



EAST DALLAS
TRBP RANCH
TEXAS

PROPERTY INFORMATION

2,260± ACRES IN 6 TRACTS
RANGING FROM 31± TO 1,054± ACRES

MARCH 7TH ~ 1:30PM
FORNEY, TX

HALL AND HALL®
EXCEPTIONAL AUCTION PROPERTIES





TRBP RANCH EAST DALLAS, TEXAS

2,260± ACRES IN 6 TRACTS OR COMBINATIONS
RANGING FROM 31± TO 1,054± ACRES

AUCTION DATE

Thursday, March 7th 1:30PM
Christopher Inn & Suites
Forney, TX 75126

INFORMATION DATES

Wednesday, February 6th
& Thursday February 21st:
10AM-12PM

Come join us on Tract 1 to meet a representative for property information and tours, or call to set up a private showing. We look forward to meeting you!

DIRECTIONS TO TRACT 1:

From Hwy 80: Exit Hwy 80 onto FM 740 and drive south 2.1 miles through town to the property.

From I-20: Exit I-20 onto FM 740 and drive north approximately one mile. Turn left to follow FM 740 for approximately ½ mile. Follow the curve to the right and travel approximately 1 ¼ miles to the property entrance. Watch for signs.

Broker participation welcomed.

[Click Here for Auction Details](#)

TRBP RANCH

[Click Here to Download the Complete Property Information Package.](#)

Note: This is a large file.

For individual parts of the property information click on topic below.

Tract Packages

A) Tract 1	2 Pages
B) Tract 2	1 Page
C) Tract 3	2 Pages
D) Tract 4	1 Page
E) Tract 5	2 Pages
F) Tract 6	2 Pages

Information for the Entire Ranch

A) Contract for Sale of Real Estate	Info Forthcoming
B) Title	Info Forthcoming
C) Property Map - Entire Property	2 Pages
D) Floodplain Map	1 Page
E) Taxes	1 Page
F) Hunting Information	1 Page

** When requesting an information packet please request to be added to the information update list.*

Effective Date: 1-29-2013

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.

TRBP RANCH

TRBP RANCH AUCTION TERMS AND CONDITIONS

Procedure: The property will be offered in 6 individual tracts and in combinations.

Buyers Premium: A 2% buyer's premium will be added to the final bid price(s) to determine the total contract price(s).

Earnest Money: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The earnest money may be paid in the form of personal check, business check or cashier's check, made to Benchmark Title Company's trust account. The balance of the total contract price is due in cash at closing.

Acceptance of Bid Prices: Acceptance or rejection of any auction bid is subject to approval by the Seller. All successful bidders will sign a sale contract/agreement to purchase at the auction site immediately following the close of bidding. Buyer(s) assume all responsibility for obtaining any necessary financing for the purchase of the property and neither Seller nor auction company assumes any responsibility for buyer's inability to obtain financing. Bidding/Purchase is not contingent upon Buyer obtaining financing.

Broker Participation: A commission will be paid according to the broker participation guidelines to any properly licensed broker who registers a successful Buyer, who closes on a tract/combination. Broker registration forms are available upon request. Forms must be completed and returned no later than Wednesday, March 6th at 12 pm MST.

Closing: Closing shall take place on approximately April 4th, 2013 or as soon thereafter as applicable closing documents and surveys, if any, are completed.

Possession: Possession shall be given upon closing.

Title: Seller shall furnish the buyer(s), at Seller's expense, an updated title commitment for the property and agrees to provide and execute a special warranty deed conveying merchantable title to the real estate to the Buyer(s).

Real Estate Taxes: The 2012 calendar year taxes payable in 2013 shall be paid by the Seller. 2013 taxes shall be prorated to the date of closing and Seller shall credit Buyer(s) at closing for 2013 taxes based upon most recent ascertainable tax figures. Buyer is responsible for paying 2013 taxes and all subsequent taxes.

Personal Property: Deer feeders and blinds will not convey with the real estate.

Mineral Rights: Seller owns no mineral rights associated with this property therefore no mineral rights will convey with the property.

Easements: Depending on how the property sells, any necessary access easements will be granted before closing.

Agency: Hall and Hall Partners, LLP, Hortenstine Ranch Company and their representatives are exclusive agents of the seller.

Disclaimer and Absence of Warranties: All information contained in the sale brochure and any related materials are subject to the terms and conditions outlined in the contract/agreement to purchase. Statements, promises, or inducements made at the auction that are not contained in the written purchase agreement shall not be valid and binding. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Seller or the Auction Company unless agreed to in writing by Seller. Each bidder is responsible for conducting his or her own independent inspection, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verification by all parties relying on it. No liability for the accuracy of the brochure or any errors or omissions is assumed by the Seller or the Auction Company. All sketches, acreages and dimensions in the brochure are approximate. Conduct of the Auction and the increments of bidding are at the direction and discretion of the Auction Company. The Seller 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.

Seller: TRBP Limited

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.