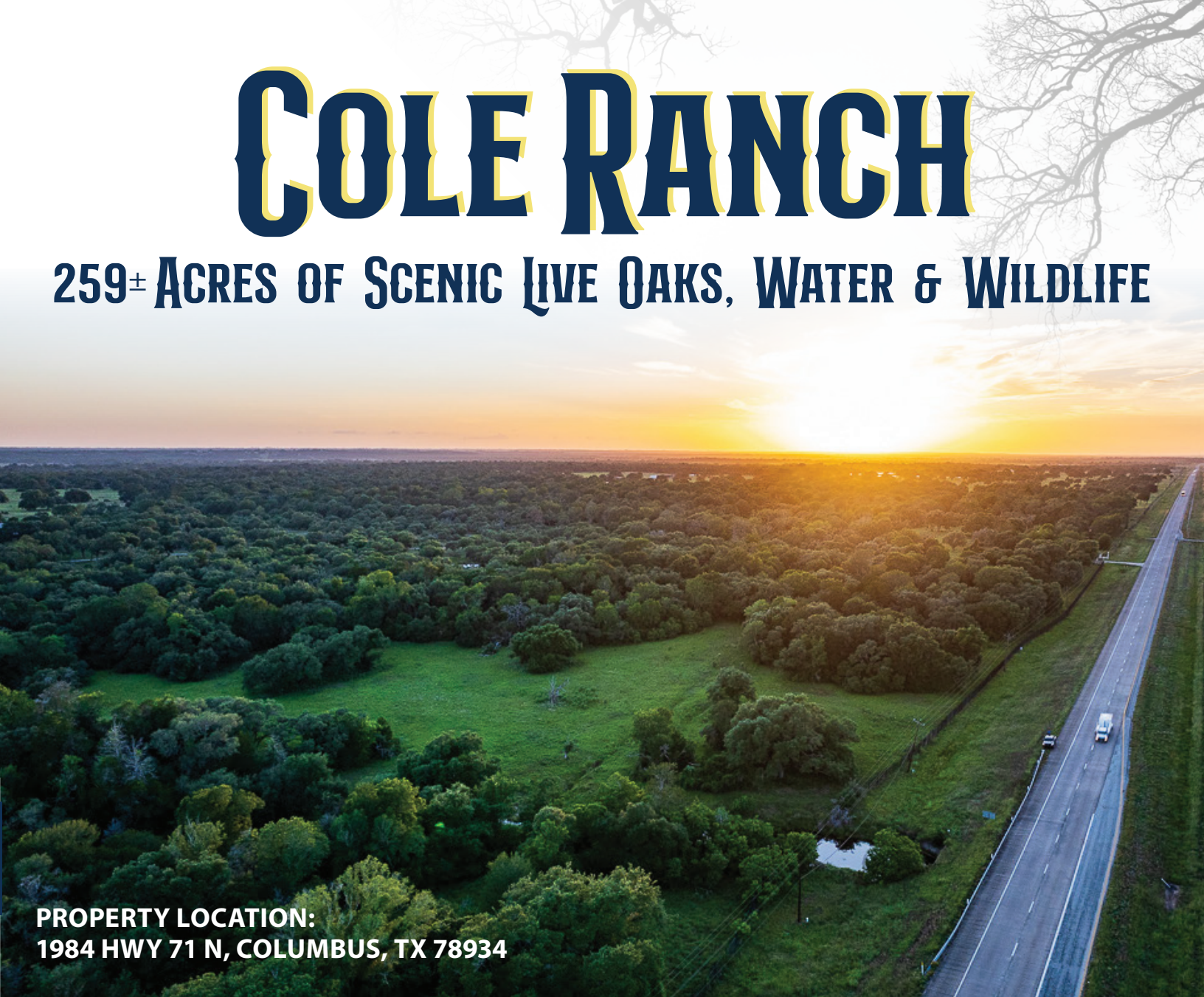


COLE RANCH

259± ACRES OF SCENIC LIVE OAKS, WATER & WILDLIFE

An aerial photograph of a vast, lush green landscape filled with dense live oak trees. A winding road runs along the right side of the property, with a few vehicles visible. The sun is setting on the horizon, casting a warm, golden glow over the entire scene.

PROPERTY LOCATION:
1984 HWY 71 N, COLUMBUS, TX 78934

SEALED BID OFFERING

Submission Deadline: August 11th, 5 PM



SCHRADER + WELLINGS

REAL ESTATE & AUCTION COMPANY, INC
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COLE RANCH

259± ACRES OF SCENIC LIVE OAKS, WATER & WILDLIFE

259± ACRES IN COLORADO CO.

MAJESTIC LIVE OAKS & OPEN MEADOWS

POND, CREEK & EXCEPTIONAL WILDLIFE HABITAT

PREMIUM HOMESITES WITH SPRAWLING VIEWS

OVER 2,200' OF HIGHWAY 71 FRONTAGE

LARGE ACREAGE DEVELOPMENT POTENTIAL

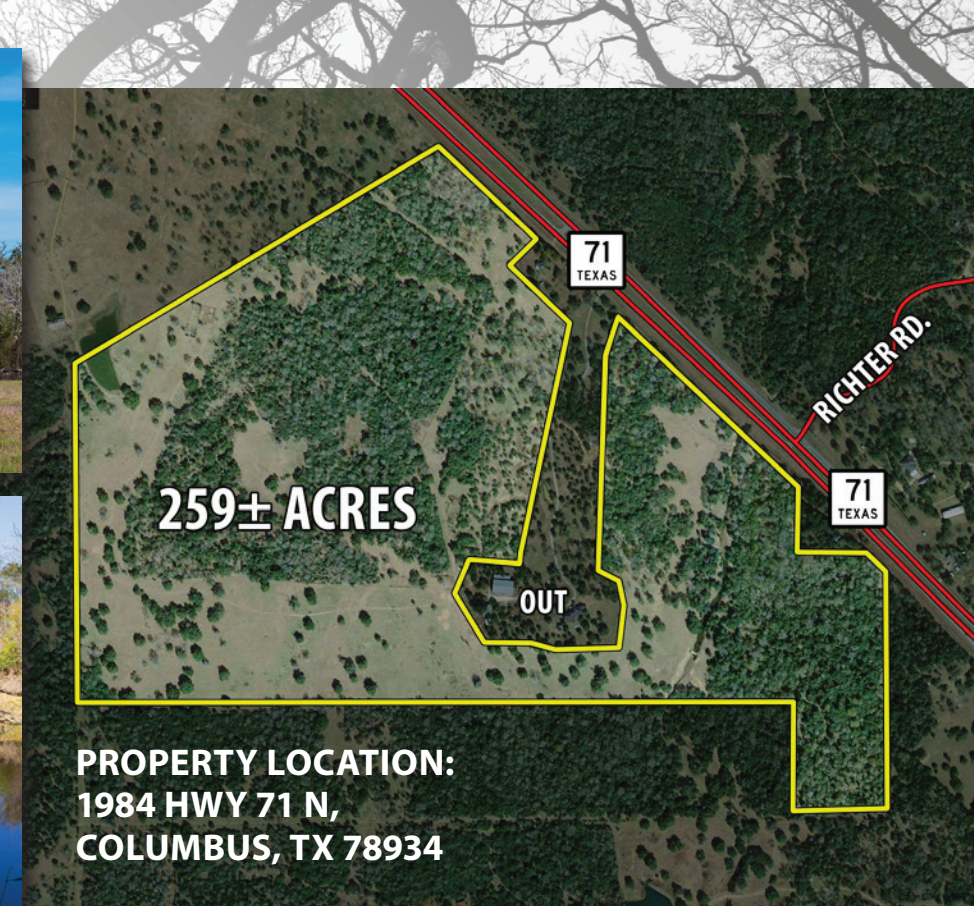
The Cole Ranch presents a rare opportunity to acquire 259± acres of Colorado County's most picturesque ranchland conveniently located less than 10 minutes from Columbus, Texas and Interstate 10. Characterized by majestic live oaks, rolling open meadows, a scenic pond, meandering creek frontage, and abundant wildlife habitat, the ranch offers the ideal combination of recreation, ranching, investment, and future homesite potential. Scattered throughout the ranch are magnificent mature live oaks that create a park-like landscape rarely found on properties of this size.

Properties that successfully combine natural beauty, water resources, mature tree cover, privacy, and excellent accessibility are increasingly difficult to find. With more than 2,200 feet of frontage along Highway 71 and convenient access to Houston, Austin, and San Antonio, the Cole Ranch is uniquely positioned for both immediate enjoyment and long-term appreciation.

Whether your vision includes a family legacy ranch, weekend retreat, recreational property, large acreage development, cattle operation, or future estate homesite, the Cole Ranch offers the flexibility, beauty, and long-term ownership appeal sought by today's land buyers.

The Sellers have elected to offer the property through a Sealed Bid Offering, allowing qualified Buyers the opportunity to independently determine value and submit confidential offers for consideration.

Final bids are due Tuesday, August 11th at 5:00 PM.



**PROPERTY LOCATION:
1984 HWY 71 N,
COLUMBUS, TX 78934**

TERMS & CONDITIONS

- **BIDDING PROCEDURE:** The property will be offered via a Sealed Bid Sale with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.
- **PURCHASE CONTRACT:** With 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 and information in the marketing materials are subject to the terms and conditions of the Sealed Bid Packet. Seller shall not be bound by any statement, promise or inducement that is not contained in the Sealed Bid Packet.
- **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 with the submission of a Bid, with 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**
- **DEED:** Seller shall be obligated only to convey a merchantable title by Trustees Special Warranty Deed.
- **EVIDENCE OF TITLE:** Seller agrees to make available to bidder(s) a preliminary title insurance commitment to review prior to the Sealed Bid Deadline. If a Buyer elects to purchase a standard coverage ALTA Owner's Title Policy, Seller shall give Buyer a credit against the Purchase Price. Said Title Policy shall be in the amount of the purchase price insuring marketable title to the Purchased Tracts in the name of Buyer, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. The cost of any lender's title insurance shall be charged to Buyer.
- **CLOSING:** The closing shall take place 45 days after the Sealed Bid Deadline or as soon thereafter as applicable closing documents are completed by Seller.
- **POSSESSION:** Possession shall be at closing.
- **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 and Buyer.
- **PROPERTY MAPS; ACRES:** Property maps, advertised acres and dimensions are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.
- **REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.
- **MINERALS:** Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.
- **AGENCY:** C. Brent Wellings - Broker, Schrader Real Estate and Auction Company, Inc., and their representatives are exclusive agents of the Seller.
- **DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER AND AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and 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-sealed bid deadline due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.
- **CHANGES:** Please regularly check www.schraderwellings.com and www.schraderauction.com to review any changes and/or additional information. **THE SEALED BID PACKET DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

SEALED BID OFFERING

Submission Deadline: August 11th, 5 PM

Bid Submission Options:

- Delivered in Person at 1984 Hwy 71 N, Columbus, TX on August 11th from 2PM – 5PM
- Delivered via UPS or FedEx to: 101 N. Main Street, Stillwater, OK 74075. Attn: Brent Wellings

LAND TOUR & INSPECTION DATES

- **Wednesday, July 22nd | 8am – 11am**
- **Wednesday, July 29th | 8am – 11am**
- **Monday, August 10th | 5pm – 8pm**

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COLE RANCH

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WATER & WILDLIFE



SEALED BID OFFERING

Submission Deadline: August 11th, 5 PM

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Stillwater, OK 74076

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Charles B. Wellings, Broker & Auctioneer: Broker
License #618910 & Auctioneer License #16950

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