

# SEALED BID AUCTION

Properties Located in Permian Basin & Eagle Ford Shale!



Tract 1



Tract 2



Tract 3



Tracts 4 & 5



Tract 6



Tract 7

Texas Industrial Property Liquidation - Oil & Gas Yard Locations Across Texas!

**BIDS DUE: Thursday, November 13 • 5pm CDT**

- 7 Properties – Including Office/Industrial Warehouse/Yard Space
- Income Producing Leased Properties
- Ranging from 3.25± to 46± Acre Parcels
- Substantial Income Potential
- Premium Locations Across Both Basins!

In Cooperation With  
**Charles Brent Wellings**

 **SCHRADER**  
Real Estate and Auction Company, Inc.

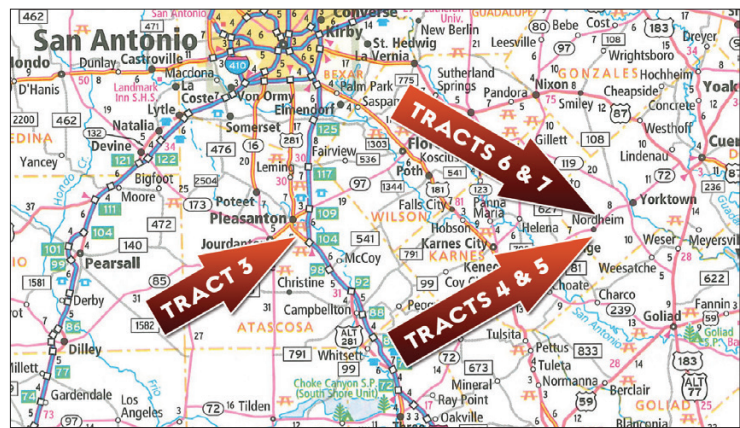
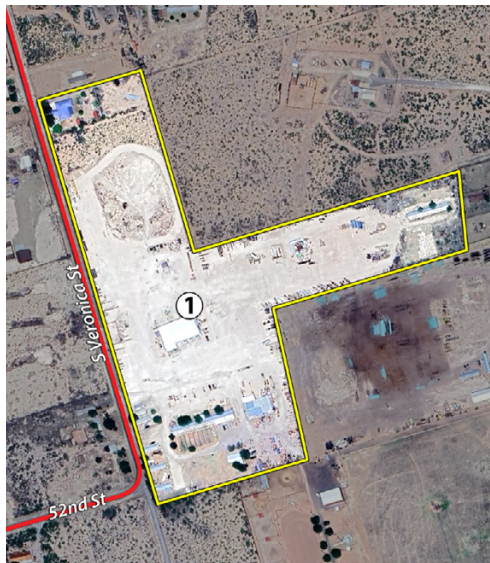
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# SEALED BID AUCTION

**Properties Located in Permian Basin & Eagle Ford Shale!**



Exciting opportunity to acquire the most diverse offering of TX Oil & Gas related properties to be offered to the market in recent history. The portfolio includes positions across both the Permian Basin & Eagle Ford Shale w/ locations in Monahans, Odessa, Pleasanton & Nordheim, TX. With parcels ranging from 3.25± to 46± acres, there is a diversity here to fit a variety of potential needs. Outside the Oil & Gas space, these properties are suitable for many other potential commercial uses. Bidders will have the opportunity to place bids on any individual property or combination that best fits YOUR NEEDS. Don't miss your opportunity at this exceptional offering of TX Real Estate!



**Tract 1: 24.24± Acre Property w/ Industrial Storage & Warehouse in Permian Basin • 5118 S Veronica St, Monahans, TX 79756 - Ward County**

**Overview:** Excellent storage, warehouse & yard space located in the Monahans, Texas. The site features 19,697 sq. ft. of gross building area, including 18,012 sq. ft. of industrial space and 1,985 sq. ft. of office space. Includes 3 mobile homes & office area. Property is fully fenced.

**Tract 2: 46.17± Acres Property w/ Custom Home, Shop, Mobile Home & Land • 1751 E South Fork St, Odessa, TX 79766 - Ector County**

**Overview:** This unique property offers 46.17 acres of improved land located in Ector County, TX. The site features a 2,823 sq. ft. single-family residence, 3BD/2BA, open floor plan, well-appointed kitchen, exceptional home, 3 car garage, large patio. The property also has a 3,750 sq. ft. warehouse & is fully fenced. The property is ideal for residential, agricultural or business use.



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**Charles Brent Wellings**

**Broker:** C. Brent Wellings  
**E:** brent@schraderauction.com

**In Person Delivery: Thu, Nov. 13 from 2-5pm**

- 1751 E South Fork St, Odessa, TX 79766
- 636 Co Rd 429, Pleasanton, TX 78064
- 117 Broadway, Nordheim, TX 78141
- **UPS or FedEx Delivery:** 101 N Main St, Stillwater, OK 74075



**Tract 3: 24.99± Acre Property w/ Office, Warehouse, Truck Wash & Yard Facility • 636 Co Rd 429, Pleasanton, TX 78064 - Atascosa County**

**Overview:** This 38,250 sq. ft. office/warehouse facility is situated on a 24.99-acre site in Pleasanton, Atascosa County, TX. The property features two main buildings, covered storage, & a truck wash bay, making it ideal for industrial or logistics operations. The site offers ample space for parking & yard use. Property is fully fenced.

**Tract 4: 3.25± Acre Property w/ Office & Warehouse Building • 872 Cemetery Rd, Nordheim, TX 78141 - Dewitt County**

**Overview:** This 12,843 sq. ft. office/warehouse building, constructed in 2016, is situated on a 3.25-acre site in DeWitt County, TX. The property features metal construction w/ a pitched metal roof, 6,888 sq. ft. (54%) office/HVAC space, & 5,955 sq. ft. warehouse space. The building has a clear height of 30' & is in good overall condition. Property is fully fenced.

**Tract 5: 10.25± Acre Property w/ Office, Warehouse & Yard Facility • 686 Cemetery Rd, Nordheim, TX 78141 - DeWitt County**

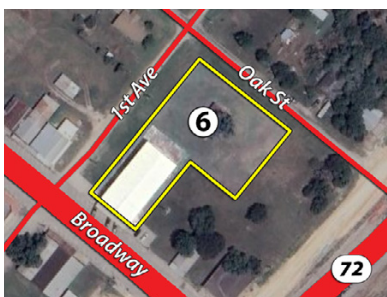
**Overview:** This 23,022 sq. ft. office/warehouse facility is situated on a 10.25-acre site in DeWitt County, TX. The property consists of three metal buildings, offering a mix of office, HVAC warehouse, & mezzanine spaces. Property is fully fenced.

**Tract 6: 8,775 sq. ft. Commercial Office Building in Nordheim, TX • 117 Broadway, Nordheim, TX 78141 - Dewitt County**

**Overview:** This 8,775 sq. ft. office building, located at the east corner of Broadway & 1st Avenue in Nordheim, TX, offers a prime opportunity for commercial use. The property is 100% owner-occupied & features a masonry construction w/ a pitched metal roof. Built in 1920 & updated since, the building is in average condition & is well-suited for continued use as an office space.

**Tract 7: 24.35± Acre Property w/ Office, Warehouse & Yard Facility • 64 Thieme Rd, Nordheim, TX 78141 - Dewitt County**

**Overview:** This 35,457 sq. ft. office/warehouse facility is situated on a 24.35-acre site in Nordheim, TX. The property consists of two metal buildings, offering a mix of office & warehouse space. Property is fully fenced.



**Property Inspections (Meet a Schrader Rep at Properties):** Tracts 1 & 3: Wed, Oct. 22 • 9am-12pm; Wed, Nov. 5 • 9am-12pm & Thu, Nov. 13 • 9am-12pm Tracts 2 & 4-7: Wed, Oct. 22 • 2-5pm; Wed, Nov.5 • 2-5pm & Thu, Nov. 13 • 2-5pm

**TERMS & CONDITIONS:**

**BIDDING PROCEDURE:** Tracts 1 through 7 will be offered in individual tracts or combinations of tracts via a Sealed Bid Auction, w/ bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** w/ the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements & information in the marketing materials are subject to the terms & conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 4% buyer's premium.  
**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.  
**DEED:** Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance

commitment to review prior to auction. The cost of title insurance will be shared equally (50:50) by buyer(s) & Seller. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, & similar related matters. All tracts sold "AS-IS".

**CLOSING:** The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

**POSSESSION:** Possession shall be at closing, subject to rights of current tenants.

**SURVEY:** A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller & Buyer.

**TRACT MAPS; ACRES:** Tract maps, advertised acres, building dimensions & square footages are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data & are not provided as survey products.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**MINERALS:** Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated w/ the referenced real estate, & the term "Property" will not include any mineral rights.

**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction & discretion of the Auction Company. Seller & its agents reserve the right to preclude any person from bidding if there are any questions as to the person's identity, credentials, fitness, etc.

**AGENCY:** Charles B. Wellings, Schrader Real Estate & Auction Company, Inc., & their representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries & due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches & dimensions are approximate.

**CHANGES:** Please regularly check www.schraderauction.com & www.schraderwellings.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS & ANY OTHER PRIOR STATEMENTS.**

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Properties Located in Permian Basin & Eagle Ford Shale!



### Corporate Headquarters:

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### Oklahoma Office:

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**Broker:** Charles Brent Wellings

**Email:** [brent@schraderauction.com](mailto:brent@schraderauction.com)

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