

# LAND AUCTION • SLIDELL/DENTON TX

.....  
1:00 pm Saturday, September 26, 2009  
Onsite 190 + Acres to be sold in 10-40 + Acres Tracts



**Can Place Bids Online**  
**Up Until 24 Hours Before Live Auction Date**

*[www.acceleratedrealestatesolutions.com](http://www.acceleratedrealestatesolutions.com)*

AN OPPORTUNITY TO PURCHASE SOME OF THE PRETTIEST, MOST PRIVATE  
LAND LOCATED CLOSE TO DALLAS/FT WORTH IN NORTH TEXAS!



**ACCELERATED REAL ESTATE SOLUTIONS**  
*Consultants Auctioneers Realtors®*

3535 Firewheel Drive, Suite A-2, Flower Mound, TX 75028 • (p): 877.654.ARES • (f): 877.391.ARES

**Broker** | John Stahl, TX. # 0417781, (p): 214.415.8008  
**Auctioneer** | Matt Blevins, TX. Auct. # 12077, (p): 817.688.146

# PROPERTY INFORMATION

## 72 ACRE TRACT (SLIDELL, TX- WISE COUNTY)

#19711 TR 1 County Road 2825, Slidell, TX -41.612 Acres  
#19709 TR 3 County Road 2825, Slidell, TX -10 Acres  
#19712 TR 4 County Road 2825, Slidell, TX -10 Acres  
#19713 TR 5 County Road 2825, Slidell, TX -10 Acres

## 49 ACRE TRACT (WISE COUNTY)

#19714 2 County Road 2830, Slidell, TX -10 Acres  
#19715 3 County Road 2830, Slidell, TX -10 Acres  
#19716 4 County Road 2830, Slidell, TX -14.518 Acres  
#19717 5 County Road 2830, Slidell, TX -14.930 Acres

## 69 ACRE TRACT (DENTON COUNTY)

#19718 TR 2 County Line Road, Slidell, TX -10 Acres  
#19719 TR 3 County Line Road, Denton, TX -10 Acres  
#19720 TR 7 Waide Rd, Slidell, TX -11.246 Acres  
#19721 TR 8 Waide Rd, Slidell, TX -11.941 Acres  
#19722 TR 9 Waide Rd, Slidell, TX -12.636 Acres  
#19723 TR 10 Waide Rd, Slidell, TX - 13.331 Acres



**DIRECTIONS:** West on FM 455 10 mile from I-35 Sanger. Just past Fm 1173 turn Right at the 1st Street past 1173. At “Y” in the road (Atcheson Rd.) to Wade Rd. Left to site. Look for Signs.

**PREVIEW:** Drive-by inspections are welcome. For a private showing call John Stahl at 214.415.8008.

**BROKER PARTICIPATION:** A two percent (2%) bid price commission is available to properly registered brokers.

A Broker Participation Form with complete instructions is available at [www.AcceleratedRealEstateSolutions.com](http://www.AcceleratedRealEstateSolutions.com)

**TERMS:** Property is to be sold at auction on Sat., Sept. 26, 2009 1 PM ONSITE. Can place bids online up until 24 hours before live auction date. Highest online bid will be the starting bid at the live auction. The seller is providing existing survey and title policy. Property sold in **AS IS CONDITION ONLY, NO CONTINGENCIES.**

Successful bidders will deposit a nonrefundable \$5,000.00 earnest money per property written to Alamo Title Company at the auction in the form of cashier’s check, personal or company check with a bank letter of guarantee, sign a real estate sales contract with the balance due at closing. 10% Buyer’s Premium added to the final bid price.

Broker John Stahl TX. Real Estate Broker # 0417781, Phone 214.415.8008

Auctioneer Matt Blevins, TX. Auct. # 12077, Phone: 817.688.1464.

For more information [www.AcceleratedRealEstateSolutions.com](http://www.AcceleratedRealEstateSolutions.com)

**CLOSINGS:** All real estate transactions must close within 30 days of auction day.



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**SAMPLE GUARANTEE LETTER:** As a customer of our bank, we will guarantee payment of checks drawn on account # \_\_\_\_\_ not to exceed the aggregate amount of \$ \_\_\_\_\_ for purchases at the auction of Accelerated Real Estate Solutions on September 26, 2009 in Wise/Denton Counties, Texas.

**AGENCY DISCLOSURE:** In all transactions, the auctioneer is acting as agent for the seller, not as buyer's agent.

**DISCLAIMER:** All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Each bidder must conduct and rely solely upon its' own investigation and inspection. The property is being sold "AS IS" with any and all faults. Please review all information supplied and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over written matter and prior oral statements.

**ADDITIONAL INFORMATION:** [www.AcceleratedRealEstateSolutions.com](http://www.AcceleratedRealEstateSolutions.com)



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