

# **GARLAND COUNTY 18± ACRE ABSOLUTE DEVELOPMENT LAND AUCTION**

**Fri. | November 11, 2022 | 11:00 A.M.**

**Glade Divide Pass**

**Hot Springs, Arkansas 71913**

**TRACT 1  
7.8± ACRES**

**TRACT 2  
6.05± ACRES**

**TRACT 3  
4.34± ACRES**

**Glade Divide Pass**

Unique 18.19± Acre Development Tract w/Tremendous Potential for a Variety of Uses  
Estate Lots, Single Family or Duplex Subdivision, Hobby Farm; the Possibilities are Endless  
1,188± Ft. of Glade Divide Pass Road Frontage | City Water | Sewer | Electricity  
Offered in (3) Tracts & Combinations | Lake Hamilton School District  
**Selling Regardless of Price to the Highest Bidder!**

**Marion Anderson Road**



[WilsonAuctioneers.com](http://WilsonAuctioneers.com)



# GENERAL INFORMATION

**LEGAL DESCRIPTION:** See Attachment

**TERMS AND CONDITIONS:** **\$10,000.00 (PER TRACT)** 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.**

**CLOSING COMPANY:** Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 110 Ouachita Avenue, Hot Springs, Arkansas 71901 ~ (501) 624-2541 ~ Fax/ 623-4552.

## **GENERAL INFORMATION:**

18.19+/- Acres with 1,188+/- Ft. of Glade Divide Pass Frontage

**(TRACT1)** 7.80+/- Acres with 342+/- Ft. of Glade Divide Pass Frontage.

**(TRACT 2)** 6.05+/- Acres with 433+/- Ft. of Glade Divide Pass Frontage.

**(TRACT 3)** 4.34+/- Acres with 413+/- Ft. of Glade Divide Pass Frontage  
& 44+/- Ft. of Marion Anderson Road Frontage.

Utilities – All City Utilities

2021 Real Estate Taxes – \$29.64

School District – Lake Hamilton


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.

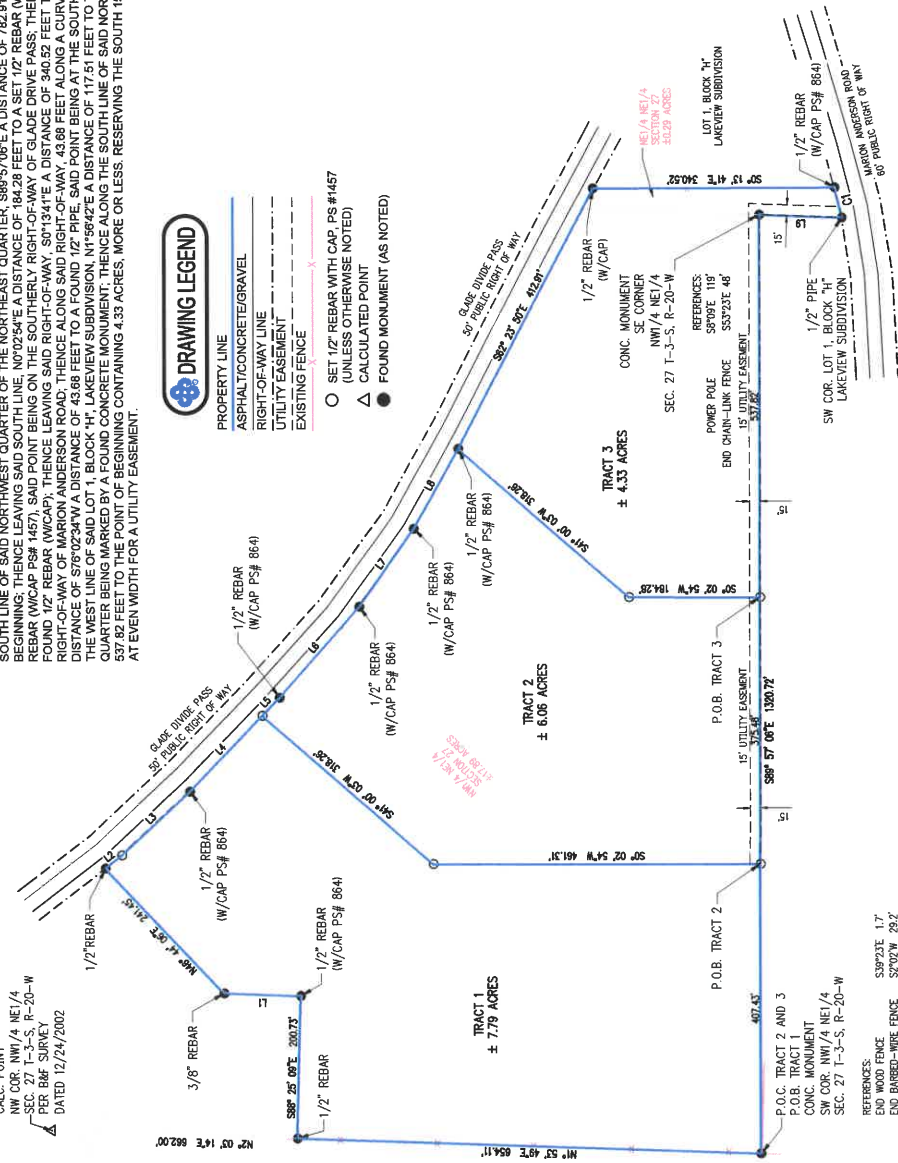
LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	1071.4'	N2° 03' 34"E	
L2	29.51'	S38° 19' 48"E	
L3	130.94'	S43° 11' 05"E	
L4	146.93'	S46° 35' 02"E	
L5	35.04'	S46° 35' 02"E	
L6	170.23'	S48° 41' 38"E	
L7	134.08'	S54° 47' 56"E	
L8	129.10'	S60° 29' 09"E	
L9	117.51'	N1° 56' 42"E	



STATE PLANE COORDINATES  
ARKANSAS SOUTH ZONE, NAD 1983  
J.S. SURVEY FOOT  
BEARING: GRID  
DISTANCE: GROUND  
SCALE FACTOR: 0.999944480814  
CONVERGENCE ANGLE: -0° 37' 59.95"  
VALUES TAKEN AT P.O.C. \*\*

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.68'	751.31'	3°19'53"	S78° 02' 34"W	43.68'


 CALC. POINT  
 NW COR. NW1/4 NE1/4  
 SEC. 27 T-3-S, R-20-W  
 PER B&F SURVEY  
 DATED 12/24/2002



## SURVEY DESCRIPTION

**TRACT 1:**  
PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BE BEGINNING AT A FOUND CONCRETE MONUMENT, SOUTH POINT BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG THE LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, N15°53'59"E, A DISTANCE OF 664.11 FEET, TO A FOUND 1/2" REBAR, THENCE LEAVING SAID WEST LINE, S88°25'09"E, A DISTANCE OF 200.73 FEET, TO A FOUND 1/2" REBAR (WICAP PS# 864); THENCE N27°03'34"E, A DISTANCE OF 107.14 FEET, TO A FOUND 3/8" REBAR, THENCE M89°44'00"E, A DISTANCE OF 241.45 FEET, TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF A GRADE DRIVE PASS, THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES, S338°18'48"E, A DISTANCE OF 28.51 FEET, TO A SET 1/2" REBAR (WICAP PS# 1457), THENCE S43°11'05"E, A DISTANCE OF 130.94 FEET, TO A FOUND 1/2" REBAR (WICAP PS# 864); THENCE S46°35'02"E, S338°18'48"E, A DISTANCE OF 146.93 FEET, TO A SET 1/2" REBAR (WICAP PS# 1457), THENCE LEAVING SAID RIGHT-OF-WAY, S41°00'03"E, A DISTANCE OF 318.28 FEET, TO A SET 1/2" REBAR (WICAP PS# 1457), THENCE S90°25'44"E, A DISTANCE OF 461.31 FEET, TO A SET 1/2" REBAR (WICAP PS# 1457), SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE, N89°57'06"E, A DISTANCE OF 407.43 FEET, TO THE POINT OF BEGINNING CONTAINING 7.78 ACRES, MORE OR LESS.

**TRACT 2:**  
PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST-THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, S89°57'06"E A DISTANCE OF 407.43 FEET TO A SET 1/2" REBAR (WCAP PS# 1457), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID POINT, S89°57'06"E A DISTANCE OF 318.28 FEET TO A SET 1/2" REBAR (WCAP PS# 1457); THENCE N11°00'03"W A DISTANCE OF 318.28 FEET TO A SET 1/2" REBAR (WCAP PS# 1457); THENCE N41°31'03"E A DISTANCE OF 461.31 FEET TO A SET 1/2" REBAR (WCAP PS# 1457); THENCE N41°00'03"W A DISTANCE OF 170.23 FEET TO A FOUND REBAR (WCAP PS# 884); THENCE S84°47'56"E A DISTANCE OF 35.04 FEET TO A FOUND REBAR (WCAP PS# 884); THENCE S84°47'13"N A DISTANCE OF 170.23 FEET TO A FOUND REBAR (WCAP PS# 884); THENCE S84°47'56"E A DISTANCE OF 134.08 FEET TO A FOUND REBAR (WCAP PS# 884); THENCE S89°57'06"E A DISTANCE OF 128.10 FEET TO A FOUND REBAR (WCAP PS# 884); THENCE LEAVING SAID POINT, S89°57'06"E A DISTANCE OF 375.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS, OBSERVING THE SOUTH 15 FEET AT EVEN WIDTH FOR A UTILITY EASEMENT.

**TRACT 3:** PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS AND A PART OF LOT 1, BLOCK "H" OF LAKEVIEW SUBDIVISION, AS RECORDED IN BOOK 246, PAGE 128 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER, THENCE ALONG THE SOUTHLINE OF SAID NORTHWEST QUARTER, S89°57'09"E A DISTANCE OF 782.91 FEET TO A SET 1/2" REBAR (WCAP PS# 1457), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID POINT BEING, THENCE S89°57'09"E A DISTANCE OF 184.28 FEET TO A SET 1/2" REBAR (WCAP PS# 1457), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHLINE, N0°02'54"E A DISTANCE OF 184.28 FEET TO A SET 1/2" REBAR (WCAP PS# 1457), SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GLADE DRIVE PASS; THENCE ALONG SAID RIGHT-OF-WAY, S62°23'50"E A DISTANCE OF 412.91 FEET TO A SET 1/2" REBAR (WCAP PS# 1457), SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY, S01°34'1"E A DISTANCE OF 340.52 FEET TO A FOUND REBAR (WCAP PS# 864), SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF MARION ANDERSON ROAD, THENCE ALONG SAID RIGHT-OF-WAY, S01°34'1"E A DISTANCE OF 43.68 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 751.31 FEET AND A CHORD BEARING AND DISTANCE OF S76°02'54"E A DISTANCE OF 43.68 FEET TO A FOUND 1/2" PIPE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ALONG SAID SOUTHLINE, S76°02'54"E A DISTANCE OF 171.51 FEET TO A FOUND CONCRETE MONUMENT, THENCE ALONG THE SOUTHLINE OF SAID NORTHWEST QUARTER, N89°57'09"W A DISTANCE OF 537.82 FEET TO THE POINT OF BEGINNING. RESERVING THE SOUTHERN MOST L9 BEING 132.51 FEET BY 82.00 FEET FOR A UTILITY EASEMENT.

**DRAWING LEGEND**

- PROPERTY LINE  
ASPHALT/CONCRETE/GRAVEL  
RIGHT-OF-WAY LINE  
UTILITY EASEMENT  
EXISTING FENCE
- SET 12" REBAR WITH CAP, PS #1 (UNLESS OTHERWISE NOTED)  
△ CALCULATED POINT  
● FOUND MONUMENT (AS NOTED)

GARLAND COUNTY JUDGE DARRYL MAHONEY

APPROVAL SIGNATURE



**SURVEY CERTIFICATION**

**FOR THE USE AND BENEFIT OF :**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 02/14/2022.

DATE OF PLAT OR MAP: 10/13/2022



LANE HOUSLEY, PS #1457

STATE PI AT CODE: 500-03S-20W-0-27-100-26-1457

1 OF 1

**RECORD INFORMATION**

1.	GLO NOTES ON
2.	GLO PLATS ON
3.	WARRANTY DEED BOOK 4022, PAGE 11 RECORDS OF COUNTY, ARK.
4.	SURVEY BY P. S. HARRIS DATED 12/24/2011

BOUNDARY SURVEY  
PART OF THE NW/4 NE/4 AND PART OF THE NE/4 NE/4  
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST  
PART OF LOT 1, BLOCK "H", LAKEVIEW SUBDIVISION

ARKANSAS

GARLAND COUNTY

[illegible]

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1000 Ledgewood Dr.  
Conway, Arkansas 72034

**Crafton Tull**  
engineering | surveying

501.298.2316 | 501.298.2325 |  
www.craftontull.com



2021 Craftco, Tull & Associates, Inc.

PROJECT NO:	22202070
ISSUE DATE:	10/13/2022
DRAWN BY:	ESIMPSON
APPROVE BY:	L.HOUSLEY
SHEET NO.:	

## **SURVEY DESCRIPTION:**

### **TRACT 1:**

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, N1°53'59"E A DISTANCE OF 654.11 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE, S88°25'09"E A DISTANCE OF 200.73 FEET TO A FOUND 1/2" REBAR (W/CAP PS# 864); THENCE N2°03'34"E A DISTANCE OF 107.14 FEET TO A FOUND 3/8" REBAR; THENCE N46°44'06"E A DISTANCE OF 241.45 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GLADE DRIVE PASS; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES, S38°19'48"E A DISTANCE OF 29.51 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457); THENCE S43°11'05"E A DISTANCE OF 130.94 FEET TO A FOUND 1/2" REBAR (W/CAP PS# 864); THENCE S46°35'02"E A DISTANCE OF 146.93 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457); THENCE LEAVING SAID RIGHT-OF-WAY, S41°00'03"W A DISTANCE OF 318.26 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457); THENCE S0°02'54"W A DISTANCE OF 461.31 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457), SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N89°57'06"W A DISTANCE OF 407.43 FEET TO THE POINT OF BEGINNING CONTAINING 7.79 ACRES, MORE OR LESS.

### **TRACT 2:**

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

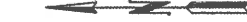
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**TRACT 3:**

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS AND A PART OF LOT 1, BLOCK "H" OF LAKEVIEW SUBDIVISION, AS RECORDED IN BOOK 246, PAGE 128 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, S89°57'06"E A DISTANCE OF 782.91 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457), SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N0°02'54"E A DISTANCE OF 184.28 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457); THENCE N41°00'03"E A DISTANCE OF 318.26 FEET TO A SET 1/2" REBAR (W/CAP PS# 1457), SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GLADE DRIVE PASS; THENCE ALONG SAID RIGHT-OF-WAY, S62°23'50"E A DISTANCE OF 412.91 FEET TO A FOUND 1/2" REBAR (W/CAP); THENCE LEAVING SAID RIGHT-OF-WAY, S0°13'41"E A DISTANCE OF 340.52 FEET TO A FOUND REBAR (W/CAP PS# 864), SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF MARION ANDERSON ROAD; THENCE ALONG SAID RIGHT-OF-WAY, 43.68 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 751.31 FEET AND A CHORD BEARING AND DISTANCE OF S76°02'34"W A DISTANCE OF 43.68 FEET TO A FOUND 1/2" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK "H", LAKEVIEW SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK "H", LAKEVIEW SUBDIVISION, N1°56'42"E A DISTANCE OF 117.51 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER BEING MARKED BY A FOUND CONCRETE MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, N89°57'06"W A DISTANCE OF 537.82 FEET TO THE POINT OF BEGINNING CONTAINING 4.33 ACRES, MORE OR LESS. RESERVING THE SOUTH 15 FEET AND THE WEST 15 FEET OF THE SOUTHERN MOST L9 BEING 132.51 FEET AT EVEN WIDTH FOR A UTILITY EASEMENT.

NOTE: BEARING SYSTEM BASED ON ASTRONOMIC NORTH.



LEGEND

● SET 5/8" REBAR WITH YELLOW PLASTIC CAP

○ FOUND IP

□ CONCRETE MONUMENT

SCALE IN FEET

0 50 100 200

1. FIELD SURVEY CONDUCTED 19 & 20, DECEMBER, 2002.

2. FOLLOWING INSTRUMENTS WERE USED IN COURSE OF SURVEY -

A. LAKEVIEW SUBDIVISION RECORD PLAT

B. SURVEY FOR BRAD AND PAM LOVELL DATED 1/7/87 BY

JOHN M. THORNTON, PLS NO 864.

C. WARRANT DEED 1581, AT PAGE 285 OF THE DEED AND

MORTGAGE RECORDS, GARLAND COUNTY, ARKANSAS.

D. COMMISSIONER'S DEED BOOK 2182, PAGE 224 OF THE DEED AND

MORTGAGE RECORDS, GARLAND COUNTY, ARKANSAS.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR

EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE AND

CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY NOTES:

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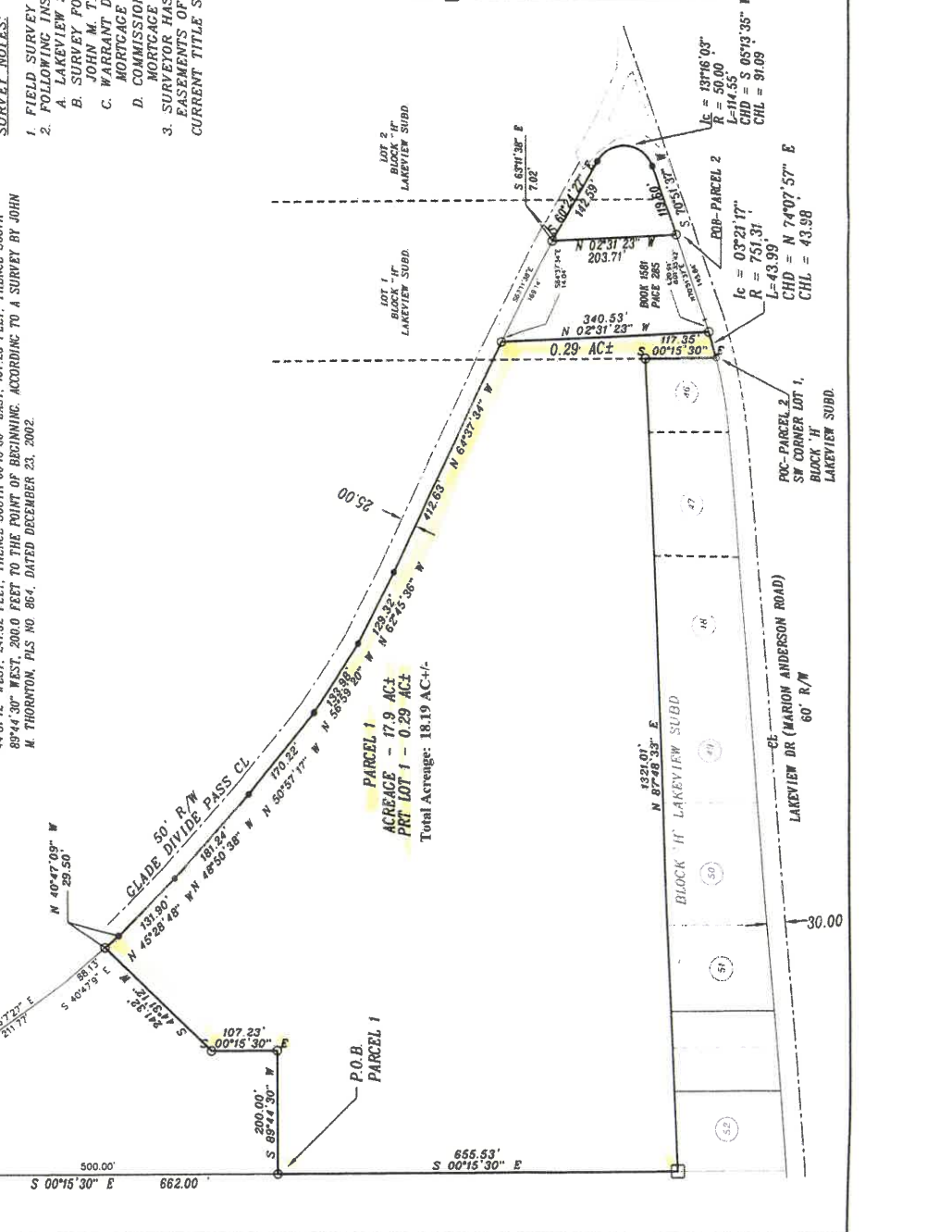
CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY NOTES:

1. FIELD SURVEY CONDUCTED 19 & 20, DECEMBER, 2002.

2. FOLLOWING INSTRUMENTS WERE USED IN COURSE OF SURVEY -

LEGAL DESCRIPTION: PARCEL 1  
A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 20 WEST, GARLAND COUNTY, ARKANSAS AND A PART OF LOT 1, BLOCK "H", LAKEVIEW  
SUBDIVISION, AS RECORDED IN BOOK 246, PAGE 128 OF THE DEED AND MORTGAGE RECORDS OF  
GARLAND COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SAID SECTION 27, RUN SOUTH 07°15'30" EAST, ALONG THE WEST LINE OF THE SAID NW 1/4, NE  
1/4, A DISTANCE OF 662.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH  
07°15'30" EAST, ALONG THE SAME SAID WEST LINE, 655.53 TO THE SOUTHWEST CORNER OF THE  
SAID NW 1/4, NE 1/4, THENCE NORTH 87°48'33" EAST, ALONG THE SOUTH LINE OF THE SAID  
NW 1/4, NE 1/4, A DISTANCE TO 1321.01 FEET TO THE SOUTHEAST CORNER OF THE SAID NW  
1/4, NE 1/4, AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 17.35 FEET TO THE  
NORTH RIGHT-OF-WAY OF MARION ANDERSON ROAD, THENCE NORTHEASTERLY, ALONG SAID  
RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°21'17", RADIUS  
OF 751.31 FEET, A DISTANCE OF 43.99 FEET, THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH  
02°31'23" WEST, 340.53 FEET TO THE SOUTH RIGHT-OF-WAY OF GLADE DIVIDE PASS, HAVING A  
RIGHT-OF-WAY WIDTH OF 50 FEET, THENCE NORTHWESTERLY ALONG THE LAST SAID  
RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 64°37'34" WEST, 412.63 FEET;  
NORTH 62°45'36" WEST, 129.32 FEET; NORTH 56°59'20" WEST, 133.98 FEET; NORTH 50°55'17"  
WEST, 170.22 FEET; NORTH 48°50'38" WEST, 81.24 FEET; NORTH 45°28'48" WEST, 131.90 FEET;  
NORTH 40°47'08" WEST, 29.50 FEET, THENCE, LEAVING THE LAST SAID RIGHT-OF-WAY, SOUTH  
47°31'12" WEST, 241.32 FEET, THENCE SOUTH 00°15'30" EAST, 107.23 FEET, THENCE SOUTH  
89°44'30" WEST, 200.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY JOHN  
M. THORNTON, PLS NO 864, DATED DECEMBER 23, 2002.



B&F ENGINEERING, INC.

928 AIRPORT ROAD, HOT SPRINGS, ARK. 71913  
(PH) 501-767-2366 (FAX) 501-767-6859

PROPERTY SURVEY

TRACT 4

U. S. BANK

GARLAND COUNTY

ARKANSAS



Design	BY	DATE
Drawn	JMT	12/02
Checked	LJT	12/12
Survey	BJA	12/02
Fid.Bk.No.	1263	

JOB NO.: 7-2269-0006
ACAD NO.: 004
SCALE: 1" = 200'
DATE: DECEMBER, 2002



**LEGAL DESCRIPTION: (ENTIRE PROPERTY)**

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS AND A PART OF LOT 1, BLOCK 'H', LAKEVIEW SUBDIVISION, AS RECORDED IN BOOK 246, PAGE 128 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 0°15'30" EAST, ALONG THE WEST LINE OF THE SAID NW 1/4, NE 1/4, A DISTANCE OF 662.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°15'30" EAST, ALONG THE SAME SAID WEST LINE, 655.53 TO THE SOUTHWEST CORNER OF THE SAID NW 1/4, NE 1/4, THENCE NORTH 87°48'33" EAST, ALONG THE SOUTH LINE OF THE SAID NW 1/4, NE 1/4, A DISTANCE OF 1321.01 FEET TO THE SOUTHEAST CORNER OF THE SAID NW 1/4, NE 1/4 AND THE WEST LINE OF LOT 1, BLOCK 'H', LAKEVIEW SUBDIVISION, THENCE SOUTH 00°15'30" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 117.35 FEET TO THE NORTH RIGHT-OF-WAY OF MARION ANDERSON ROAD, THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°21'17", RADIUS OF 751.31 FEET, A DISTANCE OF 43.99 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 02°31'23" WEST, 340.53 FEET TO THE SOUTH RIGHT-OF-WAY OF GLADE DIVIDE PASS, HAVING A RIGHT-OF-WAY WIDTH OF 50 FEET, THENCE NORTHWESTERLY ALONG THE LAST SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 64°37'34" WEST, 412.63 FEET; NORTH 62°45'36" WEST, 129.32 FEET; NORTH 56°59'20" WEST, 133.98 FEET; NORTH 50°5'17" WEST, 170.22 FEET; NORTH 48°50'38" WEST, 181.24 FEET; NORTH 45°28'48" WEST, 131.90 FEET; NORTH 40°47'09" WEST, 29.50 FEET; THENCE, LEAVING THE LAST SAID RIGHT-OF-WAY, SOUTH 44°31'12" WEST, 241.32 FEET; THENCE SOUTH 00°15'30" EAST, 107.23 FEET; THENCE SOUTH 89°44'30" WEST, 200.0 FEET TO THE POINT OF BEGINNING. ACCORDING TO A SURVEY BY JOHN M. THORNTON, PLS NO. 864, DATED DECEMBER 23, 2002.







**Glade Divide Pass**

**TRACT 3**

**4.34± ACRES**

**TRACT 2**

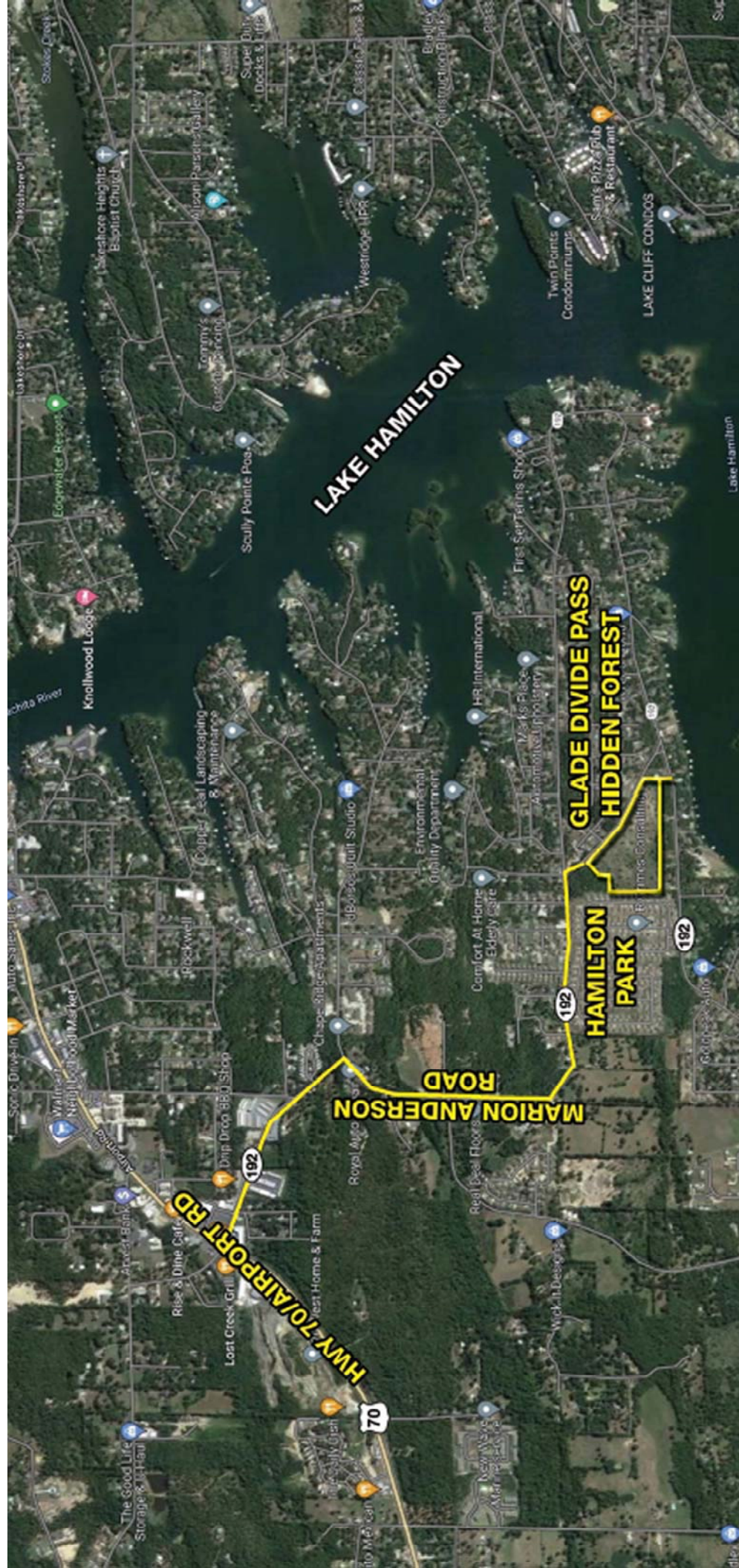
**6.05± ACRES**

**TRACT 1**

**7.8± ACRES**

**Marion Anderson Road**







## **Multi-Par Auction Method**

The Multi-Parcel (multi-par) auction method allows the buyer to maintain control of any tracts or parcel throughout the auction, regardless of the combination of the tracts.

With the multi-par you select the lots you wish to purchase and bid on them, first by the acre and then in whole dollars.

After a per acre price has been established by individual tracts, for the entire acreage, any bidder may add to the total amount bid on any tracts in the preset dollar amount established at the beginning of the auction or as new bids are posted.

If no advance of bid is made within a specified time frame, then the lots will be announced closed.

## **Advantage of the Multi-Par Method**

- No one is knocked out of bidding at any time. In phase II, you may bid on any tract or combination of tracts.
- You may combine any or all tracts in any grouping throughout phase II of the auction as well post new bids on any single tract bid or combination bids already posted.
- At any time you can look at the lots displayed on large boards and see the high bid and whether you have control of that tract. The High Bidders will have a star (\*) beside their winning bid or combination.
- Since everyone who is participating in the auction event can choose which property they want to buy and the price is set by the bidder, everyone has the same opportunity to buy regardless of the other bidder's possible wealth or bidding strength.

## **Helpful bidding tips**

- Bid on only the tracts or items that you want to own. If you only want a single tract then bid when it is available. If you want multiple tracts or none at all then bid when combination of tracts are permitted. Remember, any bid posted is considered active and could be back in winning position at any time during the auction.
- Don't wait to bid at the end... prices don't go down. Waiting only invites more people to jump in at the last moment. Remember, it is better to defend your position than to take it from someone else.
- Prior to the auction determine your buying strategy. Determine what you want to buy and how much you can spend. Use the auction floor staff to help you with the math during the auction event.

# 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 [www.wilsonauctioneers.com](http://www.wilsonauctioneers.com), 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 administered 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: GARLAND COUNTY DEVELOPERS, HOME BUILDERS & INVESTORS!**

This Unique 18.19+/- Acre Development Tract has Tremendous Potential for a variety of uses ~ Estate Lots, Single Family or Duplex Subdivision, Hobby Farm; the possibilities are endless ~ 1,188+/- Ft. of Glade Divide Pass Road Frontage, City Water & Sewer, Electricity ~ Offered in (3) Tracts & Combinations ~ Selling On-site w/Live, Online Bidding Available ~

**SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

# **GARLAND COUNTY 18+/- ACRE ABSOLUTE DEVELOPMENT LAND AUCTION**

**FRIDAY ~ NOVEMBER 11, 2022 ~ 11:00 A.M.**

**GLADE DIVIDE PASS ~ HOT SPRINGS, AR 71913**

**DIRECTIONS:** *From Exit 2 on the MLK Expressway, Travel 2+/- Miles West on Airport Rd. ~ Turn Left onto Marion Anderson Road, Travel 1.6 Miles & Turn Right onto Glade Divide Pass ~ Watch for Auction Signs on the Right.*

**REAL ESTATE DESCRIPTION:** This property is one of the largest undeveloped properties in the Marion Anderson area of Hot Springs. Incredible building sites, views of Mt. Riante, Wintertime views of Lake Hamilton, and is in Lake Hamilton School District with City Utilities. Buy and build your dream estate or develop this property into a subdivision! The property is in Garland County, outside the city's planning/zoning jurisdiction. Also, this property is not a part of any bill of assurance or subdivision restrictions.

**Offered in (3) Tracts and Combinations**

**(TRACT 1)** 7.80+/- Acres with 342+/- Ft. of Glade Divide Pass Frontage.

**(TRACT 2)** 6.05+/- Acres with 433+/- Ft. of Glade Divide Pass Frontage.

**(TRACT 3)** 4.34+/- Acres with 413+/- Ft. of Glade Divide Pass Frontage & 44+/- Ft. of Marion Anderson Road Frontage.

**TOTAL:** 18.19+/- Acres with 1,188+/- Ft. of Glade Divide Pass Frontage.

**Offers Made Prior to Auction Day are Welcome & Encouraged! ~ For Additional Information, Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.**

**TERMS ON REAL ESTATE:** \$10,000.00 (PER TRACT) 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.**

**INSPECTION:** Property can be Viewed **Anytime** ~ Contact Broker, **David Brewer at 501-760-8510/ [david@wilsonauctioneers.com](mailto:david@wilsonauctioneers.com)** ~ Auctioneers will be On-site at 10:00 a.m. on Auction Day.

*Announcements made day of sale take precedence over printed material.*

**WILSON REAL ESTATE AUCTIONEERS, INC.**

***Leading Real Estate Auctioneers "Since 1961"***

501-624-1825 \* PB00000481, Joe Wilson

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