the only entrance and exit to the park. Each year hundreds of thousands of tourists must pass through the city to gain access to this worldwide treasure that took an estimated 250 million years to create.

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THE HISTORY OF WHITE'S CITY

Charlie L. White, founder of one of the best known tourists centers in the southwest, was born in Bowling Green, Kentucky in 1889. After completing grade school and training at the normal school at Cydore, Kentucky in 1914, he became a teacher in a country school at age of 18. Two years later, he health forced him to leave Kentucky for a drier climate. He came to New Mexico in 1909 as an instructor in the first school in the now booming oil section of southeastern New Mexico. He taught until 1914, when he opened a mercantile company in Loving, New Mexico and soon installed the first hand-operated gasoline pump in the town. "I saw gasoline was the coming product of the century as more and more cars were purchased so I began distributing gasoline," Charlie recalled. He and four associates owned the first bank in Loving with Charlie as cashier. When the bank failed with so many others he stayed on until all the depositors were paid in full. In 1926 he and his family were on an outing to see the much talked about bat cave when he was struck with the idea of acquiring the land at the mouth of the canyon leading the the caverns. Not even waiting to visit the caves, he rushed to Carlsbad, the county seat, to file homesteaded papers. So with lots of foresight and very little money, and plenty of "savvy," he built the "White's Cavern Camp" which consisted of a home, 13 units for visitors and a filling station. In the years to come he added a garage, cafe, grocery store, drug store and museum. In 1937 he built the first modern tourist court to handle the ever growing crowds of visitors to the Carlsbad Caverns. The city now consists of two modern motels, the Velvet Garter Saloon and Restaurant, Fast Jacks, Curio and Gift Shop, Grocery Store, Million Dollar Museum, Park Entrance, RV Parks and major oil service station. For years each evening Charlie White entertained guests of White's City with a lecture on the early history of the Carlsbad Caverns and the surrounding country. He gave the lecture every night in the museum until his death in 1962. Charlie was assisted in the management of the city by his wife, Ruth, his spouses, and grandchildren managing many of the operations.



SCHEDULE OF SALE

(For Complete Schedule Refer to Our WEBSITE. All times are approximate.)

Monday, July 14
11 AM (MDT) - Real Estate Auction
3PM - 9PM (MDT) - Antiques and Artifacts (onsite bidding only)
General Listing including but not limited to: • China • Crystal • Porcelain • Glassware • Pictures and Prints • Stoneware • Pewter and Silverplate • Coffee Mills • Collection of Steer Horns • Keys • Cast Iron • Brass and Copperware • Trivets • Cigar Store Indian • Display & Show Cases • Phonographs • Saddles • Traps • Souvenir Items • Apothecary Items • Primitive Hand Tools & Utensils • More •

Tuesday, July 15
9AM - 8PM (MDT) - Antiques and Artifacts (Bid live onsite or live online)
Fine Glassware and China • Crystal & Porcelain • Large Northwood Punchbowl & Cups • Northwood Pitcher/Tumbler • Vintage Clothing • Ladies Shoe Collection • Murphy Bed • Hand-Carved Western Cattle Drive • Baskets • Crocks • Oil Lamps • Advertising • Wall Phones • Country Store Items • RO, Teller's Cage • Cigar Store Indian • Desktop Accessories • Cast Iron and Copper Kitchenware • Cast Iron Stoves • Display & Showcases • Fancy Oak Bookcases • Secretary/Desks • High Crown Victorian • More •

10:00 AM - Dolls/ Dollhouses, Miniature Room Displays, Doll Carriages, Toys, Salesman Samples
1:00 PM - Weaponry & Armor (Swords, Rifles, Handguns, Black Powder Items)
4:00 PM - Geological and Archeological, Mounted Animals
6:00 PM - Furniture and Accessories

Wednesday, July 16
9AM - 8PM (MDT) - Antiques and Artifacts (Bid live or bid online)
Fine Collection of Clocks • Mission to Empire, Miniature to Grandfather size • Heavily Carved Black Forest Mantle Clock (20"x30") • Oversize Bronze Mantle Clock • Porcelain and China Cases • Several Outstanding Bronzes • Collection of Brass Cash Registers • Collection of Violins • Vintage Typewriters • Printing Presses • Display and Showcases • Collection of Saddles • Collection of Wooden Woodworking Hand Tools • Cast Iron Stoves • Collection of Traps • Spurs • String Dispensers • Trivets and Irons • Wood & Iron Hand Tools • Bellows • Tin Advertising • Coffee Mills • Butter Churns • Apothecary Items • Crocks • Jugs • Wood Spool Cabinets • Sampler • Rare Oak RR Display Cabinet • Rare Oak Barber's Washstand

10:00 AM - Advertising, Country Store
1:00 PM - Jukeboxes, Upright Reginas, Grapholas, Symphonium, Edisons, Victorias
4:00 PM - Clocks, Bronzes
6:00 PM - Classic Vehicles, Horse-drawn Carriages, Hearse, Buckboard, Wagon, Sleigh



Million Dollar Museum Auction

Monday, Tuesday and Wednesday, July 14-16



Walnut Canyon Inn/63 Room Hotel- New Mexico's ONLY water park resort!



Post Office



The Million Dollar Museum/Grocery Store



Artesian Well with Water Storage Tanks



The Cavern Inn/42 Room Hotel



Sale includes White's City, NM in its entirety-- 366.25± total ac offered in 11 parcels. Parcels 2-11 will be sold ABSOLUTE!

White's City, New Mexico could be yours... at auction prices!

AUCTION

Monday - Wednesday, July 14-16

Auction to be held on Site.



*DISCLAIMER: Parcel lines are approximate and not drawn to scale. See diagram below for specific parcels.

Preview Times (To be held in the Conference Room located in The Lobby)
10:00 AM - 4:00 PM (MDT), Monday, June 30, Tuesday, July 1,
Saturday, July 12 and Sunday, July 13

- Total of 366.25± Acres
- 460 acre feet of water
- Offered in 11 Parcels
- 10 Parcels ABSOLUTE!!
- Contents of the Million Dollar Museum to be offered separately
- Amenities on Parcel 1 include: 2 motels, restaurant, RV park museum, retail shops, gas station, water park, and more
- 141.79± acres of vacant land being sold ABSOLUTE to the last and highest bidder
- Fire Station located across the street from the city

Parcel 1	224.46± acres
Parcel 2	53± acres
Parcel 3	16.53± acres
Parcel 4	5.67± acres
Parcel 5	4.24± acres
Parcel 6	8.91± acres
Parcel 7	5.47± acres
Parcel 8	5.6± acres
Parcel 9	1± acre
Parcel 10	38.77± acres
Parcel 11	2.6± acres

Located 20 miles SW of Carlsbad and 145 miles NE of El Paso



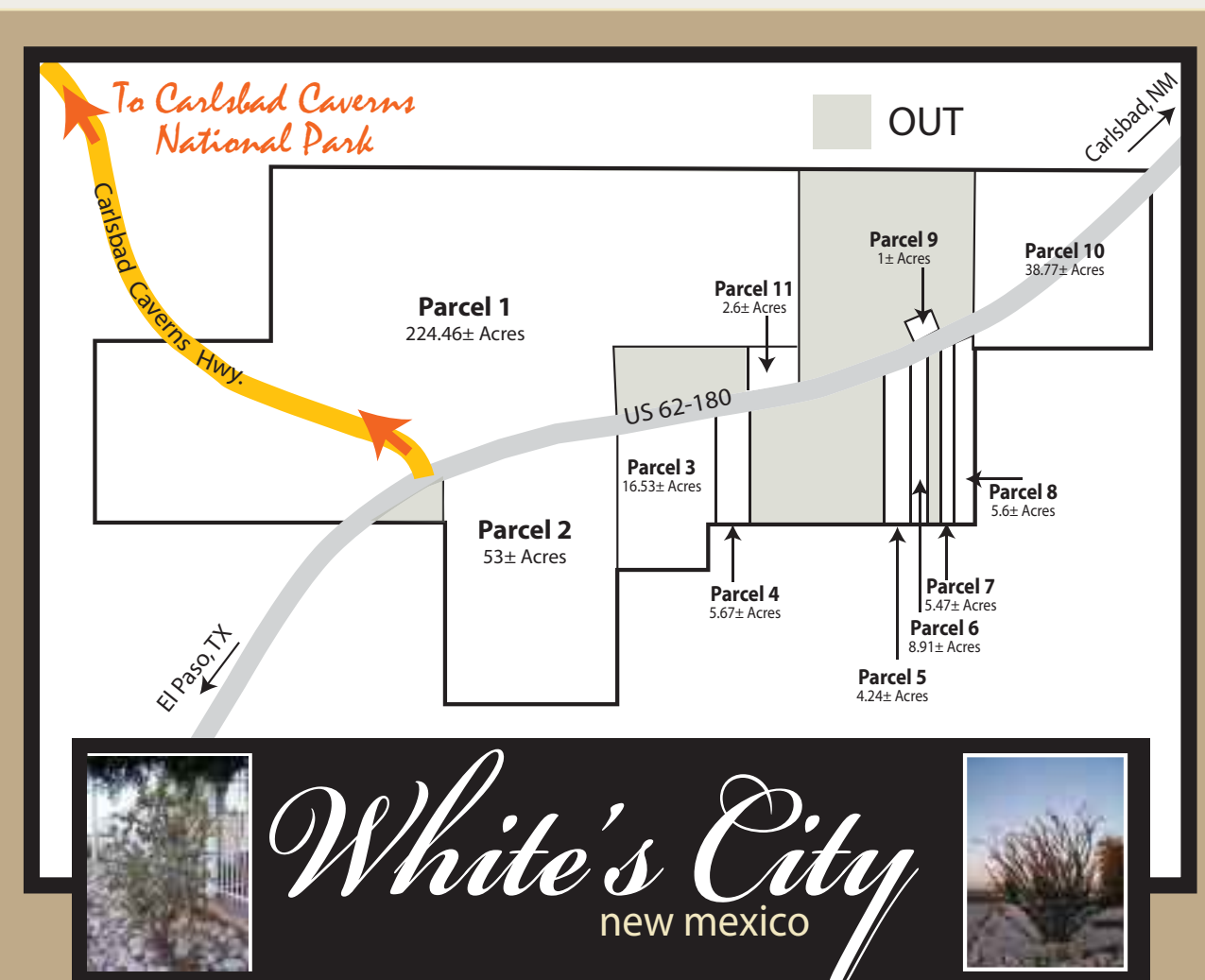
FLIGHT INFO:
Nearest Airport: Carlsbad, NM - airport code: CNM (General Aviation Only); El Paso, TX - airport code: ELP (Commercial Aviation Airlines)
Service provided by: American Airlines, Southwest, Delta, United, Continental



Velvet Garter Restaurant & Saloon/Fast Jack's

View of Highway 62-180

Full Hook-up RV Park



White's City
new mexico



Gift Shop

Operating Shell Gas Station

Row of Retail Shops