

PROPERTY LOCATION: 11254 FM 195, PARIS, TX 75462

EAST TEXAS MULTI-USE PROPERTY *Auction*

ONLINE
- ONLY -
AUCTION

ENDS SEPT 24 • 6 PM CT

OPEN HOUSES: SEPT 6 & SEPT 20



Residence, Event Venue & Agritourism Opportunity

NorthTexasRealty.com

Kevin Latham, Realtor, 214-797-2594

 **United
Country
Real Estate**

**North Texas
Realty & Auction**



INDEX

LOCATION MAP

AERIAL MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

SEALED BID SUBMISSION

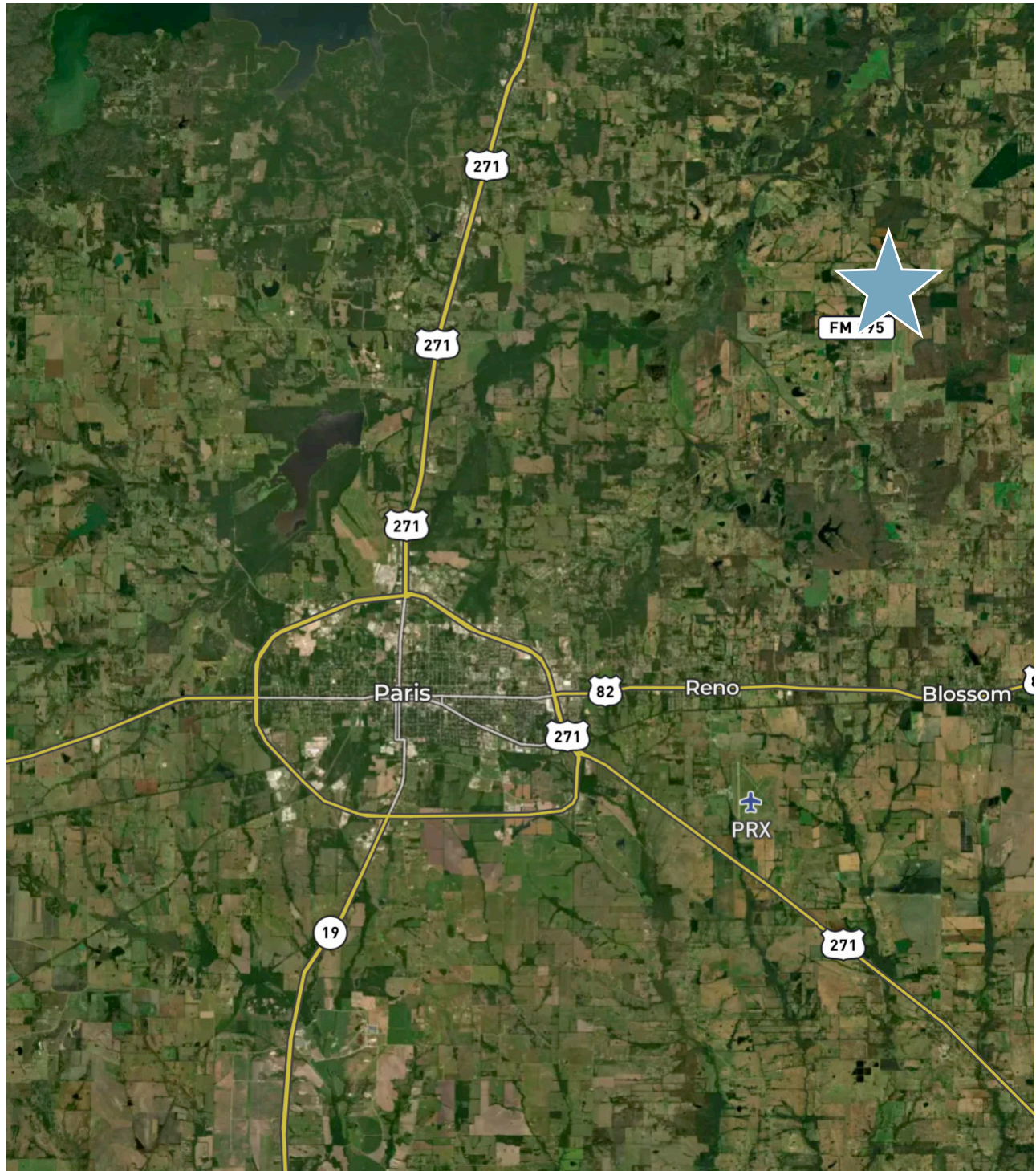
SAMPLE PURCHASE CONTRACT

BID CERTIFICATION

DISCLAIMER: All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION

MAP



AERIAL

MAP



TERMS & CONDITIONS

OF THE AUCTION



TERMS & CONDITIONS

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

- The property will be offered at Sealed Bid Auction. All bids must be submitted in writing and received on or before September 24, 2025 at 6:00 PM (CDT).
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer's premium will establish the final sales price.
- **A down payment of \$50,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to **Allegiance Title Co.**. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before **October 23, 2025**
- A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a **Warranty Deed**
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **Allegiance Title**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before **October 30, 2025**
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- United Country Real Estate and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Sealed Bid

VIEWING INSTRUCTIONS: September 6 12 – 2 pm & September 20 12– 2 pm or **By Appointment**

PROPERTY

INFORMATION

Property Highlights

Discover an exceptional multi-use property in East Texas offering a unique combination of residential living, event/entertainment facilities, and agritourism potential. Previously utilized as an event venue, the property is well suited for private retreats, vineyard/winery development, destination Airbnb, corporate gatherings, or income-producing agritourism. It features a residence, expansive grounds, and versatile structures — providing endless opportunities for creative use.

Prime Regional Location

Located just outside Paris, Texas, this property is situated in the heart of Northeast Texas with convenient access to some of the region's largest metro areas. It's an attractive destination for buyers in Dallas/Fort Worth, Houston, Oklahoma, Arkansas, and Louisiana looking for a rural lifestyle, second home, or investment property with income-generating capabilities.

Endless Possibilities

Whether you're an investor, entrepreneur, farmer, or someone looking for a country estate, this East Texas offering provides:

Existing residence ready for immediate use

Event venue infrastructure ideal for weddings, corporate events or retreats

Potential for vineyard, winery or farm-to-table operation

Ideal agritourism setting with space for outdoor recreation and hospitality

Private getaway or destination Airbnb/short-term rental

Excellent access to regional attractions and major travel corridors

Auction Information

Bids Due: September 24 at 6:00 PM Central

Open House Dates: September 6 and September 20

Sealed Bid: See attached bidder documents

Terms & Conditions: All bidders must review and accept auction terms prior to bidding

SEALED BID SUBMISSION

SAMPLE



Sealed Bid Submission Form

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

Legal Description: A254 J Davis Survey, Tract 4, Acres 21.202 and A254 J Davis Survey, Tract 4-1, Acres 13.81

All sealed bids must be received on or before September 24, 2025 at 6:00 PM CDT.

Bidder Information

Full Name(s): _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Bid Amount

I/We hereby submit the following sealed bid for the purchase of the above property:

Bid Amount (before Buyer's Premium): \$ _____

Note: An 11% Buyer's Premium will be added to the final bid. The final bid plus Buyer's Premium will establish the total contract purchase price.

Total Contract Purchase Price (Bid + 11% Buyer's Premium): \$ _____

Bidder Signature(s)

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Return Completed Form To

United Country Real Estate | North Texas Realty

Kevin Latham – Listing Agent

☎ (214) 797-2594 | ✉ klatham@northtexasrealty.com

Jimmie Dean Coffey – Auctioneer

☎ (812) 360-6005 | ✉ jcoffey@unitedcountry.com

Christa Barlow – Marketing Coordinator

☎ (812) 345-4545 | ✉ christab@ucstillwater.com

For Office Use Only

Date/Time Received: _____ Received By: _____

PURCHASE CONTRACT

SAMPLE



REAL ESTATE AUCTION PURCHASE AGREEMENT

This Contract of sale made and entered this 24th day of September, 2025, by and between **William N Gibb Phase 1 Family Trust** hereinafter called the Seller(s) and

hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as:
11254 Farm to Market Road 195 | Paris, TX 75462

Legally described as:
A254 J DAVIS SURVEY, TRACT 4, ACRES 21.202 A254 J DAVIS SURVEY, TRACT 4-1, ACRES 13.81

FINANCIAL TERMS

Buyer herewith agrees to deposit with **Allegiance Title, \$50,000.00** dollars as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a **Warranty Deed** with insurable title. Free from all encumbrances, and an Owner's Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before October 30, 2025 at 5:00 PM CDT and shall take place at the office of **Allegiance Title**

The buyer will pay the closing fee.

The buyer will pay a **\$250.00** Transaction fee to **United Country Real Estate | Oklahoma Land & Auction** at closing.

Possession is to be given day of final closing.

BUYER OBLIGATIONS

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Final closing is NOT contingent upon financing.

A **promissory note** will be signed along with the down payment for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract.

PROPERTY CONDITIONS

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted.

Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event, he chooses to go through with it,

PURCHASE CONTRACT

SAMPLE

all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

DEFAULT PROVISIONS

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement.

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to: **Flying S Title and Escrow**

PURCHASE PRICE CALCULATION

High Bid Selling Price: \$ _____ .00
Plus 11% Buyer's Premium: \$ _____ .00
Total Purchase Price: \$ _____ .00
Less Down Payment: \$ 50,000 .00
Total Due at Closing: \$ _____ .00

ACCEPTANCE DEADLINE

This offer will expire if not accepted on or before: September 25, 2025 at 5:00pm CDT

SIGNATURES

Purchased By:

Buyer Date: _____

Printed Name: _____

Buyer Address: _____

Phone: _____ Email: _____

Buyer Date: _____

Printed Name: _____

Buyer Address: _____

Phone: _____ Email: _____

Names for Deed:

SELLER ACCEPTANCE

Accepted By:

William N Gibb Phase 1 Family Trust Date: _____ Time: _____

BROKER INFORMATION

Listing Brokerage: United Country Real Estate | North Texas Realty & Auction

Listing Agent: Kevin Latham - 214.797.2594 - 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

PURCHASE CONTRACT

SAMPLE

PROMISSORY NOTE

11254 Farm to Market Road 195 | Paris, TX 75462

\$50,000.00 Date: _____

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Allegiance Title

The Sum of **Fifty Thousand dollars** (\$50,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed by the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

_____, date _____, 2025

Buyer:

_____, date _____, 2025

Buyer:

This agreement is subject to all terms and conditions contained in the Auction Terms & Conditions which are incorporated herein by reference.

BID CERTIFICATION

DOCUMENT



BIDDER CERTIFICATION

Property Address: 11254 FM 195, Paris, Texas, 75462

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

Auction End Date: September 24, 2025 at 6:00 PM CDT

Sale Type: Sealed Bid with Seller's Reserve

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's approval.

By signing this certification and returning it to the offices of United Country Real Estate | North Texas Realty & Auction or United Country Real Estate | Oklahoma Land & Auction, or an employee therein, I **hereby certify** that:

1. I acknowledge that I have received a complete **Bidders Packet** for the above-described property.
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the bidders packet and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the **"\$50,000 Deposit"** and **"Balance Due at Closing"** requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the bidders packet and understand that it is a legally binding contract and is **not contingent upon financing or anything else**.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an **11% Buyer's Premium** will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing **ALL** of the information below and signing and returning a copy of the **Terms & Conditions** of this auction and by doing so I am agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment within **24 hours** as stated in the terms and conditions of the auction.
11. I understand that the property sells **"As-Is"** with no warranties expressed or implied and that I am responsible for conducting my own due diligence and inspections at my own risk.
12. I understand that closing must occur on or before **October 30, 2025 at 5:00 PM CDT** at **Allegiance Title**.

BIDDER REGISTRATION INFORMATION

(All fields required - Registration will not be accepted without complete information)

BID CERTIFICATION

DOCUMENT

Bidder Information:

Printed Name: _____

Bidder Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Email Address:** _____

Emergency Contact Name: _____

Emergency Contact Phone: _____

PAYMENT INFORMATION *(Required for deposit security)*

Credit Card Number: _____

Expiration Date: _____ **CVV:** _____

Name on Card: _____

Billing Address: _____

City, State, Zip: _____

ACKNOWLEDGMENT AND SIGNATURE

I have read and understand all terms and conditions of this auction. I agree to be bound by these terms and acknowledge that this is a legally binding commitment.

Bidder Signature

Date

FOR OFFICE USE ONLY:

Registration Received: _____

Received By: _____

PIP Provided: _____

Submit completed form to:

Christa Barlow – United Country | Oklahoma Land & Auction, LLC

Email: christab@UCStillwater.com

Phone: (812) 345-4545

Registration Deadline: September 23, 2025 at 6:00 PM MDT
(24 hours prior to auction close)