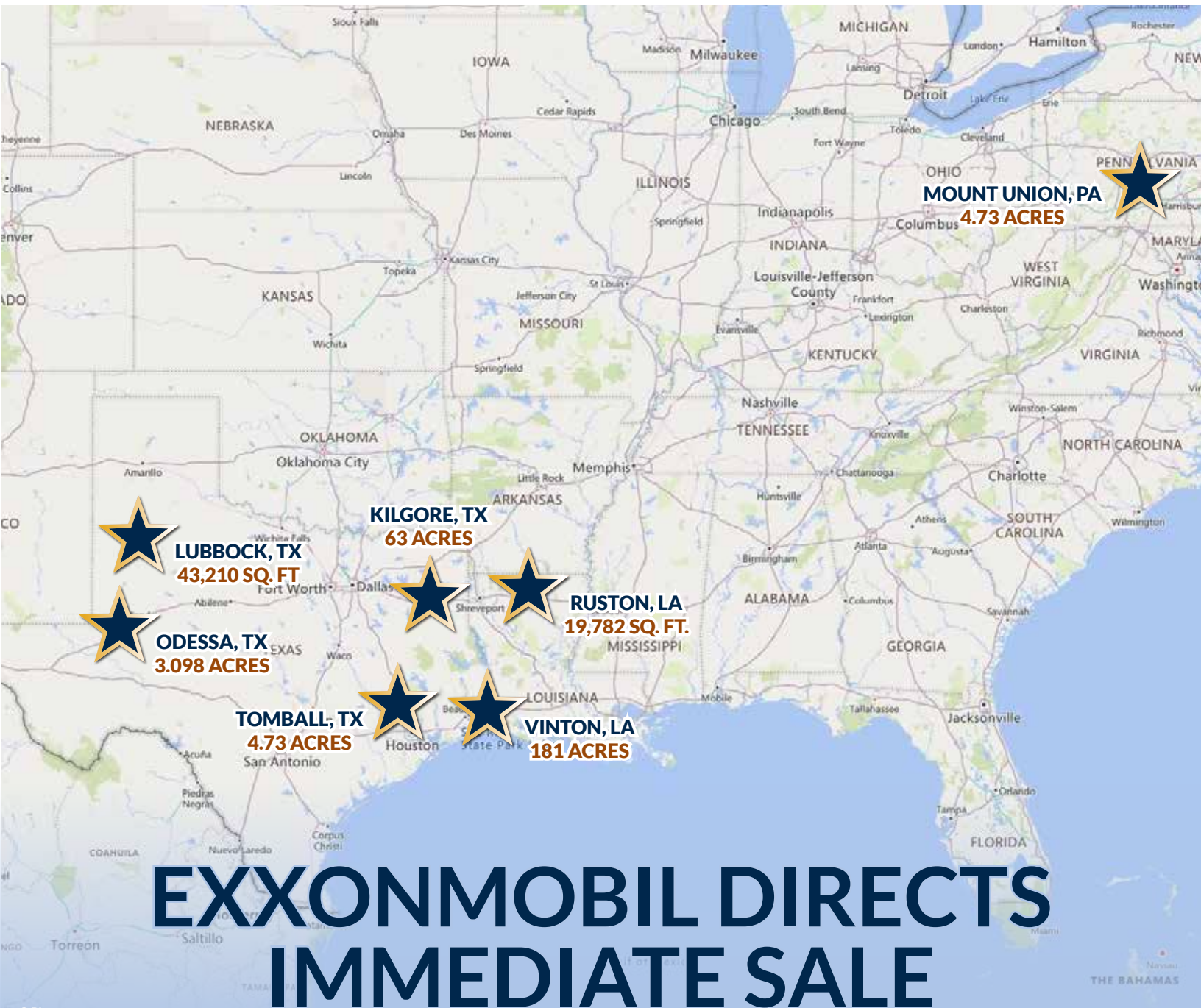


TO BE SOLD SUBJECT TO LOW MINIMUM BIDS



**EXXONMOBIL DIRECTS
 IMMEDIATE SALE**

INDUSTRIAL — COMMERCIAL — AGRICULTURAL LAND



2299 Royer Rd, VINTON, LA

181 Acres

This site is located in a rural area of Calcasieu Parish and is surrounded by agricultural and industrial land.

This property is a total of 181 acres in three separate tracts offered in the entirety

Tract 1-A: North of Interstate 10 - A triangular 19.51 Acres north of Interstate 10 with access off Jeff Allen Road

Tract 1-B: South of Interstate 10 - An irregular 93.381-acre tract with frontage on Royer Road to the east, Gray Road to the south, and Vice Road to the west.

Tract 2: This 31.76-acre tract is located north of Gray Road and east of Royer Road. It is separated by 150' from Tract 3 below. The 150 feet between Tract 2 and Tract 3 is shown as unknown ownership.

Tract 3: This tract is 36.95 acres and is east of Tract 2 with access on the north side of Gray Road

Current Zoning: A1 Agricultural; I1 Heavy Industrial

LOW MINIMUM BID: \$175,000



308 Carolina Ave, RUSTON, LA

19,782 sq. ft.

This site is located in the City of Ruston, Lincoln Parish, Louisiana with a population of 22,000. Ruston is the largest city in the Eastern Ark-la-tex region. Ruston is the home of Louisiana Tech University. The property is located approximately 1/2 mile south of Interstate 20 and approximately 1,000 feet west of Highway 167 in

- 19,782 sq. ft. or 0.454 Acres
- Approximately 127' from the intersection of W. Carolina Avenue and Minden Street
- Current Zoning - CR - Core Residential
- Water and Sewer available from the City of Ruston
- Proposed Future Use - Commercial / Industrial

LOW MINIMUM BID: \$15,000



15534 Croghan Pk, MOUNT UNION, PA

4.73 Acres

This site is located in Mount Union in Huntingdon County, Pennsylvania, approximately 44 miles southeast of Altoona and 12 miles southeast of Huntingdon, on the Juniata River with a population of 2,500. The site is a total of 4.73 acres.

- The site is a total of 4.73 acres. It is fenced but the fencing is well within the property boundaries. Most of the property is wooded. There is a concrete pad at the access from US RTE 522.
- There is an existing concrete pad on the site
- Current Zoning - Commercial / Industrial
- Proposed Future Use - Commercial / Industrial
- The surrounding land is a mix of rural, wooded area, industrial and residential

LOW MINIMUM BID: \$15,000

Minimum Bid Auctions

These properties will be sold to the highest bidder either subject to the low published Minimum Bid listed for the property.

Licensing

Renee Y. Jones, Lic. Texas, Louisiana & Pennsylvania Auctioneer, Texas: Fine & Co TX, Lic. TX Broker, Jones Lang LaSalle Inc, Licensed TX, LA and PA Broker

Sealed Bid Deadline

Sealed bids are due on or before 2:00 p.m. CST, November 12 and delivered to info@FineAndCompany.com or Fine & Company TX LLC, 899 Skokie Blvd., Suite 100, Northbrook, IL 60062

On-Site Inspections

This is vacant land and is available for viewing at your convenience. Inspection of the properties is at your own risk. Seller nor seller's agent takes responsibility for any injury which may occur while inspecting the property. Please call 312.278.0600 Extension 101 if you have any questions.

Bidder's Information Packets

A detailed Bidder's Information Packet ("Packet") has been assembled for each property which contains pertinent information related to the property, the auction and the Terms of Sale. The cost of the Packet is \$10.00 for each property. A Packet order form can be downloaded from the property information page at www.FineAndCompany.com or via email to info@FineAndCompany.com. The purchase of a Packet is required in order to bid at the auction.

Terms Of Sale

This auction is being conducted subject to the Terms of Sale, as provided in the Bidder's Information Packets, and the Purchase and Sale Contract for each property.

Buyer's Premium

A six percent (6%) Buyer's Premium will be added to the final bid price per the Terms of Sale.

Certified Funds Required To Bid

See the property details for the Auction Deposit re-

quirements. Following the auction, Auction Deposits placed by unsuccessful bidders will be returned via wire transfer to those bidders. Successful bidder's deposits will become initial earnest money deposits for the purchased property.

Closing Date

Please review the Purchase and Sale Contracts, provided in the Bidder's Information Packets for closing dates.

Broker Participation Invited

A 2% of the high bid price referral fee, as stated in the Terms of Sale, will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Broker registration requires adherence to the specific registration requirements set forth in the Terms of Sale for the property.

Disclaimer

The Seller, Seller's Agents including Texas Broker Fine & Company TX LLC, Jones Lang LaSalle, Louisiana and Pennsylvania Broker and Texas, Pennsylvania and Louisiana Auctioneer Renee Y. Jones and their agents assume no liability for inaccuracies, errors or omissions in any auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, TAXES IN THIS AND OTHER MARKETING MATERIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time. Any information regarding the Properties provided by the Seller or the Seller's Agents is intended solely to provide interested parties with preliminary information only, is not a solicitation of offers and does not constitute an offer to sell. No investigation or review has been made as to the accuracy of any information provided by the Seller; though it is believed to be correct, it is not guaranteed. Some information furnished is from outside sources deemed to be reliable, but is not certified as accurate. The delivery of any information shall not create any agency relationship between recipient and Seller's Agents, Auctioneer or its agents. Bidders are encouraged to conduct their own investigation pertaining to all matters concerning the property including inspections of the property and to review all information provided. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



North of CR1115, KILGORE, TX

63 Acres

This site is located outside of Kilgore and Overton, Rusk County, Texas with a population of 15,000 and is surrounded by agricultural and industrial land. Access was provided by a gate and gravel road located on the southwest portion and County Road 1115 crossed the center and provided access to the other side. There are four plugged and abandoned oil wells, concrete foundations from former pump jacks, various flow lines, pipelines, pipe stub-ups, valves, and pipeline markers. The property is bordered on the west side of the property. Land use in the vicinity is oil fields and wooded land to the north, east, and south and County Road 1116, residential and agricultural land with oil wells to the west.

- The property is 63 acres, 1 parcel
- Access is from an asphalt road bearing off County Road 1115 to the right
- Surrounding land use is a mix of commercial and residential
- Current Zoning – N/A (No zoning – rural area)
- Proposed Future Use – Commercial/Industrial

LOW MINIMUM BID: \$15,000



1316 East 38th St, LUBBOCK, TX

43,210 Sq. Ft

This site is located in the City of Lubbock, Lubbock County, Texas with a population of 256,000. It is currently vacant. Lubbock is the 11th most populous city in Texas and the county seat. Lubbock is the area's economic, health-care, and educational hub. It is also home to Texas Tech University. It is located 0.05 miles east of the southeast corner of East 38th Street and Martin Luther King Boulevard.

- 43,210 Sq. Ft. or 0.992 Acres
- 281- foot frontage on East 38th Street
- The immediate area is primarily industrial, with some residential and commercial uses nearby
- Current Zoning - M-1 Light Manufacturing District
- Proposed Future Use – Commercial/Industrial

LOW MINIMUM BID: \$10,000



2126 Maurice Rd, ODESSA, TX

3.098 Acres

This site is located in the City of Odessa, and is Ector County, Texas with a population of 121,000, and is surrounded by agricultural and industrial land.

- 3.098 Acres
- Current Zoning - Future Development
- Proposed Future Use – Commercial / Industrial

LOW MINIMUM BID: \$15,000



FM2920 & Live Oak St, TOMBALL, TX

8,567 sq. ft.

This site is located in Tomball, Harris County, Texas, a part of the Houston metropolitan area with a population of 11,000. The site is a total of 8567 sq. ft. or 0.1967 acres. The site is located on Green Street. This former distribution field site used to support oil/gas operations

- 8567 sq. ft. or 0.179 Acres
- The land use surrounding the property includes both industrial and commercial uses
- Access to the site must be gained via municipal easement or via an adjacent property
- Current Zoning - Commercial / Industrial
- Proposed Future Use - Commercial / Industrial

LOW MINIMUM BID: \$10,000



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In Cooperation with



MOUNT UNION, PA
4.73 ACRES



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