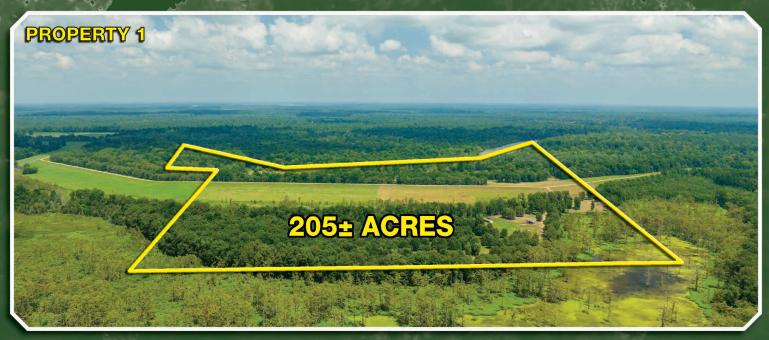
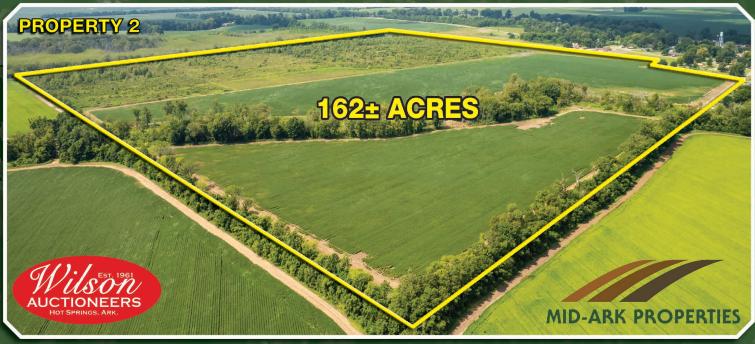
### YANCOPIN HUNTING LAND & DESHA COUNTY FARMLAND AUCTIONS

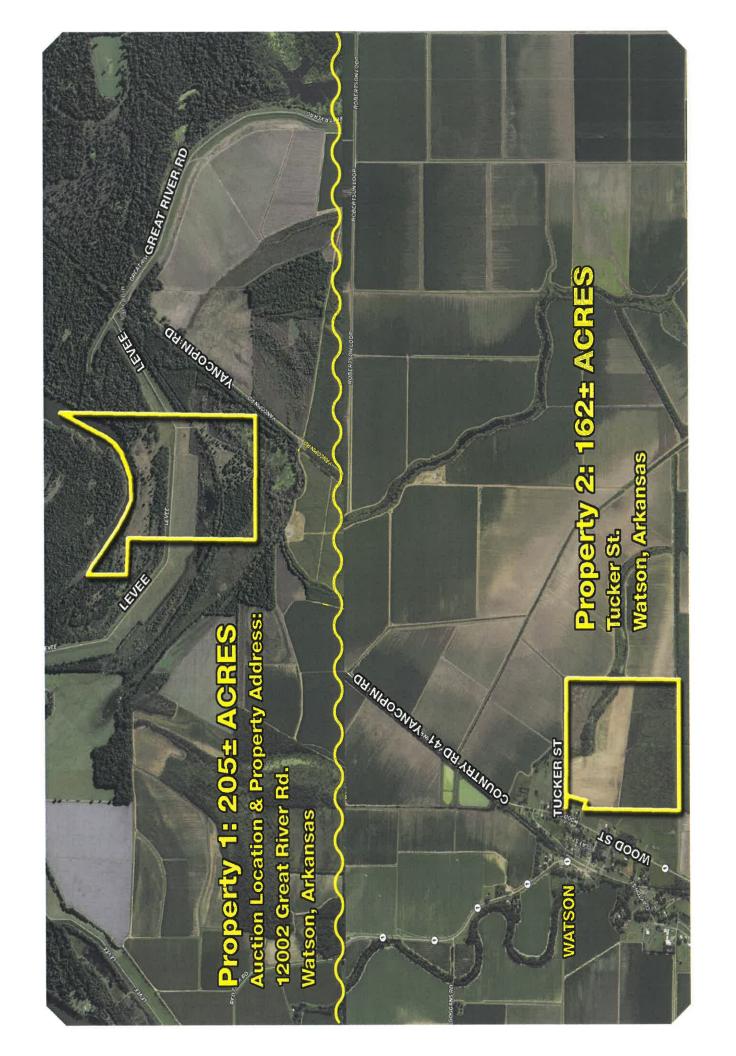




### **On-site & Online Auctions**

Thursday | Sept. 15, 2022 | 11:00 A.M.
12002 Great River Road
Watson, Arkansas 71674

WilsonAuctioneers.com



### **GENERAL INFORMATION**

**LEGAL DESCRIPTIONS:** See Attachments

**TERMS AND CONDITIONS:** (PROPERTY 1) \$100,000.00 ~ (PROPERTY 2) \$50,000.00, All in the form of a Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ Offers Prior to Auction Day are Welcome.

<u>CLOSING COMPANY:</u> Arkansas Southeast Title, Inc. ~ Closing Agent: Pam Blissitt (<u>arsetitle@att.net</u>) ~ 207 W. Oak Street, McGehee, Arkansas 71654 ~ (870) 222-6660 ~ Fax/ 222-6661.

### **GENERAL INFORMATION:**

### (PROPERTY 1)

1,456+/- Square Feet (Double-Wide Mobile Home in immaculate shape)

3 Bedrooms

2 Bathrooms

Year Built – 2016

205+/- Acres

720+/- Square Foot Camp House w/Kitchen, Living Area & Bathroom

### (PROPERTY 2)

FSA FARM 947 TRACT 943

162+/- Acres (90.2+/- Acres in Tillable Farmland w/71.61 Acres in Re-Forested Hardwood Timber)

Utilities – (PROPERTY 1) Electricity with Well Water

2021 Real Estate Taxes – (PROPERTY 1) To be determined ~ (PROPERTY 2) \$630.00

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerials, plats, surveys, and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

### **ATTENTION: HUNTERS, OUTDOORSMEN & LAND BUYERS!**

205+/- Acre Turn-Key Hunting Camp Inside & Outside the Levee in Watson, Arkansas ~ Selling On-site w/Live, Online Bidding Available!

# 205+/- ACRE YANCOPIN HUNTING LAND AUCTION

THURSDAY ~ SEPTEMBER 15, 2022 ~ 11:00 A.M. 12002 GREAT RIVER RD. ~ WATSON, AR 71674

<u>DIRECTIONS:</u> From Arkansas 1 & County Rd. 41 in Watson, Arkansas, Travel North on CR 41 North out of Town 3.8 Mi. to Levee Rd. 43 ~ Turn Left on 43 (Great River Rd.) & Take an Immediate Left on the Levee ~ Watch for Signs & Camp Gate on the South Side of Levee ~ \*\*\*Use Google Maps Pin to Assure Accuracy.

REAL ESTATE DESCRIPTION: (PROPERTY 1) Hunters, Outdoorsmen & Land Buyers! ~ A Rare Opportunity to Own a Turn-Key Hunting Property in Yancopin, Arkansas, w/Land Inside & Outside the Arkansas River Levee System ~ This Established 205+/- Acre Hunting Club Offers Deer, Turkey & Duck Hunting, w/Potential to Greatly Improve the Duck Habitat in the Future & Offers 115+/- Acres Outside the Levee ~ Established Camp w/ 1,456+/- SF, 3BR/ 2BA, 2016 Double-Wide Mobile Home in Immaculate Shape, w/Large Screened Porch, 720+/- SF Camp House w/Kitchen, Living Area & Bath, Multiple Pole Barn Sheds, 22x30 Ft. Barn, 35x35 Ft. Barn w/Electricity/Water, Skinning Shed w/Slab & Water, Parking Areas ~ Fenced & Cross-Fenced Pasture Areas for Livestock Grazing w/Working Pen ~ Cypress Break Lakes & Oxbow River Frontage Offer Fishing & Hunting Opportunities w/New 6+/- Acre Japanese/Golden Millet Food Plot Established for Maximum Duck Attraction ~ Bordering the Famous 125,000+/- Acre Yancopin Hunting Club on Multiple Sides, You Will see the Benefits of Wildlife Management on this Farm ~ Abundant Pasture Could be Easily Converted back to Forested Habitats ~ Location for a New, Larger Lodge if Desired, or Easily Convert One of the (2) Shops into Additional Living Quarters ~ Do Not Miss Your Opportunity to Purchase a Turn-Key Hunting or Relaxing Getaway just in Time for the Fall Hunting Season in Arkansas! ~ ALSO SELLING: (PROPERTY 2) FSA FARM 947 TRACT 943 ~ 162+/- Acre Tillable Farmland Located in Watson, Selling at Live Auction ~ Selling @ 12002 Great River Road, Watson, Arkansas ~ Offers Made Prior to Auction Day are Welcome & Encouraged! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

**TERMS ON REAL ESTATE:** \$100,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ Offers Prior to Auction Day are Welcome.

<u>INSPECTION:</u> Property can be Viewed **By Appointment Only** ~ Contact Agent, *Peter Guerin II at 501-733-6795/* <u>peter@wilsonauctioneers.com</u> ~ Doors Open & Auctioneers will be On-site at 10:00 a.m. for Inspection on Auction Day.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

### YANCOPIN PROPERTY LEGAL DESCRIPTION:

All that part of the Southeast Quarter (SE1/4) of Section 6, Township 9 South, Range 1 West lying South of the public levee as it existed on July 16, 1925, and not included in town plat of Yancopin on file and of record in the office of the Recorder of Desha County, Arkansas, containing 39.63 acres, more or less, and LESS AND EXCEPT the following 4 parcels:

Exception No. 1: A part of the SE1/4 SE1/4 Sec. 6, T-9-S, R-1-W, and the town of Yancopin, Desha County, Arkansas, more particularly described as follows: From a point where the Old Missouri Pacific Railroad centerline intersects the south section line of Sec. 6, T-9-S, R-1-W, run West along the South Section Line for 60.46' to Old Missouri Railroad right-of-way; thence N 34 degrees 12' 14" E along said R/W for 187.85' to the Point of Beginning; thence N 57 degrees 50' 35" W for 62.34'; thence N 32 degrees 00' 35" E for 247.40'; thence S 53 degrees 49' 29" E for 71.82'; thence S 34 degrees 12' 14" W for 242.52' to the Point of Beginning, approximately 0.377 acres.

Exception No. 2: A part of the SE1/4 SE1/4 Sec. 6, T-9-S, R-1-W, and the town of Yancopin, Desha County, Arkansas, more particularly described as follows: From a point where the Old Missouri Pacific Railroad centerline intersects the south section line of Sec. 6, T-9-S, R-1-W, run West along the South Section Line for 234.46' to the Point of Beginning; then N 55 degrees 47' 46" W for 297.69' to fence line along Arkansas River Levee boundary; thence N 55 degrees 10' 44" E along said levee boundary for 490.39'; thence S 32 degrees 42' 49" W for 91.50'; thence S 57 degrees 17' 11" E for 100.00'; thence S 31 degrees 07' 53" W for 369.56' to the Point of Beginning, approx. 1.873 ac.

Exception No. 3: A part of the SE1/4 SE1/4 Sec. 6, T-9-S, R-1-W, and the town of Yancopin, Desha County, Arkansas, more particularly described as follows: From a point where the Old Missouri Pacific Railroad centerline intersects the south section line of Sec. 6, T-9-S, R-1-W, run West along the South Section Line for 234.46' to the Point of Beginning; thence continue West for 486.80' to right-of-way boundary of Arkansas River Levee; thence N 55 degrees 10' 44" E along said Levee boundary for 293.07'; thence S 55 degrees 47' 46" E for 297.69' to Point of Beginning, approx. 0.935 ac.

Exception No. 4: All that part of the fractional Southeast Quarter (Frl. SE1/4) of Section Six (6), and accretions thereto, lying South of "Sandy Bayou" and North of the main Mississippi River Levee as now situated and constituted and containing approximately 91 acres.

Subject to the right-of-way of Southeast Arkansas Levee District for levee purposes, pursuant to the following instruments: Right-of-Way Deed dated August 20, 1936 and recorded in Record Book 71 at page 528; Right-of-Way Deed dated May 24, 1939 and recorded in Record Book 77 at page 388; and Right-of-Way Deed dated August 15, 1941 and recorded in Record Book 81 at page 111.

The Southwest Quarter (SW1/4) of Section Six (6), T-9-S, R-1-W, LESS AND EXCEPT the following 4 parcels:

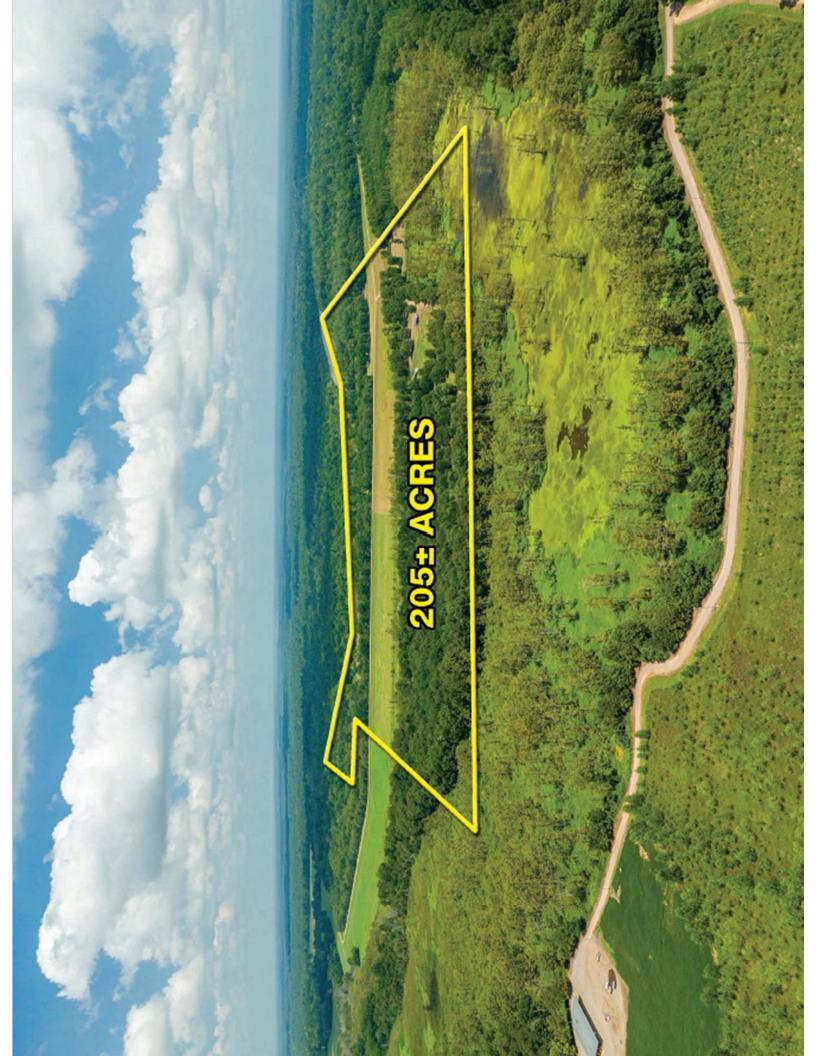
Exception No. 1: All that part of Section 6, Township 9 South, Range 1 West, and all that part of Section 1, Township 9 South, Range 2 West, contained in the following metes and bounds: Beginning on the west line of said Section 6, and the East line of said Section 1, 2475 feet south of the Northwest corner of Section 6; thence south 89 degrees 40' West 395 feet to corner; thence North 87 degrees 03' West 498 feet to corner; thence South 42 degrees 31' East 1930 feet to corner; thence South 81 degrees 20' East 1930 feet to corner; thence North 38 degrees 41' West 600 feet to corner; thence North 65 degrees 30' West 340 feet to corner; thence North 70 degrees 27' West 850 feet to corner; thence North 39 degrees 37' West 1040 feet to corner; thence South 89 degrees 40' West 180 feet to point of beginning, containing 44.90 acres, more or less.

Exception No. 2: That part of Section 6, Township 9 South, Range 1 West, and Section 1, Township 9 South, Range 2 West, lying and being in Desha County, Arkansas, and described by metes and bounds as follows, to-wit: Commencing at the corner of Sections 1 and 12, T-9-S, R-2-W on the range line; thence north along the range line 1083.02 feet to the point of beginning of Tract No. D-41, here described; thence North 82 degrees 33 minutes West 1338.38 feet; thence north 41 degrees 12' west 11.69 feet to the west line of the east half of the Southeast quarter of Section 1, T-9-S, R-2-W; thence north along said west line 1236.83 feet; thence north 84 degrees 12' east 250.18 feet; thence south 41 degrees 12' east 1932.02 feet; thence south 82 degrees 33' east 171.86 feet; thence south 7 degrees 27' west 20.00 feet; thence north 82 degrees 33' west 391.24 feet to the point of beginning, containing 32.89 acres, more or less.

Exception No. 3: A tract or parcel of land lying and being situated in the E1/2 of the SW1/4 of Section 6, and in the N1/2 of Section 7, all in Township 9 South, Range 1 West of the Fifth Principal Meridian, more particularly described as follows: Beginning at a point located on the range line between ranges 1 and 2 West at the corner common to the SW1/4 Section 6 and the NW1/4 Section 7, T-9-S, R-1-W, run thence along the section line between said Sections 6 and 7, North 89 degrees 51' East 1320.00 feet to a point located at the southwest corner of the E1/2 of SW1/4 Section 6; thence along the west boundary line of the E1/2 SW1/4 of Section 6, North 04 degrees 30' East 950.00 feet to a point; thence due East 1177.05 feet to a point located on the east boundary line of the SW1/4 Section 6; thence along the east boundary line of the SW1/4 Section 6. South 04 degrees 58' West 947.59 feet, to a point located at the guarter section corner on the section line between Sections 6 and 7; thence along the fence line which divides the property now owned or claimed by Southeast Arkansas Levee District and the property now owned or claimed by J.P. Flanagan, South 04 degrees 17' East 1256.48 feet to a point; thence leaving said fence line South 56 degrees 53' West 183.50 feet to a point; thence North 85 degrees 30' West 837.71 feet to a point; thence North 04 degrees 30' East 325.00 feet to a point; thence North 85 degrees 30' West 1628 feet to a point in the west portion of the NW1/4 Section 7 located on the fence line which divides the property now owned or claimed by Southeast Arkansas Levee District and the land now owned or claimed by Gertrude Watson; thence along said fence line North 00 degrees 12' East 829.16 feet, to the point of beginning and containing in the aggregate 86.67 acres, more or less, of which 25.47 acres are in Section 6, and 61.20 acres are in Section 7.

Exception No. 4: A tract or parcel of land lying and being situated in the SW1/4 of Section Six, T-9-S, R-1-W, and in the SE1/4 of Section 1, T-9-S, R-2-W of the Fifth Principal Meridian, more particularly described as follows: Beginning at the Southwest corner of Section 6, T-9-S, R-1-W run thence along the west boundary line of Section 6, North 00 degrees 12' East 378.84 feet to a point located at the southeast corner of Section 1, T-9-S, R-2-W; thence along the South boundary line of said Section 1, North 87 degrees 36' West, 643.23 feet to a point; thence North 47 degrees 29' West, 984.47 feet, to a point; thence North 04 degrees 58' East 593.25 feet to a point; thence North 41 degrees 12' West 36.56 feet to a point; thence South 82 degrees 33' East 1338.38 feet to a point on the section line between said Sections 1 and 6: thence South 82 degrees 33 minutes East 391.24 feet to a point; thence North 07 degrees 27' East 20.00 feet to a point; thence South 82 degrees 33' East 2180.97 feet to a point; thence South 04 degrees 58' West 198.08 feet to a point; thence west 1177.05 feet to a point; thence South 04 degrees 30' West 950.00 feet to a point on the south boundary line of Section 6; thence along said south boundary line South 89 degrees 51' West 1320.00 feet to the point of beginning, containing in the aggregate 81.61 acres, more or less, of which 30.97 acres are in Section 1 and 50.64 acres are in Section 6.

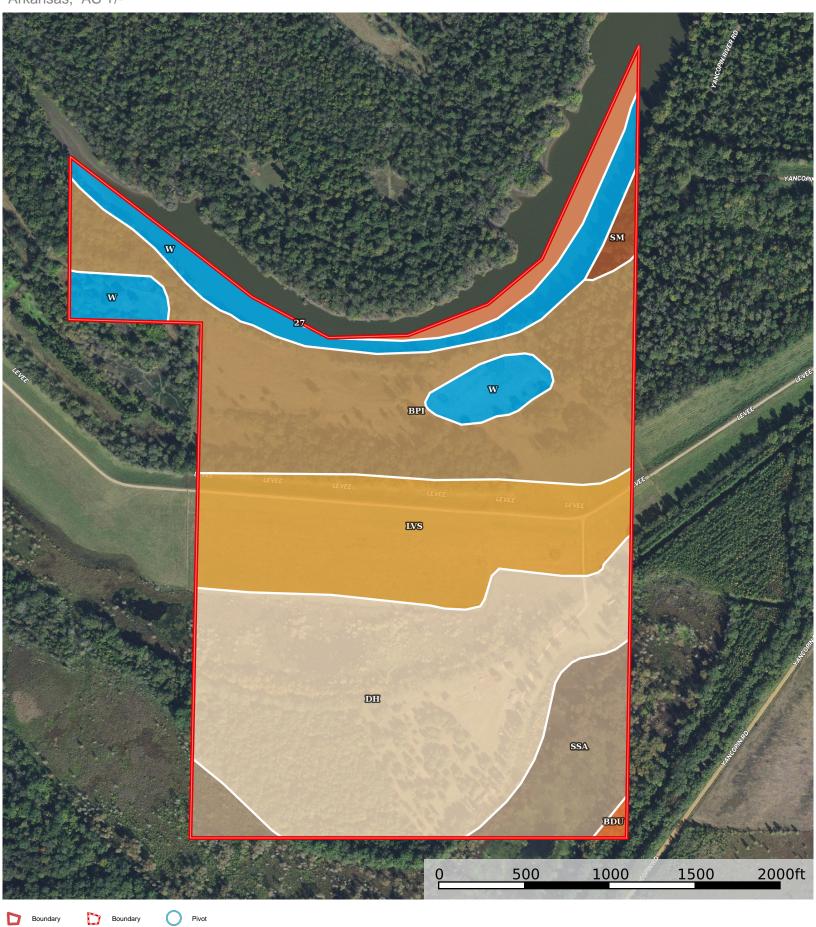
The exceptions above described containing in the aggregate 260.54 acres; leaving net 250.84 acres to be hereby conveyed: excepting therefrom the Levee right-of-way.







### Auction Map Arkansas, AC +/-



### | Boundary 205.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	69.08	33.67	0	56	3w
BPI	Pits, borrow	52.45	25.57	0	-	-
LVS	Levee	38.09	18.57	0	-	-
W	Water	20.98	10.23	0	-	-
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	16.44	8.01	0	57	3w
27	Water	5.69	2.77	0	-	-
Sm	Sharkey-Commerce-Coushatta association, frequently flooded	1.82	0.89	0	48	5w
BdU	Bowdre, Desha, and Robinsonville soils, gently undulating	0.59	0.29	0	76	3w
TOTALS		205.1 4(*)	100%	1	24.07	3.04

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



### Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

### ATTENTION: FARMERS, HUNTERS, OUTDOORSMEN & LAND BUYERS!

162+/- Acre Farm w/ 90.2+/- Tillable Acres & 71.61+/- Acres in Re-Forested Habitat ~ Offered Live & w/Online Bidding Available on Auction Day!

### 162+/- ACRE DESHA COUNTY FARMLAND AUCTION

THURSDAY ~ SEPTEMBER 15, 2022 ~ 11:05 A.M. 12002 GREAT RIVER RD. ~ WATSON, AR 71674

<u>DIRECTIONS TO FARM:</u> From Arkansas 1 & County Rd. 41 in Watson, Arkansas, Turn North on CR 41 & Take the First Right onto Tucker Street ~ Property is on the South Side of Tucker St. & dead ends into the Property.

<u>DIRECTIONS TO AUCTION LOCATION:</u> From Arkansas 1 & County Rd. 41 in Watson, Arkansas, Travel North on CR 41 North out of Town 3.8 Mi. to Levee Rd. 43 ~ Turn Left on 43 (Great River Rd.) & Take an Immediate Left on the Levee ~ Watch for Signs & Camp Gate on the South Side of Levee ~ \*\*\*Use Google Maps Pin to Assure Accuracy.

REAL ESTATE DESCRIPTION: (PROPERTY 2) FSA FARM 947 TRACT 943 ~ 162+/- Acres Located Conveniently on the East Side of Watson, Arkansas & Offers 90.2+/- Acres in Tillable Farmland w/ 71.61+/- Acres in Re-Forested Hardwood Timber ~ The Property has Excellent Access off Tucker Street & is Irrigated via an Electric Well ~ Deer & Small Game Hunting are Available on the Property's Re-Forested Land ~ The Farm's Southern Border Adjoins another 125+/- Acre Parcel of Re-Forested Land that Helps this Parcel's Wildlife Holding Potential! ~ ALSO SELLING: (PROPERTY 1) 205+/- Acre Recreational Farm Selling at Live Auction ~ Selling @ 12002 Great River Road, Watson, Arkansas ~ Offers Made Prior to Auction Day are Welcome & Encouraged! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

**TERMS ON REAL ESTATE:** \$50,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ Offers Prior to Auction Day are Welcome.

<u>INSPECTION:</u> Drive by & View the Property Anytime ~ Contact Agent, *Peter Guerin II at 501-733-6795/*<u>peter@wilsonauctioneers.com</u> with Questions ~ Auctioneers will be On-site at 10:00 a.m. for Inspection on Auction Day @ 12002 Great River Road, Watson, Arkansas.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

### **Watson Land Legal Description:**

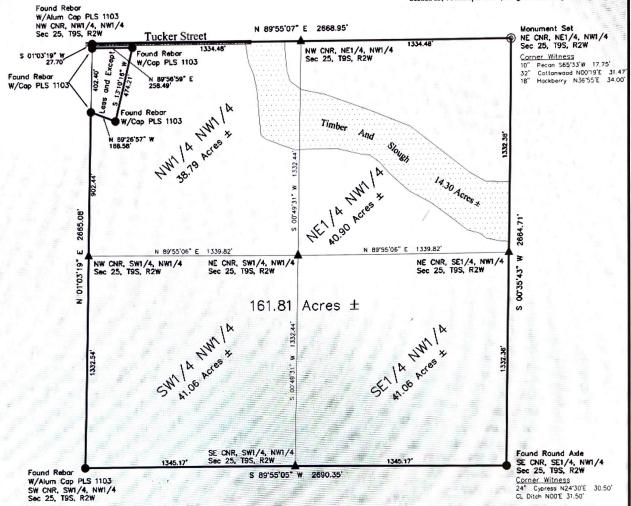
The Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Nine (9) South, Range Two (2) West, containing 160 acres, more or less. Parcel code numbers 001-02103-000 and 001-02104-000. LESS AND EXCEPT, a parcel of land in part of the Northwest Quarter of the Northwest Quarter (NW1/NW1/4) of Section 25, Township 9 South, Range 2 West, Desha County, Arkansas, and being more particularly described as follows: Commencing at t a found aluminum capped rebar as the Northwest corner of the NW1/4 NW1/4 of said Section 25; thence South 00 degrees 48 minutes 55 seconds West along the West boundary of said forty for a distance of 27.63 feet to the South boundary of Tucker Street right of way and THE POINTO F BEGINNING OF THE HEREIN DESCRIBED PARCEL; thence North 89 degrees 42 minutes 47 seconds East along the South boundary of said right of way for a distance of 258.43 feet; thence leaving said right of way South 12 degrees 56 minutes 09 seconds West for a distance of 474.37 feet; thence North 69 degrees 36 minutes 39 seconds West for a distance of 168.52 feet to the West boundary of the NW1/4 NW1/4; thence North 00 degrees 48 minutes 55 seconds East along said West boundary for a distance of 402.37 feet to the Point of Beginning, containing 2.103 acres, more or less.

A parcel of land lying in Northeast corner of Section 26, Township 9 South, Range 2 West, and described as follows: Beginning at Northeast corner Section 26, Township 9 South, Range 2 West, running West 80 feet to East side of Highway; thence Southerly on East side and parallel with highway 380 feet, thence Easterly 265 feet; thence North 430 feet to Point of Beginning and containing one and half acres, more or less. Parcel code number 009-00178-000. Subject to a Right-of-Way Easement for a roadway along a portion of the North boundary of the subject property pursuant to instrument recorded in Record Book 205 at page 257. Subject to a right-of-way 40 feet in width for a pipeline in favor of Arkla Energy Resources pursuant to an instrument dated July 17, 1986 and recorded in Record Book 317 at page 198. Subject to an outstanding one-half (½) interest in and to all gas, oil and minerals pursuant to mineral deed dated March 6, 1945 and recorded in Record Book 91 at page 14.

### **Boundary Survey** Prepared For Mike Moncrief



Bearing based on the West boundary of the Northwest Quarter of Section 25, Township 9 South, Range 2 West being N01°03'19"E.



The Northwest Quarter of Section 25, Township 9 South, Range 2 West, Desha County, Arkansas LESS AND EXCEPT a parcel of land containing 2.103 acres more or less in the Northwest Quarter of the Northwest Quarter of said Section 25 as described in the deed recorded at Deed Book 2005, Page 963 being the same parcel Surveyed by Sumers' Surveying, Inc. prepared for Mike Moncrief on April 16, 2005, and after said exception containing 161.81 acres more or less.

#### Surveyor's Notes

- 1. All monuments set are 1/2 inch rebar W/cap PLS 1669.

- 2. This is a boundary survey showing boundary lines only.
  3. No attempt was made to show any utilities.
  4. This survey does not purport to reflect any of the following which may be applicable to subject property: easments, building setback lines; restrictive covenants; zoning or other land-use regulations, and any other facts which an accurate title search may disclose.
- 5. Refernce documents used for this survey:
  - Plat of Survey prepared for Mike Moncrief by Bob Sumers on April 16, 2005.
     Deed Book 2002, Page 2492.

  - Deed Book 2005, Page 963.

#### Certificate

To all parties interested in the above surveyed parcel, I, Clayton M. Burke, Professional Land Surveyor, hereby certify that the hereon plat and described survey is true and correct to the best of my knowledge and ability.



201402060013

Plat Code: 500-09S-02W-0-25-400-21-1669



Legend Monument Found: Monument Set Calculated Position Boundary Line: Point of Beginning: POB

Point of Commencment: POC

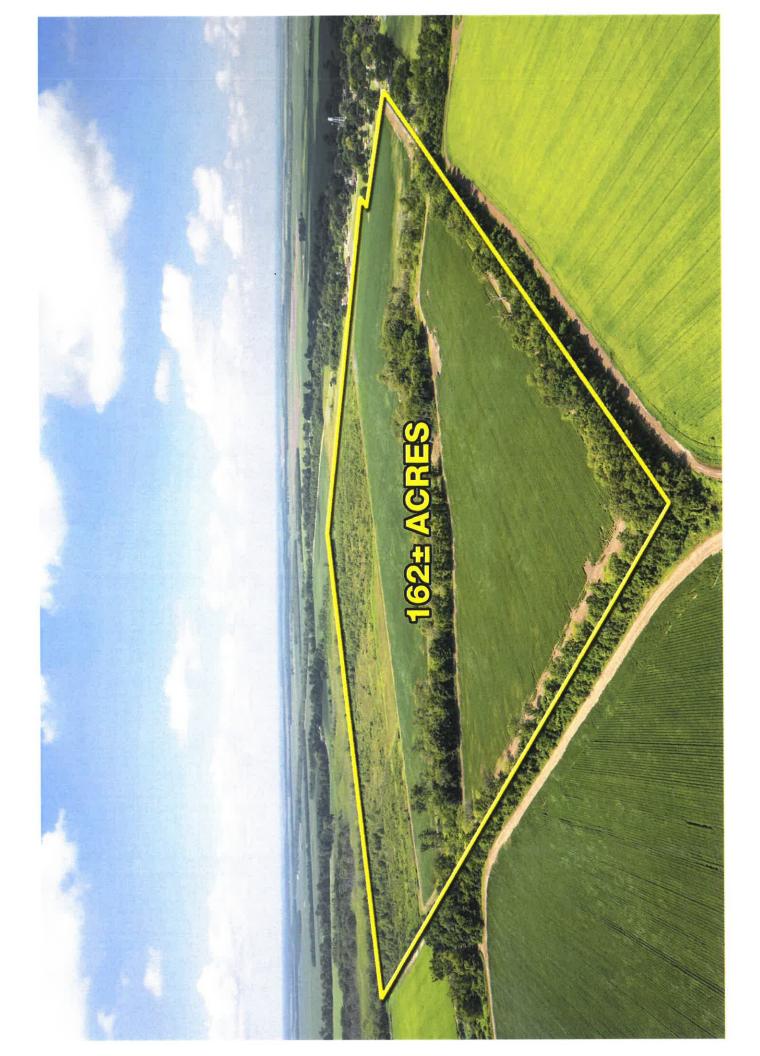
BURKE SURVEYING LLC 177 Hwy 277 North Monticello Arkansas 71655

Phone:(870) 723 0084 Email:claytonburkesurveying@hotmail.com

Scale: 1\*-400\* Date: 4/06/2013

Drawn Byc CMB





### WILSON REAL ESTATE AUCTIONEERS, INC.

#### TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson ("Broker") whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

- 1. AGENCY: Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
- 2. *PROPERTY:* The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
- 3. DUE DILIGENCE: Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at <a href="www.wilsonauctioneers.com">www.wilsonauctioneers.com</a>, and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
- 4. DISCLAIMER: Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in "AS IS, WHERE IS" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
- 5. DISCLOSURES: The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the "Lead Warning Statement" in the Sale Contract.
- 6. REGISTRATION: Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier's check in the amount specified under "Terms on Real Estate" to Auctioneer at registration. This must be in the form of cashier's check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

- 7. BUYER'S PREMIUM: A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
- 8. AUCTION: Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid, unless the auction is ordered by the court. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
- 9. SALE CONTRACT: This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
- 10. DEPOSIT: Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
- 11. ARBITRATION: Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administrated by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues, or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
- 12. CHOICE OF LAW, JURISDICTION AND VENUE: Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
- 13. MISCELLANEOUS: The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.
- 14. OFFERS: If an offer is submitted to the seller during the marketing period or the online bidding time period, the seller reserves the right to cancel the auction at his / her discretion.

### **ATTENTION: HUNTERS, OUTDOORSMEN & LAND BUYERS!**

205+/- Acre Turn-Key Hunting Camp Inside & Outside the Levee in Watson, Arkansas ~ Selling On-site w/Live, Online Bidding Available!

## 205+/- ACRE YANCOPIN HUNTING LAND AUCTION

THURSDAY ~ SEPTEMBER 15, 2022 ~ 11:00 A.M. 12002 GREAT RIVER RD. ~ WATSON, AR 71674

<u>DIRECTIONS:</u> From Arkansas 1 & County Rd. 41 in Watson, Arkansas, Travel North on CR 41 North out of Town 3.8 Mi. to Levee Rd. 43 ~ Turn Left on 43 (Great River Rd.) & Take an Immediate Left on the Levee ~ Watch for Signs & Camp Gate on the South Side of Levee ~ \*\*\*Use Google Maps Pin to Assure Accuracy.

REAL ESTATE DESCRIPTION: (PROPERTY 1) Hunters, Outdoorsmen & Land Buyers! ~ A Rare Opportunity to Own a Turn-Key Hunting Property in Yancopin, Arkansas, w/Land Inside & Outside the Arkansas River Levee System ~ This Established 205+/- Acre Hunting Club Offers Deer, Turkey & Duck Hunting, w/Potential to Greatly Improve the Duck Habitat in the Future & Offers 115+/- Acres Outside the Levee ~ Established Camp w/ 1,456+/- SF, 3BR/ 2BA, 2016 Double-Wide Mobile Home in Immaculate Shape, w/Large Screened Porch, 720+/- SF Camp House w/Kitchen, Living Area & Bath, Multiple Pole Barn Sheds, 22x30 Ft. Barn, 35x35 Ft. Barn w/Electricity/Water, Skinning Shed w/Slab & Water, Parking Areas ~ Fenced & Cross-Fenced Pasture Areas for Livestock Grazing w/Working Pen ~ Cypress Break Lakes & Oxbow River Frontage Offer Fishing & Hunting Opportunities w/New 6+/- Acre Japanese/Golden Millet Food Plot Established for Maximum Duck Attraction ~ Bordering the Famous 125,000+/- Acre Yancopin Hunting Club on Multiple Sides, You Will see the Benefits of Wildlife Management on this Farm ~ Abundant Pasture Could be Easily Converted back to Forested Habitats ~ Location for a New, Larger Lodge if Desired, or Easily Convert One of the (2) Shops into Additional Living Quarters ~ Do Not Miss Your Opportunity to Purchase a Turn-Key Hunting or Relaxing Getaway just in Time for the Fall Hunting Season in Arkansas! ~ ALSO SELLING: (PROPERTY 2) FSA FARM 947 TRACT 943 ~ 162+/- Acre Tillable Farmland Located in Watson, Selling at Live Auction ~ Selling @ 12002 Great River Road, Watson, Arkansas ~ Offers Made Prior to Auction Day are Welcome & Encouraged! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

**TERMS ON REAL ESTATE:** \$100,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ Offers Prior to Auction Day are Welcome.

<u>INSPECTION:</u> Property can be Viewed **By Appointment Only** ~ Contact Agent, *Peter Guerin II at 501-733-6795/* <u>peter@wilsonauctioneers.com</u> ~ Doors Open & Auctioneers will be On-site at 10:00 a.m. for Inspection on Auction Day.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

### ATTENTION: FARMERS, HUNTERS, OUTDOORSMEN & LAND BUYERS!

162+/- Acre Farm w/ 90.2+/- Tillable Acres & 71.61+/- Acres in Re-Forested Habitat ~ Offered Live & w/Online Bidding Available on Auction Day!

### 162+/- ACRE DESHA COUNTY FARMLAND AUCTION

THURSDAY ~ SEPTEMBER 15, 2022 ~ 11:05 A.M. 12002 GREAT RIVER RD. ~ WATSON, AR 71674

<u>DIRECTIONS TO FARM:</u> From Arkansas 1 & County Rd. 41 in Watson, Arkansas, Turn North on CR 41 & Take the First Right onto Tucker Street ~ Property is on the South Side of Tucker St. & dead ends into the Property.

<u>DIRECTIONS TO AUCTION LOCATION:</u> From Arkansas 1 & County Rd. 41 in Watson, Arkansas, Travel North on CR 41 North out of Town 3.8 Mi. to Levee Rd. 43 ~ Turn Left on 43 (Great River Rd.) & Take an Immediate Left on the Levee ~ Watch for Signs & Camp Gate on the South Side of Levee ~ \*\*\*Use Google Maps Pin to Assure Accuracy.

REAL ESTATE DESCRIPTION: (PROPERTY 2) FSA FARM 947 TRACT 943 ~ 162+/- Acres Located Conveniently on the East Side of Watson, Arkansas & Offers 90.2+/- Acres in Tillable Farmland w/ 71.61+/- Acres in Re-Forested Hardwood Timber ~ The Property has Excellent Access off Tucker Street & is Irrigated via an Electric Well ~ Deer & Small Game Hunting are Available on the Property's Re-Forested Land ~ The Farm's Southern Border Adjoins another 125+/- Acre Parcel of Re-Forested Land that Helps this Parcel's Wildlife Holding Potential! ~ ALSO SELLING: (PROPERTY 1) 205+/- Acre Recreational Farm Selling at Live Auction ~ Selling @ 12002 Great River Road, Watson, Arkansas ~ Offers Made Prior to Auction Day are Welcome & Encouraged! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

**TERMS ON REAL ESTATE:** \$50,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ Offers Prior to Auction Day are Welcome.

<u>INSPECTION:</u> Drive by & View the Property Anytime ~ Contact Agent, *Peter Guerin II at 501-733-6795/*<u>peter@wilsonauctioneers.com</u> with Questions ~ Auctioneers will be On-site at 10:00 a.m. for Inspection on Auction Day @ 12002 Great River Road, Watson, Arkansas.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.