

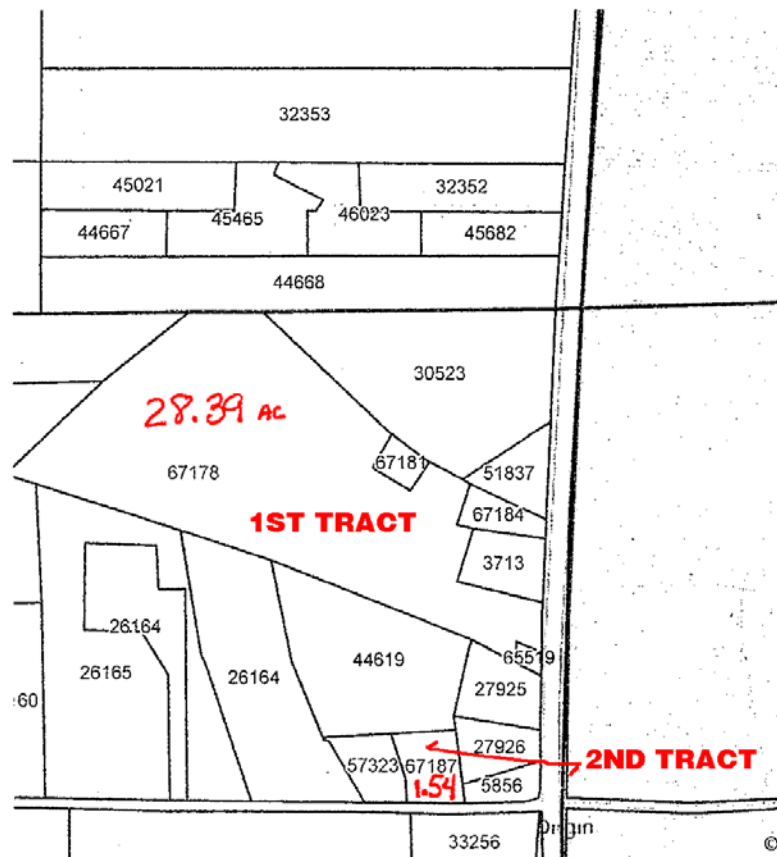
REAL ESTATE AUCTION

Thursday, July 26 @ 10 a.m.

Wolf Ridge Auction and Realty Company has been commissioned to sell bank owned properties. **1ST TRACT:** RV Park located in East Texas. Parcel #67178 AB 160 D CORTINAS SURVEY. This Park was built in 2010 with over 70 RV sites, on 28.3 acres of land, it also includes a 2100 sq. ft. office with washateria, ice machine, community room. The park has a fishing pond for guests and is located near Marin Creek Lake. Auction will be hold on site at 8579 FM 2658 Tatum, Texas.

2ND TRACT: 1.54 acres located on E CR 2144, Tatum, Texas. Parcel #67187, AB160 D CORTINAS SURVEY.

ROYALTY INCOME WILL TRANSFER TO NEW BUYER. All royalty interest owned by bank for these two properties will transfer to new owner.



Real Estate Terms and Conditions: 10% buyers premium, 10% deposit day of sale. Contract will not be assignable or contingent on financing or appraisals. 30 day closing. Property is sold as is, where is, Seller will furnish title policy, Buyer to pay all other closing costs. Taxes will be prorated.

**For more information contact Wolf Ridge Auction Company
Terry Nicholas TXS 8192 • 903-646-3152**

Bidder No. _____ (For office use only)

ON-SITE AUCTION REGISTRATION

Please complete and bring to the auction

This form must be filled out completely to receive a bidder card. Also, please bring your government-issued identification and funds (cash or personal, business or cashier's check) for the required downpayment.



1. Print your current mailing address and contact information:

Name Cell Phone (.....).....

Address Daytime Phone (.....).....

City, State, Zip Email Address

2. Check all the ways you learned about today's auction.

- | | | | |
|--|------------------------------------|----------------------------------|--|
| <input type="checkbox"/> Email Alert | <input type="checkbox"/> Newspaper | <input type="checkbox"/> Realtor | <input type="checkbox"/> Website Ad |
| <input type="checkbox"/> Flyer | <input type="checkbox"/> Postcard | <input type="checkbox"/> Signs | <input type="checkbox"/> Other Website Listing |
| <input type="checkbox"/> Friend/Neighbor | <input type="checkbox"/> Radio | <input type="checkbox"/> TV | |

3. Please return this completed registration and present your driver's license and signature, which will be recorded herein, electronically or otherwise, and will be utilized for originating all documents and shall constitute your full and final agreement to the terms and conditions herein, the Terms of Sale, and acceptance of the Contract with addenda (distributed for this sale and incorporated herein) if you are recognized by the Auctioneer as the "High Bidder" at the final recorded bid price (and, if more than one property is being offered at the bid price, your selection of same).

Do not bid until you have read and agreed to be bound by the referenced Terms of Sale.

By signing below, Bidder acknowledges reading and understanding these terms and conditions as well as the referenced Contract and its Addenda and agrees to be bound by the Terms of Sale and Contract incorporated by reference herein if the Buyer is recognized as the high bidder by the Auctioneer. Bidder agrees and understands that information provided on this form may be used for marketing purposes.

By registering for this auction and signing below, you understand and authorize Wolf Ridge Auction and Realty Company to film, photograph, or otherwise record this auction and your attendance and you hereby authorize use of those recordings for promotional or other commercial use.

Wolf Ridge Auction and Realty Company represents the Seller only in this transaction. Real estate closing services will be provided by a local closing company.

4. Real Estate Terms and Conditions: 10% buyers premium, 10% deposit day of sale. Contract will not be assignable or contingent on financing or appraisals. 30 day closing, property is sold as is, where is, Seller will furnish title policy, Buyer to pay all other closing costs. Taxes will be prorated.

Signature

Date

Terms for Bidding

*Please note, this page is for your reference only and **does not** need to be printed or brought to the auction.*

Thank you for participating in today's auction. It is important that you familiarize yourself with the terms of the sale, as buying real estate at auction is final and irrevocable. The terms of sale are not subject to change or negotiation after the fact. Good luck and Good bidding!

THIS IS A BINDING CONTRACT. BY SIGNING THIS CARD AND BIDDING IN THE AUCTION, YOU AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS, INCLUDING THE CONTRACT FOR SALE, AND TO PAY ALL SUMS REQUIRED UNDER THE CONTRACT. A BUYER'S PREMIUM (BUYER'S FEE IN WI) OR AUCTION SERVICES FEE MAY APPLY TO THIS PROPERTY. PROPERTIES ARE AUCTIONED SUBJECT TO SELLER CONFIRMATION, UNLESS DESIGNATED AS AN "ABSOLUTE AUCTION". PLEASE REVIEW THE SALE DAY NOTES AND LISTEN TO THE AUCTIONEER FOR SPECIFICS.

1. DO NOT BID until you have read the Terms of Sale, Contract for this sale, including all Addenda and disclosures (the "Contract") and acknowledge this is a CASH, AS IS auction, subject to down payment requirements, buyer closing fees and each property may be subject to a Buyer's Premium.
2. YOU ARE ON THESE PREMISES AT YOUR OWN RISK. Auctioneer, Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damages to their person or property while in, on or about these premises, or while attending open public inspections, nor shall they be liable for hidden defects, dangers or conditions. All persons are on the premises at their own risk and shall defend, indemnify and save harmless Broker and Seller from any and all liability attendant thereto.
3. THE AUCTION WILL BE CONTROLLED BY THE AUCTIONEER. Wolf Ridge Auction and Realty Company represents the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to auction out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee bidders as specified in 21 NCAC 4B. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party.



Property ID: 67178

Owner: TEXAS BANK

Property ID:
67178

Account Number:
00160-00450-00005-000000

Property Legal Description:
AB 160 D CORTINAS SUR

Deed Information:
Volume: 3457
Page: 369
File Number: 00167950
Deed Date: 8/2/2016

Property Location:
8579 N FM 2658
TATUM TX 75691

Block:

Survey / Sub Division Abstract:

Section / Lot:

Owner Information:
TEXAS BANK

PO Box 1990

Henderson TX 75653 1990

Property Detail:
Property Exempt:
Category / SPTB Code: F1
Total Acres: 28.393
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption:
Homestead Cap Value: 0
Land Ag / Timber Value: 0
Land Market Value: 62,460
Improvement Value: 0
Property Market Value: 62,460

Previous Owner:
BIG BUCK RV PARK LLC

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
05	RUSK COUNTY	262,460		0	262,460
05R	RUSK COUNTY SPEC ROAD	262,460		0	262,460
05S	COUNTY SCHOOL	262,460		0	262,460
52	TATUM I.S.D.	262,460		0	262,460
65	RUSK CO ESD#1	262,460		0	262,460
66	RUSK CO GROUNDWATER CONSV DIST	262,460		0	262,460

Property ID: 67178

Owner: TEXAS BANK

Building Detail

Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	574 M	S112	2010	NO	99	99%	2,116	163,910	105,470
2	PATCOV	STL	2010	NO		100%	200	1,400	0
3	RV	5	2010	NO	50	50%	70	556,530	94,530

Total Building Value: \$ 200,000

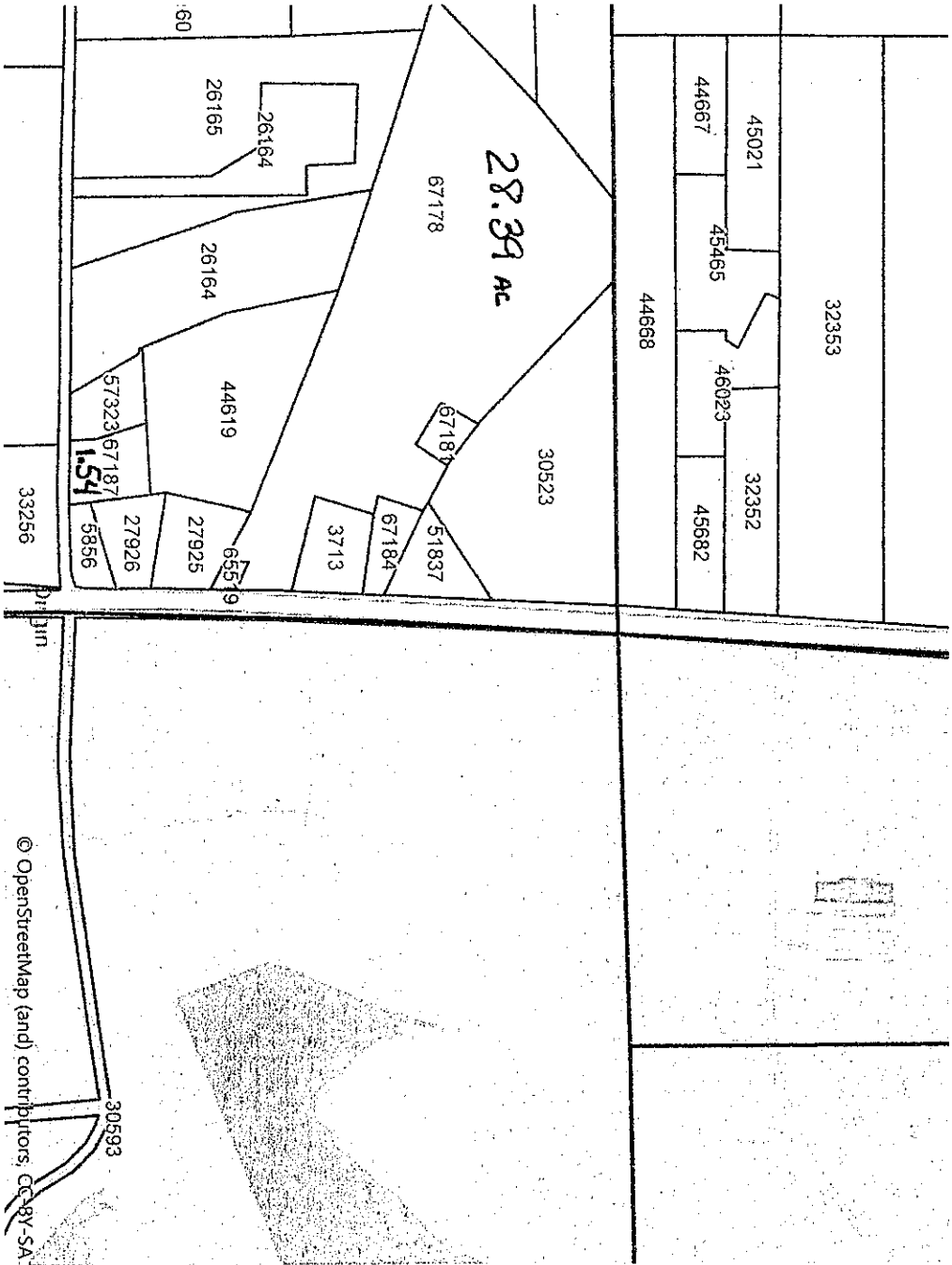
Property ID: 67178

Owner: TEXAS BANK

Land Detail

Land Sequence 1		
Acres: 28.393	Market Class: RB030	Market Value: 62,460
Land Method: AC	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 62,460



Property ID: 67187

Owner: TEXAS BANK

Property ID:
67187

Account Number:
00160-00464-00005-000000

Property Legal Description:
AB 160 D CORTINAS SUR

Deed Information:
Volume: 3457
Page: 369
File Number: 00167950
Deed Date: 8/2/2016

Property Location:
E CR 2144
TATUM TX 75691

Block:

Survey / Sub Division Abstract:

Section / Lot:

Owner Information:
TEXAS BANK

PO Box 1990

Henderson TX 75653 1990

Property Detail:
Property Exempt:
Category / SPTB Code: C1R
Total Acres: 1.540
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption:
Homestead Cap Value: 0
Land Ag / Timber Value: 0
Land Market Value: 5,540
Improvement Value: 0
Property Market Value: 5,540

Previous Owner:
BIG BUCK RV PARK LLC

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
05	RUSK COUNTY	5,540		0	5,540
05R	RUSK COUNTY SPEC ROAD	5,540		0	5,540
05S	COUNTY SCHOOL	5,540		0	5,540
52	TATUM I.S.D.	5,540		0	5,540
65	RUSK CO ESD#1	5,540		0	5,540
66	RUSK CO GROUNDWATER CONSV DIST	5,540		0	5,540

Property ID: 67187

Owner: TEXAS BANK

Land Detail

Land Sequence 1		
Acres: 1.54	Market Class: RC002	Market Value: 5,540
Land Method: AC	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 5,540

Property ID: 67187

Owner: TEXAS BANK

Previous Owner Information

Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
67187	BIG BUCK RV PARK LLC	TEXAS BANK	3457	369	00167950	8/2/2016
67187	BROOME GRADY ETAL	BIG BUCK RV PARK LLC	2995	125	00092290	3/8/2010