

Real Estate Auction Catalog

For More Information Contact Britton New
817-222-9848x28 britton@irsauktion.com

Tuesday • December 8th • 12:00 pm
7708 Wyatt Drive • White Settlement, TX 76108

Subject to Owner Confirmation

Terms:

Buyer is to post a 10% deposit of an accepted bid to title company within 1 business day of the accepted bid notification. Buyer shall also post a 1.5% deposit on the day of the sale with Investment Recovery Services. Buyer must close this transaction within 45 days of the accepted bid notification. This transaction is NOT subject to buyers financing.

WARRANTIES:

Seller shall deliver Real Estate with clear title, and taxes paid up to the day of closing. Real Estate will be sold as is, where is, with all faults. All areas approximate. No warranties expressed or implied, Buyer to verify all measurements.

**This property is being offered by Investment Recovery Services in
conjunction with Bradford Commercial Real Estate**

817-222-9848 or 800-583-1111 Fax: 817-834-4075

12% Buyers Premium Onsite • 15% Buyer's Premium Internet

www.irsauktion.com

INVESTMENT RECOVERY SERVICES

3421 N Sylvania Ave. – Fort Worth, Texas 76111

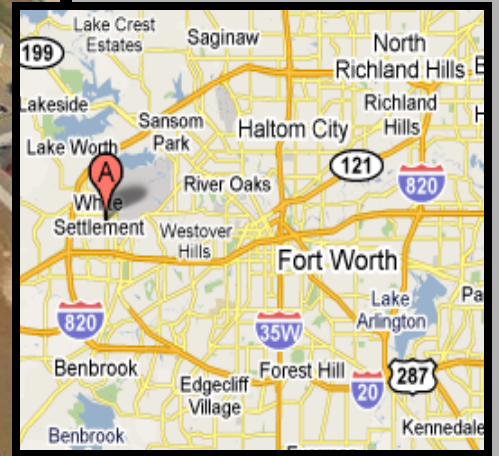
Trenor – TX License # 11245

Checks must be accompanied with a Bank Letter of Guarantee • No Exceptions!!!

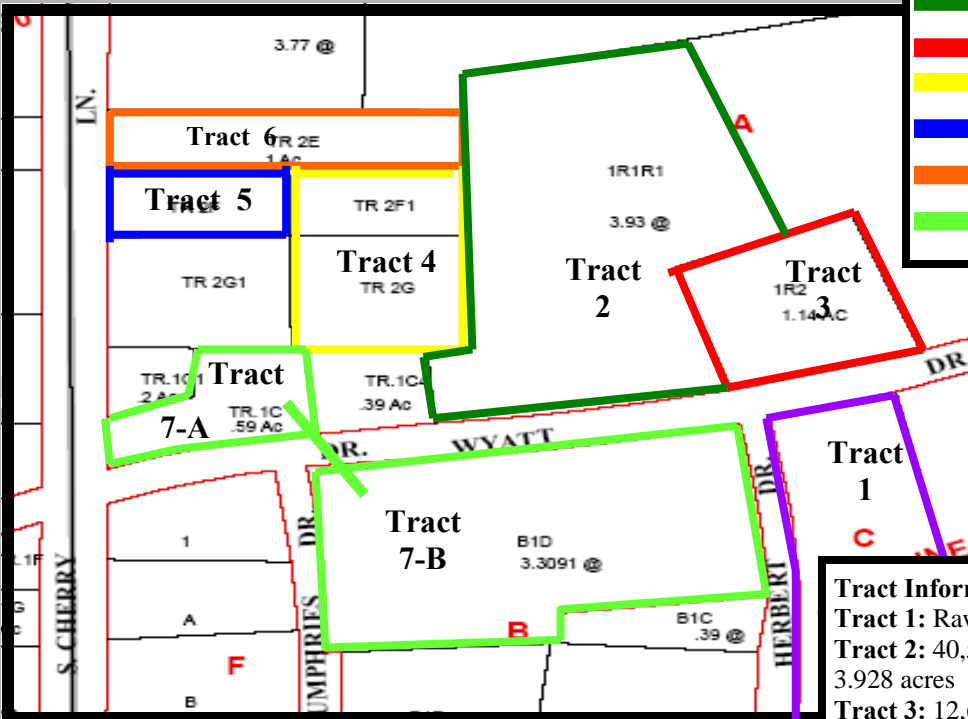


Real Estate Auction 12 Noon

Subject to Owner Confirmation



- Tract 1
- Tract 2
- Tract 3
- Tract 4
- Tract 5
- Tract 6
- Tract 7



Real Estate will be offered in individual lots, and then as a complete package. There will be a 2% Buyer's premium applied to these Real Estate transactions. **ALL Real Estate will be sold in "as is" condition. Sale is subject to seller confirmation.**

Tract Information:

- Tract 1:** Raw Land 2.611 acres
 - Tract 2:** 40,500 SF Free standing Warehouse building situated on 3.928 acres
 - Tract 3:** 12,672 SF Free standing Office/Warehouse building situated on 1.114 acres
 - Tract 4:** 8,000 SF Warehouse building situated on 1.273 acres
 - Tract 5:** Raw land .54 of an acre
 - Tract 6:** Metal storage building situated on 1 acre
 - Tract 7A:** 9,541 SF Warehouse building situated on .59 of an acre
 - Tract 7B:** 31,755 SF Office/Warehouse building situated on 3.30 acres
- All areas approximate. No warranties expressed or implied.

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Tract 1:
Raw land 2.61 acres

Tract 2:
40,621sf metal building
Situating on 3.928 acres
1 38x18 grade level door
11 18x14 grade level doors
1 18x15 grade level door
1 18x18 grade level door
750kva, 1600 amps, 3 phase power
23 foot clear at the edge with a 1.5 foot pitch in the center
9 overhead bridge cranes: four 10 ton, two 5 ton, and three 3 ton cranes
8" slab

Tract 3:
12,700sf free standing office building
Situating on 1.114 acres
3 phase power

Tract 4:
8,036sf metal building
Situating on 1.273 acres
2 10x14 grade level doors
350 kva, 400 amps, 3 phase power
20 foot clear at the edge with a 1.5 foot pitch in the center
8" slab

Tract 5:
Raw land .54 acres

Tract 6:
Metal storage building
Situating on 1 acre

Tract 7A (Two buildings):
7,550sf total of both buildings, one office building and one metal storage building
Situating on .59 acres

Tract 7B (Two buildings):
(First building):
23,354sf metal and office building
Situating on 3.30 acres
16 10x14 grade level doors
1 10x10 grade level door
750 kva, 1600 amps, 3 phase power
20 foot clear on the edge with a 1.5 foot pitch in the center
8" slab

(Second building)
10,040sf building
2 10x15 grade level doors
750 kva, 1600 amps, 3 phase power
23 foot clear at the edge with a 1.5 foot pitch in the center
8" slab

Buyer Price

Tract 1 _____

Tract 2 _____

Tract 3 _____

Tract 4 _____

Tract 5 _____

Tract 6 _____

Tract 7A _____

Tract 7B _____

**Total Package Bid to Included
Tract 1-7B**
