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# AUCTION



In cooperation with



Martin Higgenbotham: TX Auctioneer Lic #10841

Mel Harris: TX Broker Lic #467213

## 11AM SAT., SEPT. 21

### TTU System Chancellor Residence & Furnishings

— SALE ON-SITE & ONLINE —

Previews: Sept. 7, 9AM-Noon & Sept. 21, 9AM-11AM

8,073± SF Residence | 1.438± AC Lot

[auction@higgenbotham.com](mailto:auction@higgenbotham.com)

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# AUCTION



**11AM SAT., SEPT. 21**  
**TTU System Chancellor Residence & Furnishings**

**SALE ON-SITE & ONLINE**



## 4708 21st Street, Lubbock, TX 79407

### Texas Living Doesn't Get Any Better Than This!

- Perfect for Entertaining and Living the Red Raider Life!
- 8,073± Square Foot Residence on 1.438± Fully-Landscaped and Irrigated Acres
- Oversized 3-Car Garage and Motor Court w/Extensive Storage
- Master Bedroom Features Enclosed Study w/Fireplace and Exercise Room
- His & Her Master Bathroom Spa & Walk-In Closets
- Hidden Passage Safe Room for Valuables & Protection
- 3 Secondary Bedrooms w/En-Suite Bathrooms & Walk-In Closets
- Huge Gourmet Kitchen w/Sub-Zero, Viking & Kitchen Aid Appliances, Breakfast Nook & Hearth Fireplace
- Formal Dining, Living & Family Rooms w/Fireplaces
- Music Room w/Baby Grand Piano
- Game/Sports/Entertainment Room
- Two Outdoor Covered Verandas
- Expansive Lawn Areas for Entertaining and Play

Like many luxury items, the Residence and Furnishings will be sold to the highest bidder subject to TTU System approval, so be sure to bid at the auction and buy a piece of the Texas Tech University System's History!

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**Real Estate Terms:** Sold to the highest bidder, subject to TTU System approval. 5% Buyer Premium. \$100,000 Earnest Money Deposit, Personal or Business Check payable to Lubbock Abstract and Title. Balance due at Closing. Closing to be within 30 days of TTU System Approval. Property is sold AS-IS, WHERE-IS with no representations or warranties of any kind other than marketable title. **Online/App Terms:** REAL ESTATE ONLY, no personal property will be sold online. Higgenbotham App is downloaded from the Apple™ App Store or Google™ Play Store or can bid with laptop/desktop computer at [www.TTUSystemAuction.com](http://www.TTUSystemAuction.com). \$5,000 credit card authorization required in order to bid. Sold to the highest bidder, subject to TTU System Approval. 5% Buyer Premium. Upon the Auction Closing, successful bidder will execute and return Purchase and Sale Agreement by email and wire \$100,000 Earnest Money Deposit to Lubbock Abstract and Title. Balance due at Closing. Closing to be within 30 days of TTU System approval. **Telephone Bidding:** For bidding by telephone, you must contact Higgenbotham Auctioneers No later than Thursday, September 19, 2019 at (800) 257-4161. **Personal Property Terms:** Sold to the Highest Bidder. 10% Buyer's Premium. 8.25% Texas Sales Tax. An additional 3% surcharge on credit & debit cards. Buyers are responsible for immediate removal of items. Items purchased will not be released until full payment received, verified and approved. Tools and packing materials are not supplied. Buyers are responsible for loading & moving all items without assistance from the Auction Company. You are responsible for damage to property caused by yourself or your help. Any moving of pianos must be done by a piano moving company. No items may be removed during the sale unless otherwise instructed by the Auction Company. All property shall be removed from the property by the Bidder at his/her own risk and expense. Prior to Auction Day, the property has been professionally staged with items that will not be for sale on Auction Day. Only those items remaining in the property on Auction Day at the discretion of the Auctioneer and TTU System will be sold. **Directions to Property:** From Marsha Sharp Freeway (SR82), take the Quaker Avenue offramp and go north on Quaker Avenue. Turn left at 19th Street. Continue to Vicksburg Avenue and turn left. Continue on Vicksburg to the left and turn left onto 21st Street. The property will be on your left-hand side. **Buyer Due Diligence:** 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. This property sold AS IS, WHERE IS. Not responsible for accidents or injuries. 192109