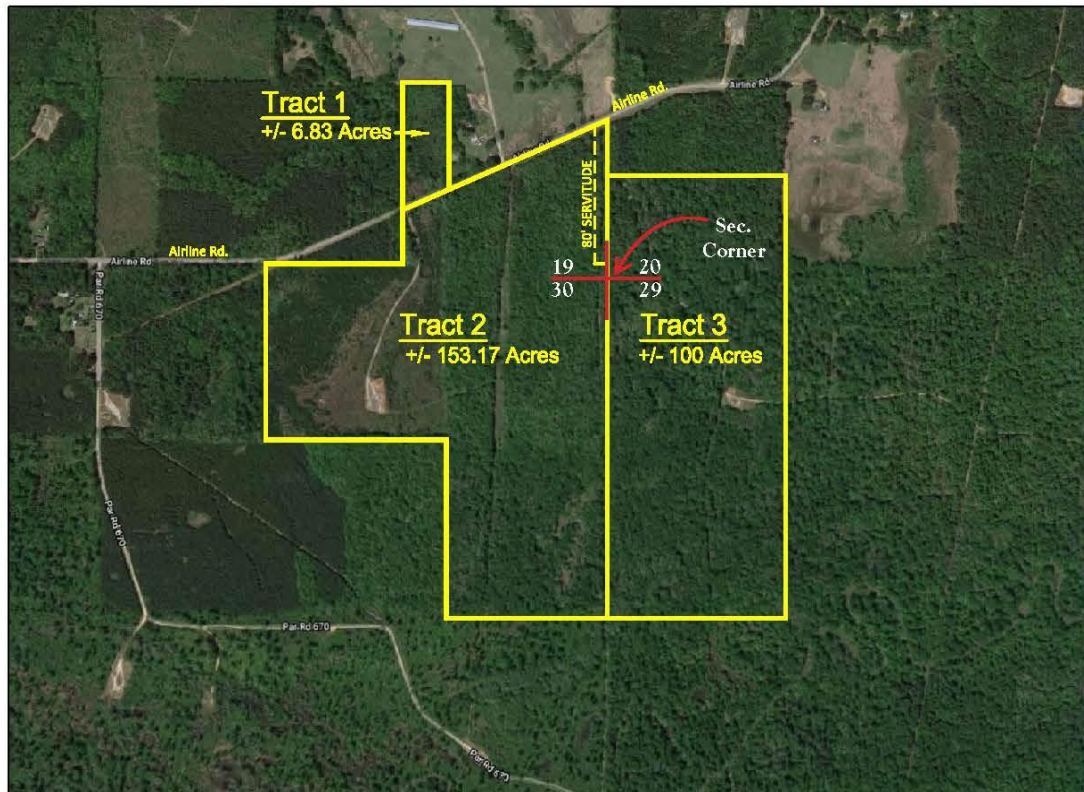


# REAL ESTATE AUCTION

Selling three tracts containing 260 acres  
A sportsman's paradise • Deer, Hogs, Rabbit & Turkey

**Saturday, August 15, 2020 • 10:00 A.M.**

**Sale Site: 2019 Farmerville Hwy, Ruston, LA (formerly) Fred's Discount Store**



Airline Road, Dubach, Louisiana 71235

~ Live and Online Bidding ~

Online Bidders: [www.proxibid.com/taylormadeauctions](http://www.proxibid.com/taylormadeauctions)

Nominal Opening Bid \$500/acre - 7% Buyers Premium (Live)

Complete Terms & Conditions available sale day or online (8% B.P. online).

**Taylor Made**  
Auction and Realty, LLC

Dusty Taylor, Auctioneer  
Lic. #836-20  
Ph: 318-245-8800

10% down auction day. Balance due at closing within 45 days

**Timber - Hunting & Recreation - Residential**

**[taylormadeauctions.com](http://taylormadeauctions.com)**

## **TERMS AND CONDITIONS**

Registration at the auction confirms your agreement to the terms and conditions of sale as stated in the sale day notes, which are incorporated by reference into your bidding. DO NOT BID unless you have registered, received a Bidder's Card and Sale Day Notes and have read and agreed to be bound by the terms of sale and the Sale Day Notes as they are enforceable against you upon bidding.

All properties are sold "AS IS, WHERE IS" with no financing, inspection, or other contingencies to sale. Taylor Made represents the Sellers only and does not inspect properties on bidder's behalf. Read the Sale Day Notes to determine the existence of any disclosures, exclusions, representations, and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures. All measurements are plus or minus and all improvements located on the property are sold "AS IS" without warranty as to their condition neither expressed nor implied and subject to any redhibitory defects.

Each high bidder will make a 10% nonrefundable deposit per property immediately following auction. Cash, cashier's check, and personal checks are accepted. If you are a resident/citizen of a country outside the U.S., certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price and all closing cost are due at closing within 45 days. If for any reason Seller does not perform or accept the terms of the Contract, the sole remedy shall be the return of Buyer's deposit.

Current year's property taxes will be prorated as is customary. This property sells subject to Seller confirmation on sale day. The mineral rights to said property will not conveyed to buyer. The Seller is highly motivated and has every intention of selling.

The Auctioneer makes no representation or warranty expressed or implied, as to the accuracy of the information contained herein. Information submitted is subject to errors and omissions, although information has been obtained from sources deemed reliable.

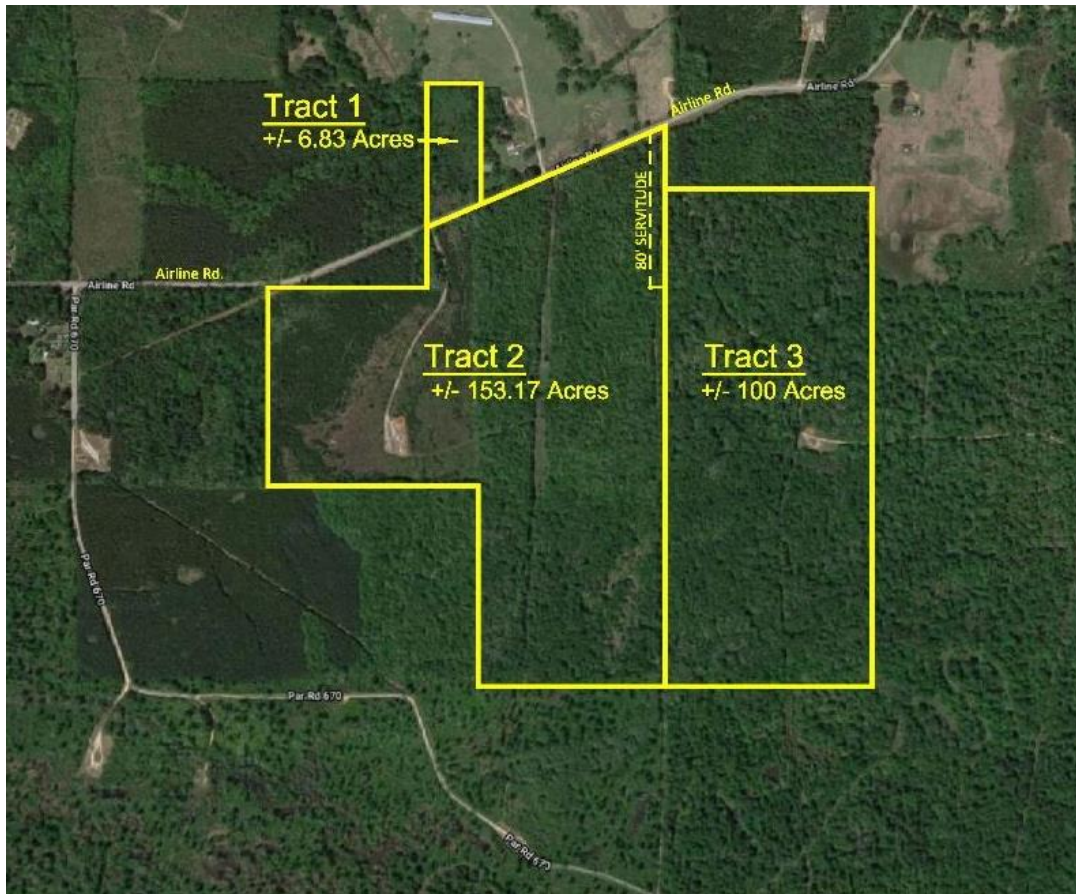
Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Auctioneer and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers, or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Auctioneer or Seller, their agents and employees, from any and all liability attendant thereto.

Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of a Buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale. Transfer of title will be by Act of Cash Sale with full warranty of title by act of sale form customarily used in Lincoln Parish, Louisiana with exception of warranty on improvements and acreage as stated above. All acreage sells by the tract. The acreage shown is merely a yard stick to derive the tract price. Example: 10.0 Acres X \$500 = \$ 5,000.00 tract price. Announcements made from the auction block will take precedence over any previous printed material or any other oral statements.

A 7% Buyer's Premium will be added to each high bid (Live)

A 8% Buyer's Premium will be added to each high bid (Online)



TRACT #1 is a wooded tract containing 6.83 +/- acres that fronts Airline Road. This would be a good spot for a residence or camp. There are no restrictions.

TRACT #2 contains 153.17 +/- acres. The property has great road frontage on Airline Road. Part of this tract has good pine timber with the balance in hardwood cut over. Access to the center of the property is an all-weather oilfield road. Wildlife abounds, deer, hogs, rabbit, and turkey. If it walks or crawls in North Louisiana you are likely to see it on this property.

TRACT #3 contains 100 +/- acres. It is accessed by an 80' servitude with an oilfield road that takes you to the approximate center of the property. This tract is predominantly hardwood cutover creating a wonderful wildlife habitat just 2.7 miles North East of Dubach, Louisiana.

TRACT #4 after establishing the high bidders on each tract, we will combine the high bids, add 5% to that figure and the resulting figure will be the opening bid should anyone wish to BUY IT ALL. If no one bids, then the individual high bids will prevail.

**HIGH BIDDERS CHOICE:** Bidding will start at the nominal opening bids of \$500/Ac. and the high bidder gets to choose which tract they want.

**NOTE:** All tract lines and dimensions are computer generated and are not to be misconstrued as a Survey Plat by a Registered Land Surveyor. All dimensions and acreage depicted are to be interpreted as plus or minus values.

## ONLINE BIDDERS

Online bidders should pre-register at [www.proxibid.com/taylormadeauctions](http://www.proxibid.com/taylormadeauctions) (24) twenty four hours prior to the auction.

**SOCIAL DISTANCING IS RECOMMENDED. Mask and hand sanitizer will be available at Auction site.**

## DIRECTIONS

From the intersection of U S Hwy. 167 and LA. 151 in Dubach, La. go East 1.1 miles to Airline Road. Turn right on Airline Road for 1.6 miles to auction property on both sides of the road.

## NOTES

**Dusty Taylor, Auctioneer**  
Lic. #836-19

  
**Taylor Made**  
Auction and Realty, LLC

**taylormadeauctions.com**

**Ph: 318-245-8800**  
**Ph: 318-255-9157**

## Legal Description of Property Selling

120 Acres -

Sec. 19-20-2: E/4 of SW of SE; and SE of SE, Less and Except the following 10 acre parcel, to wit: Beg. at the NWC of the said SE of SE and run th. E. along the N/L of said forty 1,320' m/l and to the NEC of the said SE of SE; th. run S. along the E/L of said forty 150', m/l and to the N. r/w line of Airline Rd. (formerly L/P Rd. No. 67); th. run in a Southwesterly direction along the Northerly r/w line of said road, to its intersection with the W/L of the said SE of SE; th. run N. along the W/L of said forty 700' m/l and back to pob. and Sec. 30-20-2: N/2 of NE. (From Alan Gray Trammell, Jr.) (1382-001)

140 Acres –

140 acres Williams Property: Sec. 20-20-2: S/2 of SW of SW Sec. 29-20-2: NW of NW and N/2 of SW of NW Sec. 30-20-2: SE of NE; contg. 120 acres m/l. (146-366) (154-856) (154-860) (From Phyliss M. Williams) (1385-389) AND THE S/2 OF SW NW, SEC. 29-20-2. (PART. DEED FROM GRADY WILLIAMS ET AL)(33-425) SUCCN. ALFRED T. WILLIAMS 1/2 INT. TO JOYCE W. B. BECKWITH & 1/2 INT. TO CHARLES A. WILLIAMS (681-136) (E-30435) SUCCN. ALFRED T. WILLIAMS 1/2 INT. TO JOYCE W. B. BECKWITH AND 1/2 INT. TO CHARLES A. WILLIAMS (681-136) (E-30435) (E-47627) Statement of Identify (1148-162) (From Charles A. Williams, et al) (1387-464)