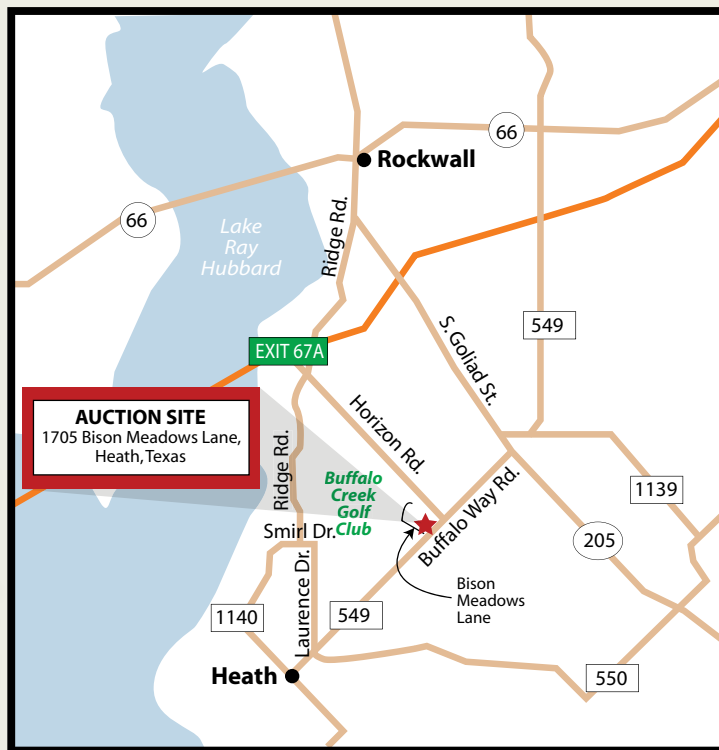


TO BE SOLD TO THE HIGHEST BIDDER ABOVE A MINIMUM BID OF ONLY \$1,100,000!

# Distinctive Property AUCTION

6:00 PM · THURSDAY, JULY 23

Auction to be held on site: 1705 Bison Meadows Lane, Heath (Dallas Area), TX 75032



## MAPS AND DIRECTIONS

Directions: From DALLAS, take I-30 east to Exit #67A (Village Dr./Horizon Rd.). Turn right on Horizon Rd. (FM-3097) and proceed 2.9 miles to Buffalo Way (FM-549). Turn right on Buffalo Way and proceed 3/10 mile and turn right into The Hills of Buffalo Creek subdivision. The property is the first house on the right.

### HOW DO I GET A PROPERTY INFORMATION PACKAGE?

A property information package (PIP) is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to [www.higgenbotham.com](http://www.higgenbotham.com) & clicking on the "Register" button. After you fill in the information, you will be emailed a username & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The PIP will then be available for you. You may also call our office to obtain a copy of the PIP.

### WHAT IF I CAN'T ATTEND THE AUCTION?

If you cannot attend the auction in person, you may arrange to bid via phone/internet in real-time by calling our office no later than Wednesday, July 22. A \$25,000 deposit will be required to internet bid. (see terms below) You MUST be pre-registered to bid via the phone/internet.

**Terms:** \$50,000 deposit day of sale. Additional amount to equal a total deposit of 10% will be due at Ranger Title Company within 7 days of the auction. Remaining balance due at closing on or before 30 days. 10% buyer's premium.

**Internet/Phone Terms:** \$25,000 to bid. Additional \$25,000 due in 24 hours if you are the high bidder. If you are not the successful bidder, your deposit will be returned. An additional amount to equal a total deposit of 10% will be due at Ranger Title Company within 7 days of the auction. Remaining balance due at closing on or before 30 days. 10% buyer's premium.

Broker Participation Welcome. Call for details.



# 800-257-4161

[www.higgenbotham.com](http://www.higgenbotham.com)

email: [auction@higgenbotham.com](mailto:auction@higgenbotham.com)

1666 Williamsburg Sq., Lakeland, FL 33803  
Jim Owen, AARE, TX Lic. AUCTNR00013296, TX Broker #0395965

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FIRST CLASS MAIL



1666 Williamsburg Sq., Lakeland, FL 33803  
Jim Owen, AARE, TX Lic. AUCTNR00013296, TX Broker #0395965



*Magnificent Luxury Home in The Hills of Buffalo Creek Heath (Dallas Area), TX*

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# Distinctive Property AUCTION

6:00 PM · THURSDAY, JULY 23



AUCTION ON SITE: 1705 BISON MEADOWS LANE, HEATH, TEXAS 75032



Preview this Fine Home:  
Saturday and Sunday, July 11-12 and  
18-19 from 10 AM - 3 PM and  
Wednesday, July 22 from 3 PM - 6 PM

# 800-257-4161

[www.higgenbotham.com](http://www.higgenbotham.com)  
email: [auction@higgenbotham.com](mailto:auction@higgenbotham.com)

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6:00 PM • THURSDAY, JULY 23



Situated on a gracious 2.86± acres



AUCTION ON SITE: 1705 BISON MEADOWS LANE, HEATH (DALLAS AREA), TEXAS 75032

*Located in Heath's prestigious The Hills of Buffalo Creek community, this spectacular home features every luxury imaginable, from the fully appointed gourmet kitchen to the opulent dual master suites, modeled after the suites in Caesar's Palace, Las Vegas.*

*Heath- just east of Dallas off of I-30- is a very affluent area, dominated by distinctive homes and luxury properties. This resort-like area also enjoys a large recreational lake nearby. Located near Baylor Medical Plaza, new schools, the new Presbyterian Hospital of Rockwall, this highly desirable property will sell to a lucky bidder above a minimum bid price of \$1,100,000!*

- 11,000± s.f. total, two-story luxury home built in 2003
- 4 bedrooms/ 4.5 bathrooms
- Two master suites designed after luxurious suites in the renowned Caesar's Palace in Las Vegas, each with its own free-standing hot tub
- Large gourmet kitchen featuring Thermador stainless steel appliances, 4-eye professional gas cook top with grill, double ovens, microwave, dish washer, disposal and breakfast nook
- Formal dining, great room with stone fireplace
- Sunroom, balcony
- Library, Game Room, Media Room
- Travertine marble floors and California shutters throughout
- Two 4-car garages (one on each end of home)
- Heated pool and spa in a huge climate-controlled enclosed lanai
- 1,200± palm trees create a tropical setting



Elegant luxury home in Rockwall County



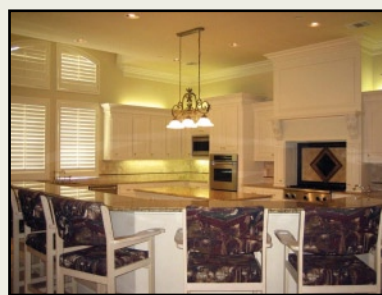
Spacious kitchen, fully-equipped for entertaining



Master Suite with freestanding hot tub



Beautifully appointed great room



Pool/spa located in huge climate-controlled enclosed lanai

PREVIEW THIS FINE HOME:  
SATURDAY AND SUNDAY, JULY 11-12 AND 18-19 FROM 10 AM - 3 PM AND  
WEDNESDAY, JULY 22 FROM 3 PM - 6 PM