

Terms & Auction Information

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AUCTION
Ranchline Auction, Inc.
P. O. Box 344
Roswell, NM 88202

REAL ESTATE AUCTION

TEXAS HILL COUNTRY LUXURY HOME

The Manor AT FALLING WATER



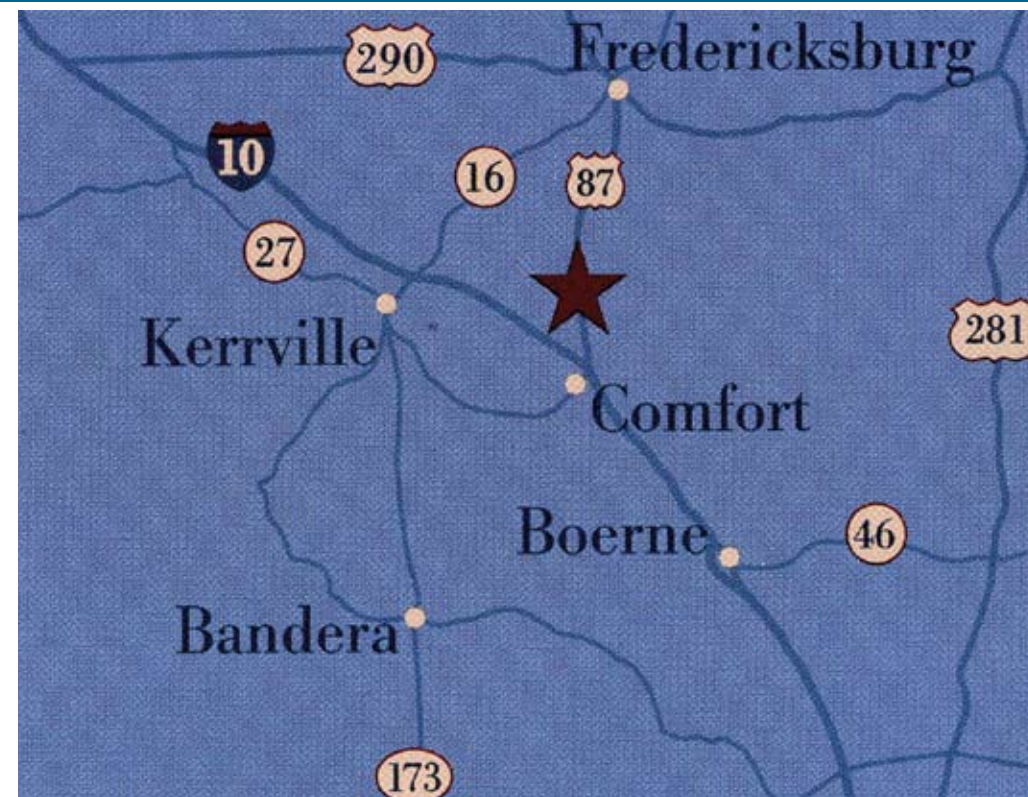
Saturday, May 17

On-site at The Manor
Reserve Development
301 Majestic Ridge

Registration: 10 a.m.
Bidding begins: 1 p.m.

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4,500 SF On 5.1 Acres

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SOUTH TEXAS REAL ESTATE
AUCTION
HILL COUNTRY LUXURY HOME

♦ Comfort School District ♦ Easy Commute ♦
♦ Hill Country Views ♦ 4,500 SF ON 5.1 ACRES ♦



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Call the auction hotline at 1.866.323.3111

400 West Second, Roswell, NM 88201

Toll-free 1.866.323.3111 ♦ Email: paul@ranchline.com

Texas Real Estate Broker Paul Taylor, III, Lic. No. 0536955

Auctioneer Dan Kruse, Lic. No. 7674

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Auction Information
Contact Paul Taylor, III for additional information regarding this auction.
Toll free: 1.866.323.3111
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Email: Paul@Ranchline.com

Auction Information
Registration begins at 10 a.m. (MST) on Saturday, May 17, 2008. The auction will begin promptly at 1 p.m.

Buyer Broker Information
A licensed and registered buyer's broker will receive a commission up to two percent in accordance with the Buyer Broker Participation Guidelines. Broker registration forms are available at www.ranchlineauction.com. Forms must be completed and returned no later than 48 hours prior to the auction.

Property Tour
Please feel free to preview the property now through auction day. Contact a representative at 1.866.323.3111 for an appointment and directions to the property.

Information Packets
Request an information packet regarding this property by calling 1.866.323.3111, emailing Paul@Ranchline.com, or downloading a copy via our web site at www.ranchlineauction.com.

Buyer's Premium
A ten percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

Terms
A ten percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing either on auction day or within 10 days.

Deposits
A required deposit to bid of \$10,000 in certified funds will be required for any and all tracts offered as part of this auction.



*S*et in the heart of the Texas Hill Country, this magnificent hilltop retreat is truly a gem. Situated within a premier gated development offering majestic, unobstructed views of the Guadalupe River Valley, this pristine 4,500 square foot residence sits on more than five acres of rolling hills surrounded by live oak trees. Life out here is simple and uncomplicated. Far away from the bustle of city life, you won't be hindered by traffic or crowds. Yet San Antonio, with its international airport, major medical centers and world-class shopping is only 30 minutes away. Interstate-10 and the city of Comfort are only four minutes away, while Kerrville, Bourne and Fredricksburg and their restaurants, major grocery stores and shopping centers are just 15 minutes away. In an area rich in heritage, great year-round climate and abundant recreational activities, this home is a perfect retreat set in one of the most beautiful areas in Texas.

The home's magnificent kitchen includes a Shaw's original French Ivory fireclay sink; Bordeaux granite from Brazil; Wolfe appliances including a 48-inch dual fuel range, microwave and warming drawer; a 48-inch Sub Zero refrigerator; under cabinet lighting; Perrinool bridge faucet; immediate access to butler's pantry and large walk-in pantry; hand-blown bar pendants from Wimberly Glass Company; state-of-the-art wine room; 18-foot ceilings with timber beams.

The master bath features arcustone floor and walls, satin nickel faucets, chocolate travertine countertops, air whirlpool tub with custom made water-fall faucet, round walk-in shower with two shower heads and four body sprays, large walk-in master closet with built-in ironing board, motorized sun screen behind the vanity and a coffee bar situated next to the exercise room.

Luxury

Convenience

Style



**Make your dream a reality today...
...all you have to do is raise your hand!**



- The Reserve...*
- ◆ 602 acre development
 - ◆ Deed restricted
 - ◆ 3,000 square feet minimum homes
 - ◆ Architectural control committee
 - ◆ Streets are paved and private
 - ◆ Central water system to all homesites
 - ◆ Underground electricity & telephone
 - ◆ Weekly garbage removal
 - ◆ Curbside mail
 - ◆ High-Speed internet available
 - ◆ Comfort School District
(rated No. 7 academically out of 225 2A schools in Texas)
 - ◆ Eight private schools located within eight to 16 miles