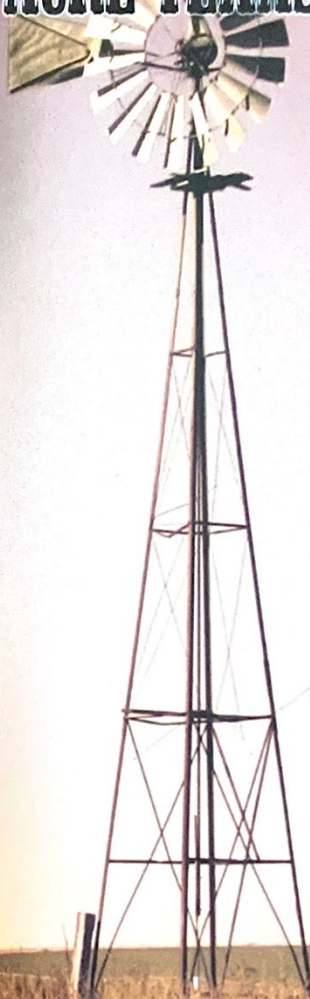


ABSOLUTE AUCTION

2,560± ACRE TEXAS RANCH



1 PM • THURSDAY, NOVEMBER 30



Ben Hill Griffin, Inc.

SURPLUS PROPERTIES



an alliance partner of **NAI Global**
1666 Williamsburg Sq., Lakeland, FL 33803
Jim Owen, AARE, TX Lic. AUCTNR00013296, TX Broker #0395965,



For further information or to be placed on our email mailing list:

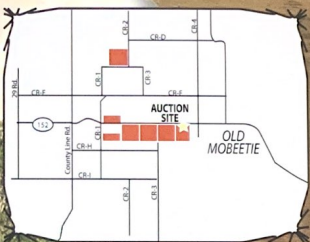
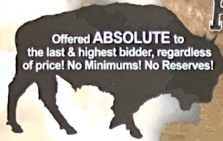
800-257-4161

www.higgenbotham.com • email: auction@higgenbotham.com

ABSOLUTE AUCTION

1:00 PM - THURSDAY, NOVEMBER 30
MOBEETIE, TEXAS

Offered **ABSOLUTE** to the last & highest bidder, regardless of price! No Minimums! No Reserves!



TRAVEL INFORMATION

LOCAL AIRPORTS

Nearest Airport - with commercial service
Amarillo, Texas (80 miles southwest of Mobeetie)
Served by American Eagle, Continental,
Southwest and Great Lakes

Nearest Airport - General Aviation
Pampa, Texas (26 miles west of Mobeetie)
Airport Code - PPA

HOTELS/LODGING

City Drug B&B Hotel (11 miles away)
400 Main Street
Wheeler, Texas
Phone: 806 826 3790

AmericInn Lodge & Suites (26 miles away)
1101 North Hobart Street
Pampa, Texas
Phone: 806 665 4404

Best Western Shamrock Inn & Suites
(28 miles away)
1802 N Main Street
Shamrock, Texas
Phone: 806 256 1001

Be sure to make your
reservations early!

Terms: 10% deposit day of sale. Balance due at closing
on or before 45 days. 10% buyer's premium.

For further information on this property, or for a
complete bidder's package, please contact us.

800-257-4161

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email: auction@higgenbotham.com

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this Property Description is believed to be correct, but it is not guaranteed. Bidders must do their own independent research and inspection of the property and vicinity. All improvements shown on the Auctioneer's Government Recordation #11 are subject to change. Bidders must verify the accuracy of all information. The Auctioneer and its agents are not responsible for any errors or omissions. The Auctioneer and its agents are not responsible for any damage to property or personal injury. The Auctioneer and its agents are not responsible for any loss of property or personal injury. The Auctioneer and its agents are not responsible for any loss of property or personal injury. The Auctioneer and its agents are not responsible for any loss of property or personal injury.

Directions to Property:
From Amarillo, Texas:
Take US-60 eastbound
for 55 miles to Pampa,
Texas. Proceed
through Pampa and
bear right onto SR-152
towards Mobeetie. Proceed
east on SR-152
for 22 miles to property
site, on the right. Look
for the auction signs!



PREVIEW THIS PROPERTY:
10AM-4PM, SATURDAY, NOVEMBER 18
10AM-4PM, WEDNESDAY, NOVEMBER 23
AND BY APPOINTMENT



an alliance partner of **MI Global**
1666 Wilshire Blvd, Suite 1000, Los Angeles, CA 90028
Jim Owen, AAR, TX Lic. AUCT1900015296, TX Broker #035965

ABSOLUTE AUCTION --- TEXAS RANCH LAND!!

1:00 PM - THURSDAY, NOVEMBER 30 - AUCTION TO BE HELD ON SITE



All parcels available only to be used as irrigated pastures for cattle ranching

Water rights will be conveyed with each parcel!

ABOUT OLD MORETTE...

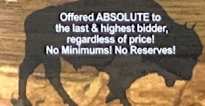
The Morette area is rich in historical lore for those interested in the wild west days of the 19th century. Old Morette was formally organized on April 12, 1879 and was known as the "Mother City" of the Texas Panhandle because counties in the area. Before it was organized, Morette was known as "Hole town" among the area's plentiful buffalo hunters. Cattle King here began to arrive in the area around 1875 and referred to the area as "Sweetwater" in reference to the creek that runs adjacent to the auction property.

In addition to settlers, ranchers and buffalo hunters, the town of Morette was also well known to many Wild West legends, the most notable of which was the gambler, buffalo hunter and lawman William "Dingy" Star Masterson. As the legend goes, Masterson became involved in a fight over a card game that left him with a gunshot wound and a permanent limp.

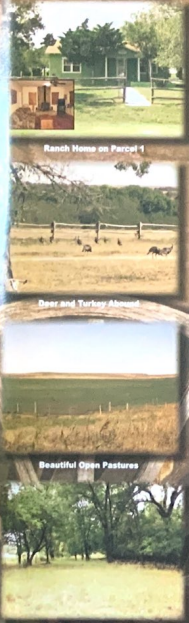
Other legends from the wild west who were known to spend time here include C.W. "Cap" Arrington, the legendary Captain of the Texas Rangers famous Texas Sam Houston.

Today, residents and visitors also enjoy several community events including the Morette Music Festival and the Old Settlers Reunion. Visitors can also take advantage of such historical sites as the Morette Jail Museum, Old Morette Cemetery and camp on the grounds of the Old Morette Jail.

2,560+ ACRE CATTLE RANCH OFFERED IN 11 PARCELS-- BUY ONE TRACT OR BUY THEM ALL!



- Parcel 1: 320± acres**
2,840± of road frontage on Highway 152
Recently renovated 2 bedroom / 2 1/2 bath ranch home
4" well & pump & 5" well & pump
Pivot irrigation system
Cattle pens
Northeast corner of this parcel is near Sweetwater creek. This portion is beautifully wooded and teeming with wildlife, including whitetail deer, turkey and quail.
- Parcel 2: 160± acres**
2,840± of paved road frontage on Highway 152
2,840± of paved road frontage on County Road 3
Pivot irrigation system
- Parcel 3: 160± acres**
2,840± of paved road frontage on County Road 3
Pivot irrigation system
- Parcel 4: 160± acres**
2,840± of paved road frontage on Highway 152
2,840± of paved road frontage on County Road 3
Irrigation well & pivot irrigation system
- Parcel 5: 160± acres**
2,840± of paved road frontage on County Road 3
Irrigation well & pivot irrigation system
- Parcel 6: 320± acres**
2,840± of paved road frontage on Hwy. 152
Cattle pens
Pivot irrigation system
- Parcel 7: 320± acres**
2,840± of paved road frontage on County Road 1
5" well & pivot irrigation system
- Parcel 8: 160± acres**
2,840± of paved road frontage on Highway 152
2,840± of paved road frontage on County Road 1
Irrigation well & pivot irrigation system
- Parcel 9: 160± acres**
2,840± of paved road frontage
Irrigation well & pivot irrigation system
- Parcel 10: 320± acres**
2,840± of road frontage on County Road 2
Two irrigation wells & two pivot irrigation systems
Loaded with wildlife, including mule deer!
- Parcel 11: 320± acres**
2,840± of road frontage on County Road 2
Irrigation well & two pivot irrigation systems
Cattle pens & storage building
Loaded with wildlife, including mule deer!



2,560+ ACRES - CATTLE RANCH - CORPORATE RETREAT - VACATION GETAWAY - HUNTING LODGE