



# LAND AUCTIONS & LOAN OPERATIONS

WADE SHARP

Texas Land Auctions are public sales events where individuals can bid and purchase parcels of land that are up for auction. These auctions can be held by government agencies such as general land office or private auction companies, and the properties for sale can range from small residential lots to large tracks of rural land. Land auctions can be a good way to find and purchase property at competitive prices, but it's important to thoroughly research the property and the auction process before participating to ensure a successful purchase. Whether you're looking for your very first piece of land or just expanding your existing portfolio, land auctions can be a fantastic way to find your perfect piece of Texas before you attend a land auction. Whether it is a tax sale, foreclosure, or highly specialized property. The most important part of purchasing [rural real estate](#) is to research and understand the property's value, history and any potential issues.

We strongly advise researching the zoning, environmental concerns, mineral rights, title history, [easements](#) or encumbrances, access to utilities and water sources, flood zones, and any other restrictions or regulations that may impact your intended use of the land. It's also a good idea to visit the property if possible, and the surrounding area to get a sense of the local environment and any potential issues that may not be evident from a simple online search. Doing thorough research beforehand can help you make an informed decision and avoid any potential issues or surprises after purchasing the property at auction. The bidding process can vary depending on the auction summer conducted in traditional rounds, while others allow bidders to call out their bids. Some land auctions even allow for sealed bids to be submitted for consideration. Understanding the auction rules before attending and bidding is imperative and will also help you feel more comfortable with the process.

Remember that auctions can be fast-paced and competitive. It's best to keep a level head so that you remember to stick to your budget and not to get caught up in the incitement and bid for more than you can afford. Now, we understand every buyer has different needs. That's why we offer a range of flexible payment options, competitive rates, and terms to fit your unique situation. Our team of experienced loan officers is here to help guide you through the process and answer any questions you may have. Our fixed-rate land loans offer stable interest rates and predictable payments. While our adjustable-rate loans offer lower initial rates and the potential for savings. We also have no maximum acreage limitations and offer a cash-back dividend program that we call [patronage](#). Whether you're looking at farms, ranches, or [recreational properties](#), we can get you taken care of. So if you're ready to make your

dreams a reality and purchase the perfect slice of Texas, come talk to us at Texas Farm Credit. We're excited to be part of your journey.