

REALTOR CLIENT REGISTRATION

11254 Farm to Market Road 195 | Paris, TX 75462

REAL ESTATE AUCTION

AUCTION: Sealed Bids will end **Wednesday September 24, 2025 @ 6:00 PM CDT**

CLIENT REGISTRATION DEADLINE: **Tuesday September 23, 2025 @ 6:00 PM CDT**

SALE LOCATION: Sealed Bid - www.northtexasrealty.com/auctions

BROKER COOPERATION

Broker Participation is Invited & Encouraged: A commission will be paid to the properly licensed broker whose prospective buyer purchases and closes on the real estate. The commission will be **two (2%) percent** of the winning high bid price.

REGISTRATION REQUIREMENTS

- To qualify for a cooperating broker commission, the Broker must register by submitting proper documentation no later than **24 hours prior to auction end (Tuesday September 23, 2025 @ 6:00 PM CDT)**
- Broker must show the property to the bidder, attend to the bidder's pre-auction needs, post auction needs as well as attend the auction and sign the Auction Real Estate Sales Contract if their client is the winning bidder
- A co-op commission will be paid only upon closing of the transaction. Commission will be based on the final bid amount before the inclusion of the buyer's premium
- Commissions will be paid by **United Country Real Estate | North Texas Realty & Auction** to a qualified licensed Real Estate Broker on this property

BROKER RESPONSIBILITIES

- Broker/Agent is required to assist the buyer throughout the entire transaction (i.e. attend preview showings, show property to prospect prior to auction, handle necessary buyer's paperwork)
- Broker/Agent **MUST** attend the Auction with the prospect
- **Prospects/Bidders who have dealt with United Country North Texas Realty & Auction throughout the marketing process will not be eligible for Broker registration**

PROPERTY DETAILS

Property Address: 11254 Farm to Market Road 195 | Paris, TX 75462

Legal Description: A254 J DAVIS SURVEY, TRACT 4, ACRES 21.202 A254 J DAVIS SURVEY, TRACT 4-1, ACRES 13.81

Sellers: William N Gibb Phase 1 Family Trust

PREVIEW DATES/TIMES September 6 12 – 2 pm & September 20 12– 2 pm

- **Saturday, September 6th - 12:00 - 2:00 PM**
- **Saturday, September 20 2nd - 12:00 - 2:00 PM**

Contact for Showings: Kevin Latham at (214) 797-2594 or klatham@northtexasrealty.com

REGISTRATION FORM

COMPANY: _____
AGENT: _____ Lic.#: _____
CLIENT: _____
CLIENT ADDRESS: _____
CLIENT PHONE: _____ EMAIL: _____

Client Signature: _____ Date: _____

Broker Signature: _____ Date: _____

SUBMISSION INFORMATION

Return to:

United Country Real Estate | North Texas Realty

Kevin Latham - Listing Agent / (214) 797-2594 or klatham@northtexasrealty.com

Auction Coordination:

- **Jimmie Dean Coffey** – Auctioneer (812) 360-6005 / jcoffey@unitedcountry.com
- **Christa Barlow** – Marketing Coordinator (812) 345-4545 / christab@ucstillwater.com

IMPORTANT NOTES:

- All cooperating broker requirements as outlined in auction terms must be met
- Registration must be received no later than 24 hours prior to auction end
- Property sells "As-Is" with no warranties expressed or implied
- Final closing on or before October 30, 2025
- Down payment of \$50,000 required within 24 hours of acceptance
- No financing contingencies