

Sealed Bid 

Due by 5:00 pm WEDNESDAY December 11th, 2019

# COMMERICAL REAL ESTATE

# AUCTION

305 W Main Street Mount Vernon TX 75457



*The Texas Country Farm Feed Store* has a history of high sales with an increase in sales in recent years. Additional foot traffic and significant customer base provides opportunity for inventory expansion. Almost \$1,000,000.00 in gross sales and approximately \$65,000.00 in inventory to be conveyed with this valuable feed store business. Management is willing to stay and continue over-seeing day to day operations and business growth. High variety of inventory is being conveyed with both local and national brands of feed. Purina, Natures, K9 Advantix, Frontline, Pedigree, even carries a bulk supply of feed, Pet supplies, pest control supplies, livestock and pet medication and vaccinations, livestock tags, hunting supplies and additional everyday supplies needed for livestock and pets.

### Property Highlights & Features:

- 1+ Acres of City Commercial Land ideal for building storage units.
- Approx. 10,000 sq. footage of commercial building and warehouse space
- Expansion for bait and tackle shop
- Potential equipment leasing capabilities
- Easily accessible loading and unloading shipping docks
- Centered around multiple FFA and Agricultural based counties

**Auction Preview Days:**  
*December 2nd—3rd*  
**AltaTerraRealty.com**



 United Country  
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**Michael Strunc Auctioneer TX #18087**

**Broker | JW ROSS TX #9000813**

**903.341.0208**

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10% Down Payment required with submission of Sealed Bid on or before last date of Auction. Balance due at closing within 30 days. 6% Buyer's Premium. See website for complete terms and conditions. Franchise office is independently owned and operated.