

1,048± ACRE FRATESI FARM AUCTION



On-site & Online Auction

Thursday | Dec. 8, 2022 | 11:00 A.M.

2481 Atkins Road

Star City, Arkansas 71667

WilsonAuctioneers.com



GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachments

TERMS AND CONDITIONS: **(TRACTS 1 or 2) \$30,000.00 (Per Tract) ~ (TRACTS 3, 5, 6 or 7) \$25,000.00 (Per Tract) ~ (TRACT 4) \$15,000.00**, 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.**

CLOSING COMPANY: Jefferson Title Company, LLC ~ Closing Agent: Kay Beverly/kay@jeffersontitle.net ~ 715 W. 5th Avenue, Pine Bluff, Arkansas 71601 ~ (870) 540-4927 ~ Fax/ 540-1267.

GENERAL INFORMATION:

1,048+/- Acres Offered in (7) Tracts & Any Combination

(TRACT 1) 254.77+/- Acres

(TRACT 2) 186.42+/- Acres

(TRACT 3) 154.73+/- Acres

(TRACT 4) 17.80+/- Acres

2,192+/- Square Foot house

3 Bedrooms

2 Bathrooms

(TRACT 5) 172.47+/- Acres

(TRACT 6) 134.55+/- Acres

(TRACT 7) 127.41+/- Acres

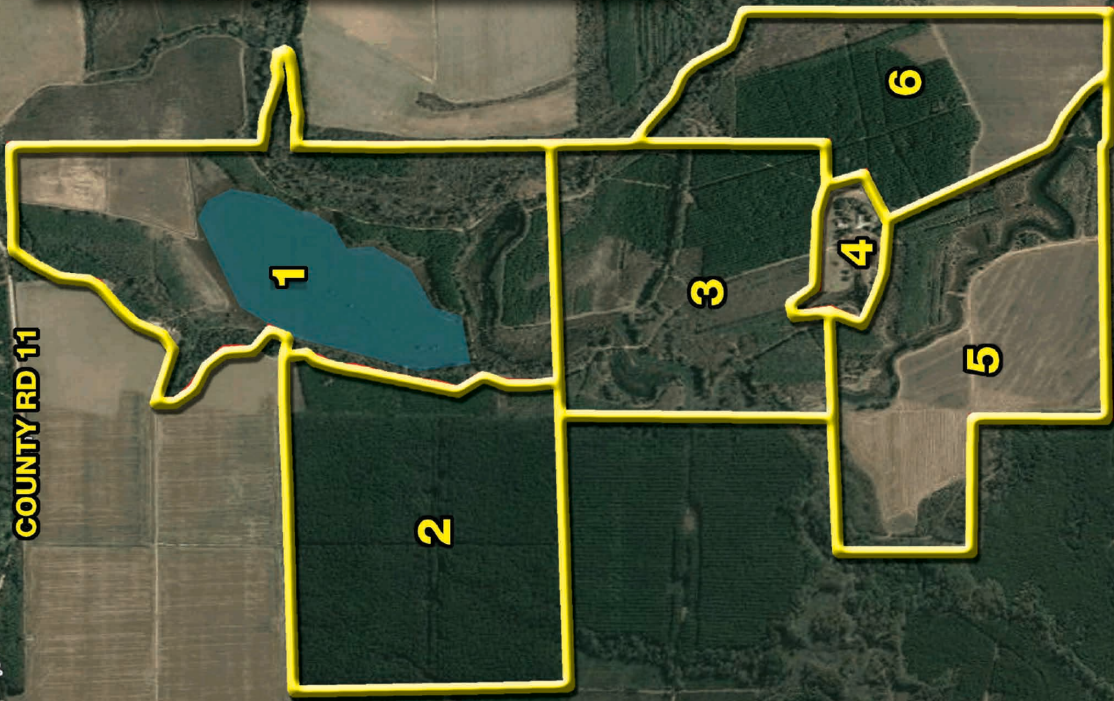
Utilities – Yorktown Public Water, C & L Electric

2021 Real Estate Taxes – \$2,923.92 (entire property)

School District – Star City

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.

COUNTY RD 11



(TRACT 1) 254.77± Acres Consisting of a 50± Acre Lake, 30± Acres of Row-Crop & the Balance in Timber

(TRACT 2) 186.42± Acres of Timber

(TRACT 3) 154.73± Acres of Timber Crossed by Turtle Creek

(TRACT 4) 17.80± Acres Containing a 2,192± SF, 3BR/2BA Home, 1,520± SF Pre-Engineered Steel Workshop, 2,524± SF Deer Camp Building, Plus (2) Grain Bins

(TRACT 5) 172.47± Acres, Including 85± Acres of Row-Crop & the Balance in Timber & Crossed by Turtle Creek

(TRACT 6) 134.55± Acres Consisting of 43± Acres of Cropland & Approx. 61± Acres of Pine Timber & Bordering Bayou Bartholomew

(TRACT 7) 127.41± Acres of Timber Bordered by Bayou Bartholomew

7

6

4

3

5

1

2

OAK CEMENTARY RD

TRACY RD

425

425

425

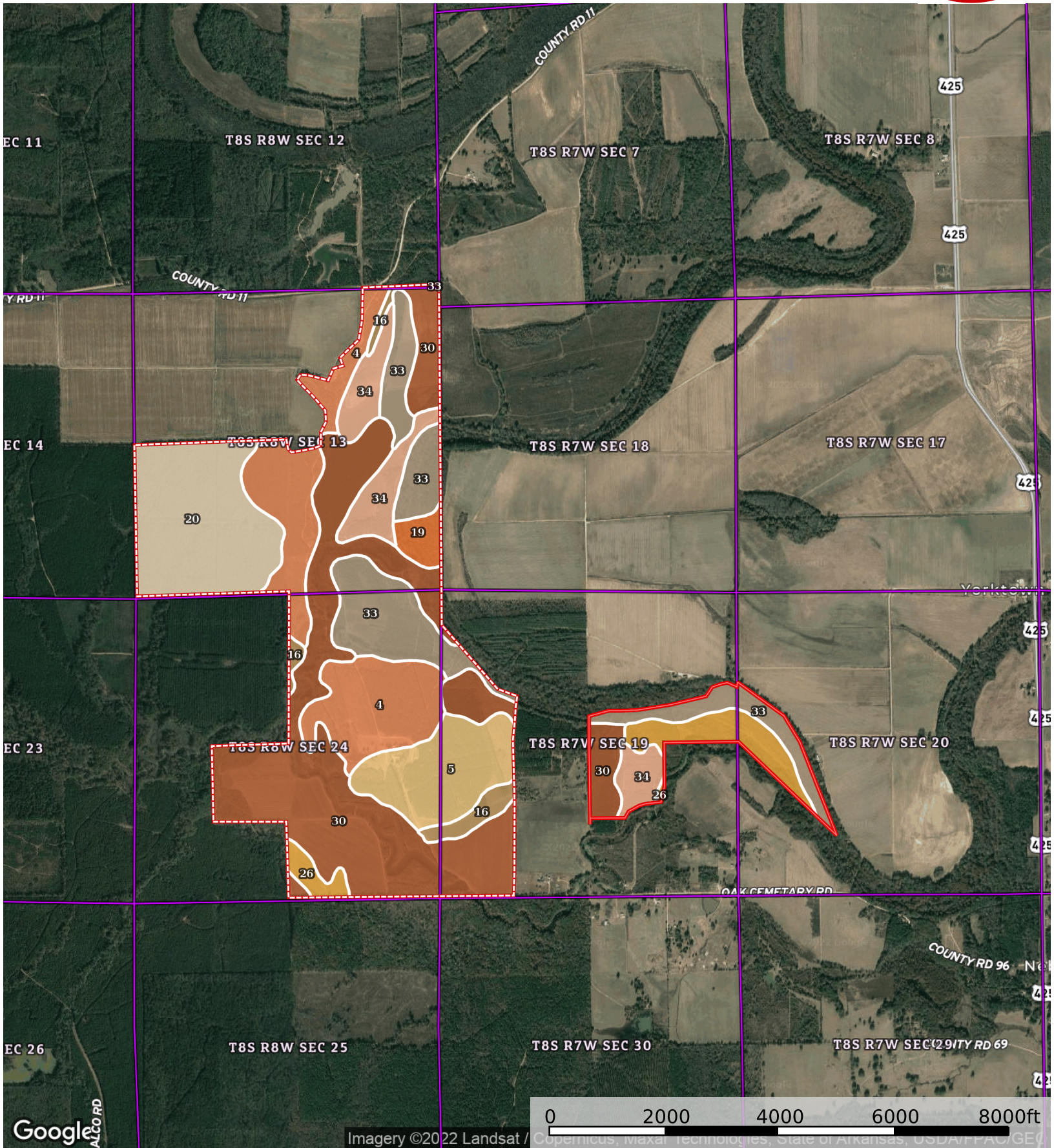
BROKENA

Yorktown

BIRCH

OAK CEMENTARY RD

NOERS



 Boundary  Boundary  Pivot

|  All Polygons 1028.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Portland clay, 0 to 1 percent slopes	344.16	33.45	0	56	3w
4	Calloway silt loam, 0 to 1 percent slopes	161.57	15.71	0	58	2w
33	Rilla silt loam, 0 to 1 percent slopes	148.65	14.45	0	85	2e
20	Henry silt loam	135.56	13.18	0	62	3w
5	Calloway silt loam, 1 to 3 percent slopes	82.45	8.01	0	63	2e
34	Rilla silt loam, 1 to 3 percent slopes	69.82	6.79	0	86	2e
26	Perry clay, 0 to 1 percent slopes	51.2	4.98	0	48	3w
16	Grenada silt loam, 3 to 8 percent slopes	20.58	2.0	0	63	3e
19	Hebert silt loam, 0 to 1 percent slopes	14.78	1.44	0	86	2w
TOTALS		1028.78(*)	100%	-	64.06	2.54

(*) 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.

|  Boundary 916.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Portland clay, 0 to 1 percent slopes	323.79	35.35	0	56	3w
4	Calloway silt loam, 0 to 1 percent slopes	161.57	17.64	0	58	2w
20	Henry silt loam	135.56	14.8	0	62	3w
33	Rilla silt loam, 0 to 1 percent slopes	113.45	12.38	0	85	2e
5	Calloway silt loam, 1 to 3 percent slopes	82.45	9.0	0	63	2e
34	Rilla silt loam, 1 to 3 percent slopes	52.07	5.68	0	86	2e
16	Grenada silt loam, 3 to 8 percent slopes	20.58	2.25	0	63	3e
19	Hebert silt loam, 0 to 1 percent slopes	14.78	1.61	0	86	2w
26	Perry clay, 0 to 1 percent slopes	11.82	1.29	0	48	3w
TOTALS		1028.78(*)	100%	-	63.71	2.54

(*) 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.

|  Boundary 112.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Perry clay, 0 to 1 percent slopes	39.38	34.94	0	48	3w

33	Rilla silt loam, 0 to 1 percent slopes	35.2	31.23	0	85	2e
30	Portland clay, 0 to 1 percent slopes	20.37	18.07	0	56	3w
34	Rilla silt loam, 1 to 3 percent slopes	17.75	15.75	0	86	2e
TOTALS		1028.78(*)	100%	-	66.98	2.53

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

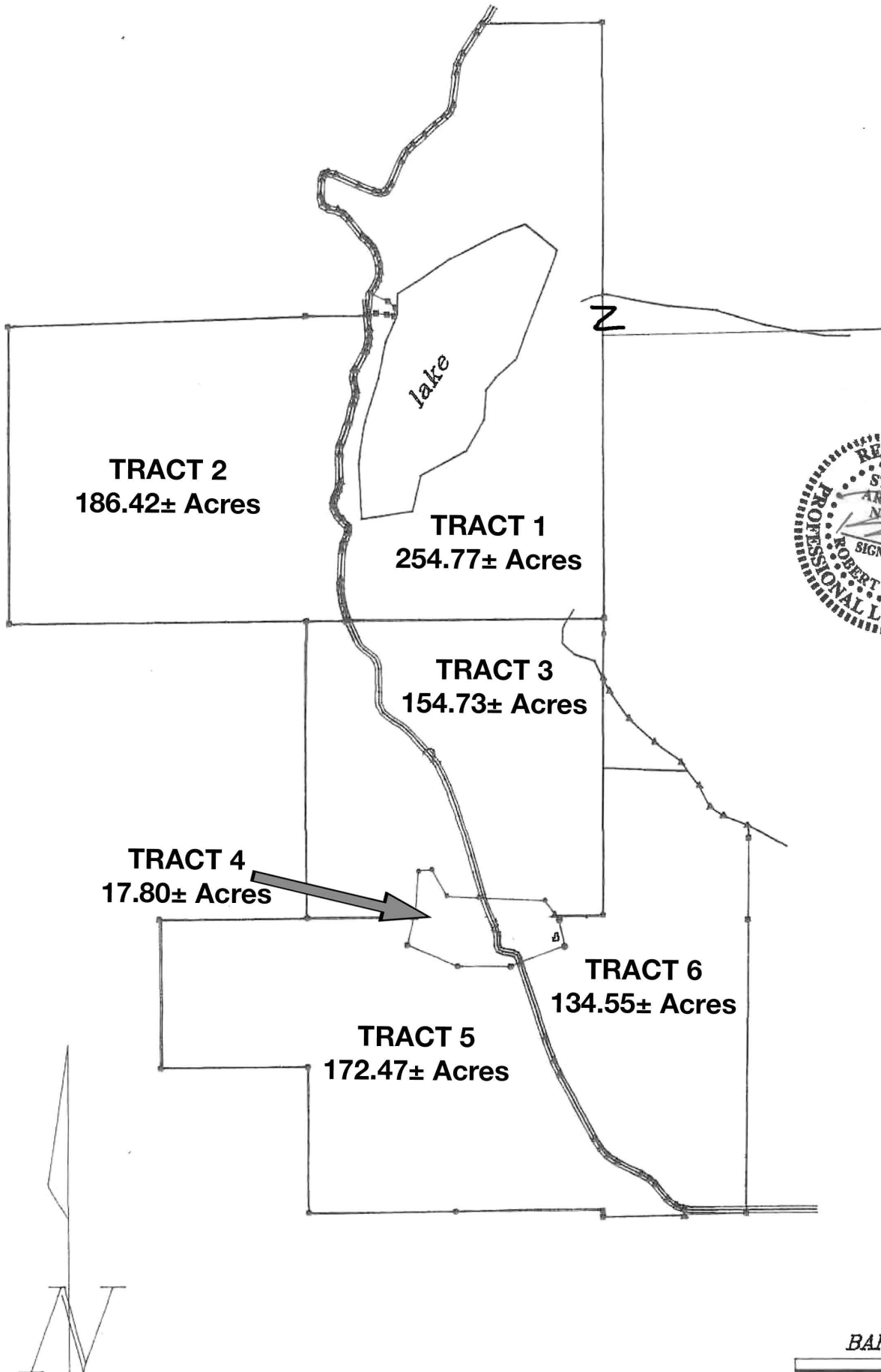
(s) soil limitations within the rooting zone (w) excess of water

ESTIMATED CRP ALLOCATION

Acres	Rate per Acre	Total Payment	Tract 1	Tract 2	Tract 3	Tract 5	Tract 6	Tract 7
3.2	\$ 88.80	\$ 284.16	\$ 284.16					
4.5	88.80	399.60	399.60					
30.6	30.60	2,853.45						\$ 2,853.45
11.01	87.16	959.63		\$ 332.08	\$ 627.55			
54.35	87.16	4,737.15			3,604.07		\$ 1,133.08	
9.7	87.16	845.45				\$ 845.45		
19.56	87.16	1,704.85					1,704.85	
30.28	87.16	2,639.20					2,639.20	
14.23	87.16	1,240.29					1,240.29	
7.82	87.16	681.59				681.59		
25.2	87.16	2,196.43			2,196.43			
4.48	87.16	390.48				390.48		
14.59	86.58	1,263.20						1,263.20
18.9	88.39	1,670.57				1,670.57		
24.7	88.39	2,183.23				2,183.23		
10.9	88.39	963.45				963.45		
7.5	88.39	662.93					662.93	
2.8	88.39	247.49			247.49			
4.4	88.39	388.92			388.92			
24.2	88.39	2,139.04		1,502.63	636.41			
15.2	88.39	1,343.53			1,343.53			
3.1	88.39	274.00			274.00			
2.5	88.39	220.98			220.98			
42.1	48.00	2,020.80	519.36		1,501.44			
19.04	89.30	1,700.27						1,700.27
17.5	87.44	1,530.20						1,530.20
153.5	71.29	10,943.02		10,943.02				
5	71.29	<u>356.45</u>		<u>356.45</u>				
<u>580.86</u>		<u>\$ 46,840.36</u>	<u>\$ 1,203.12</u>	<u>\$ 13,134.18</u>	<u>\$ 11,040.82</u>	<u>\$ 6,734.77</u>	<u>\$ 7,380.35</u>	<u>\$ 7,347.12</u>

FINAL CRP PAYMENT AMOUNTS WILL BE DETERMINED BY FSA WHEN SALES ARE CONFIRMED

SURVEY PLAT



Solar Observation.

Scale: 1" = 1000'	WYNN SURVEYING INC.	
Date: Oct. 29, 2022	326 Friendship Cir. Star City, AR 71667 (870)-628-4568	
Drawn By: Clay Wynn	Certified by: Robert C. Wynn, Lincoln County Surveyor, PLS 1033	
Drawing Number: 40-1212i	Brief Legal: Part of Sec. 13 and 24, T8S, R8W, and part of sec. 18 and 19, T8S, R7W, Lincoln Co. Ar.	
Prepared for: Fratesi	500-08S-08W-0-24-102-40-1033	



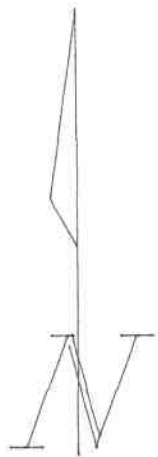
TRACT 1
254.77± Acres

SURVEY PLAT

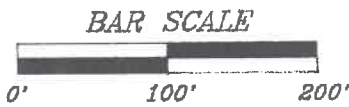
See the attached page for the legal description and line data.



Brass cap
mon. NE
Corner Sec.
13, T8S,
R8W



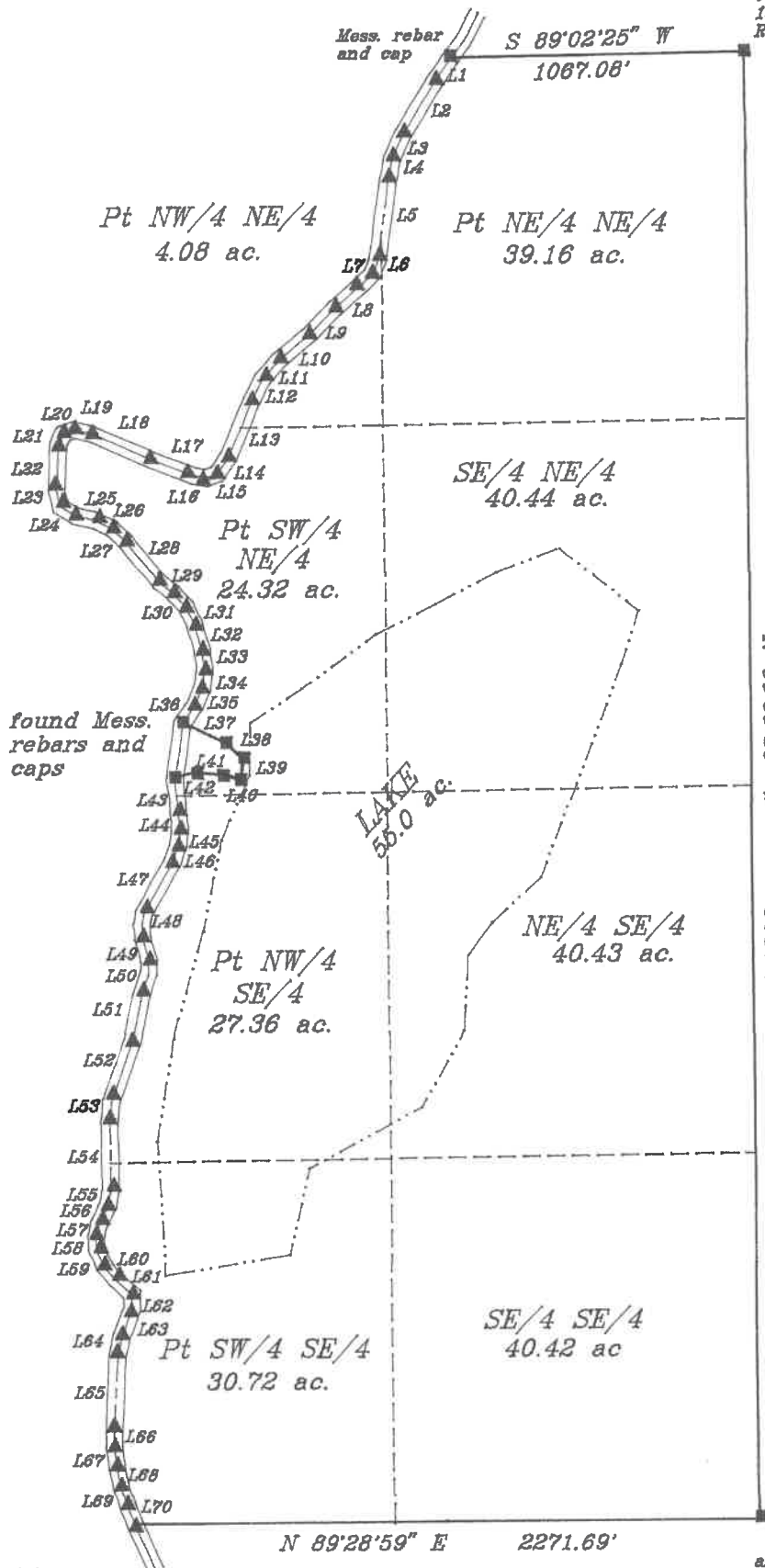
Solar Observation.



LEGEND

- Monument set
- Monument found
- Calculated corner

NOTE: All monuments set are 1/2" rebars and caps.



alum. cap mon.
SE Corner Sec
13, T8S, R8W

Scale
1" = 500'

Date
Oct. 10, 2022

Drawn By
Clay Wynn

Drawing Number
40-1212H

Prepared For
Fratesi

WYNN SURVEYING INC.

326 Friendship Cir. Star City, AR 71667 (870)-628-4568

Certified by:
Robert C. Wynn, Lincoln County Surveyor, PLS 1033

Brief Legal
Part of the E/2 of Sec. 13, T8S, R8W, Lincoln Co. Ar.
lying East of a gravel Road.

500-08S-08W-0-13-102-40-1033

LEGAL (40-1212H): Beginning at the Northeast Corner of Section 13, Township 8 South, Range 8 West, Lincoln County, Arkansas, running thence South 89 degrees 02'25" West along the North line of Said Section 1067.08 feet to the center of a gravel road; thence the following calls along the center of Said road South 35 degrees 14'02" West 97.72 feet; thence South 32 degrees 30'16" West 221.65 feet; thence South 24 degrees 42'07" West 99.21 feet; thence South 11 degrees 06'19" West 77.63 feet; thence South 8 degrees 06'35" West 302.55 feet; thence South 24 degrees 07'20" West 50.13 feet; thence South 45 degrees 42'28" West 54.51 feet; thence South 49 degrees 31'25" West 125.70 feet; thence South 44 degrees 15'40" West 137.88 feet; thence South 50 degrees 02'46" West 135.29 feet; thence South 42 degrees 10'14" West 93.15 feet; thence South 27 degrees 21'08" West 90.48 feet; thence South 22 degrees 48'59" West 225.73 feet; thence South 34 degrees 06'27" West 74.86 feet; thence South 70 degrees 49'02" West 41.29 feet; thence North 79 degrees 50'13" West 49.38 feet; thence North 68 degrees 41'17" West 170.02 feet; thence North 65 degrees 51'55" West 229.72 feet; thence North 74 degrees 14'14" West 65.10 feet; thence South 71 degrees 09'49" West 42.33 feet; thence South 25 degrees 23'33" West 42.06 feet; thence South 3 degrees 38'34" West 165.23 feet; thence South 12 degrees 55'21" East 64.38 feet; thence South 57 degrees 20'10" East 65.21 feet; thence South 76 degrees 40'30" East 75.97 feet; thence South 63 degrees 23'14" East 68.38 feet; thence South 46 degrees 05'02" East 68.50 feet; thence South 38 degrees 54'55" East 184.67 feet; thence South 51 degrees 17'33" East 69.48 feet; thence South 42 degrees 23'55" East 67.98 feet; thence South 25 degrees 37'58" East 67.79 feet; thence South 16 degrees 11'43" East 100.88 feet; thence South 7 degrees 51'05" East 70.59 feet; thence South 11 degrees 18'05" West 67.38 feet; thence South 24 degrees 45'57" West 67.93 feet; thence South 35 degrees 14'04" West 72.10 feet; thence South 64 degrees 10'06 East leaving road 173.67 feet; thence South 41 degrees 57'52" East 85.96 feet; thence South 3 degrees 04'44" West 72.88 feet; thence North 80 degrees 13'23" West 177.20 feet; thence South 74 degrees 14'02" West 69.21 feet to the center of Said road; thence the following calls along the center of Said road South 8 degrees 13'34" East 124.65 feet; thence South 2 degrees 43'44" East 69.20 feet; thence South 7 degrees 51'02" West 62.48 feet; thence South 21 degrees 38'23" West 62.55 feet; thence South 29 degrees 59'28" West 205.21 feet; thence South 4 degrees 19'05" West 91.66 feet; thence South 16 degrees 10'40" East 85.30 feet; thence South 3 degrees 25'48" West 47.43 feet; thence South 19 degrees 23'56" West 82.93 feet; thence South 12 degrees 40'38" West 171.08 feet; thence South 19 degrees 47'15" West 222.82 feet; thence South 6 degrees 42'21" West 70.58 feet; thence South 00 degrees 37'58" East 259.16 feet; thence South 12 degrees 17'44 West 56.52 feet; thence South 25 degrees 59'02" West 69.82 feet; thence South 15 degrees 26'12" West 46.95 feet; thence South 00 degrees 57'54" East 47.46 feet; thence South 25 degrees 10'36" East 69.13 feet; thence South 40 degrees 56'09" East 65.29 feet; thence South 46 degrees 53'01" East 83.56 feet; thence South 2 degrees 19'04" West 53.15 feet; thence South 22 degrees 19'06" West 101.52 feet; thence South 12 degrees 34'44"

West 75.79 feet; thence South 3 degrees 11'52" West 269.57 feet; thence South 00 degrees 26'59" West 53.97 feet; thence South 7 degrees 30'10" East 76.24 feet; thence South 10 degrees 54'54" East 73.80 feet; thence South 16 degrees 10'27" East 71.45 feet; thence South 22 degrees 13'13" East 86.87 feet to the South line of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4); thence North 89 degrees 28'59" East 2271.69 feet to the Southeast Corner of the Said SE/4; thence North 00 degrees 09'39" West 5310.83 feet to the Northeast Corner of the Said Section 13 and the Point of Beginning, containing 246.93 acres, more or less.

LINE DATA (40-1212H)

L1	S	35	14'02"	W	97.72'
L2	S	32	30'16"	W	221.65'
L3	S	24	42'07"	W	99.21'
L4	S	11	06'19"	W	77.63'
L5	S	8	06'35"	W	302.55'
L6	S	24	07'20"	W	50.13'
L7	S	45	42'28"	W	54.51'
L8	S	49	31'25"	W	125.70'
L9	S	44	15'40"	W	137.88'
L10	S	50	02'46"	W	135.29'
L11	S	42	10'14"	W	93.15'
L12	S	27	21'08"	W	90.48'
L13	S	22	48'59"	W	225.73'
L14	S	34	06'27"	W	74.86'
L15	S	70	49'02"	W	41.29'
L16	N	79	50'13"	W	49.38'
L17	N	68	41'17"	W	170.02'
L18	N	65	51'55"	W	229.72'
L19	N	74	14'14"	W	65.10'
L20	S	71	09'49"	W	42.33'
L21	S	25	23'33"	W	42.06'
L22	S	3	38'34"	W	165.23'
L23	S	12	55'21"	E	64.38'
L24	S	57	20'10"	E	65.21'
L25	S	76	40'30"	E	75.97'
L26	S	63	23'14"	E	68.38'
L27	S	46	05'02"	E	68.50'
L28	S	38	54'55"	E	184.67'
L29	S	51	17'33"	E	69.48'
L30	S	42	23'55"	E	67.98'
L31	S	25	37'58"	E	67.79'
L32	S	16	11'43"	E	100.88'
L33	S	7	51'05"	E	70.59'
L34	S	11	18'05"	W	67.38'
L35	S	24	45'57"	W	67.93'
L36	S	35	14'04"	W	72.10'
L37	S	64	10'06"	E	173.67'
L38	S	41	57'52"	E	85.96'
L39	S	3	04'44"	W	72.88'
L40	N	80	13'23"	W	177.20'
L41	S	74	14'02"	W	69.21'
L42	S	8	13'34"	E	124.65'
L43	S	2	43'44"	E	69.20'
L44	S	7	51'02"	W	62.48'
L45	S	21	38'23"	W	62.55'
L46	S	29	59'28"	W	205.21'
L47	S	4	19'05"	W	91.66'
L48	S	16	10'40"	E	85.30'
L49	S	3	25'48"	W	47.43'
L50	S	19	23'56"	W	82.93'
L51	S	12	40'38"	W	171.08'
L52	S	19	47'15"	W	222.82'

L53	S	6	42'21"	W	70.58'
L54	S	00	37'58"	E	259.16'
L55	S	12	17'44"	W	56.52'
L56	S	25	59'02"	W	69.82'
L57	S	15	26'12"	W	46.95'
L58	S	00	57'54"	E	47.46'
L59	S	25	19'36"	E	69.13'
L60	S	40	56'09"	E	65.29'
L61	S	46	53'01"	E	83.56'
L62	S	2	19'04"	W	53.15'
L63	S	22	19'06"	W	101.52'
L64	S	12	34'44"	W	75.79'
L65	S	3	11'52"	W	269.57'
L66	S	00	26'59"	W	53.97'
L67	S	7	30'10"	E	76.24'
L68	S	10	54'54"	E	73.80'
L69	S	16	10'27"	E	71.45'
L70	S	22	13'13"	E	86.87'

SURVEY PLAT

LEGAL: All that part of the South-half (S/2) of the Northwest Quarter (NW/4) of Section 18, lying South of Bayou Bartholomew, containing 7.84 acres, more or less.

Brass cap mon.
NE Corner
Sec. 18, T8S,
R8W



N 00°08'47" W 846.03'

Bayou Bartholomew

S 80°07'08" E 270.46'

S 80°19'13" E 314.50'

S 85° E 420.0'

Pt S/2 NW/4
7.84 ac.

S 88°33'41" W 1723.38'

S 78°59'56" E 291.48'

Cal. SE Corner
S/2 NW/4 Sec.
18, T8S, R7W

1/2" rebar
SW Corner
S/2 NW/4
Sec. 18,
T8S, R7W

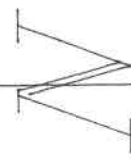
13" Pine
S 19° W 24.0'

16" Pine
S 70° E 43.0'

BAR SCALE

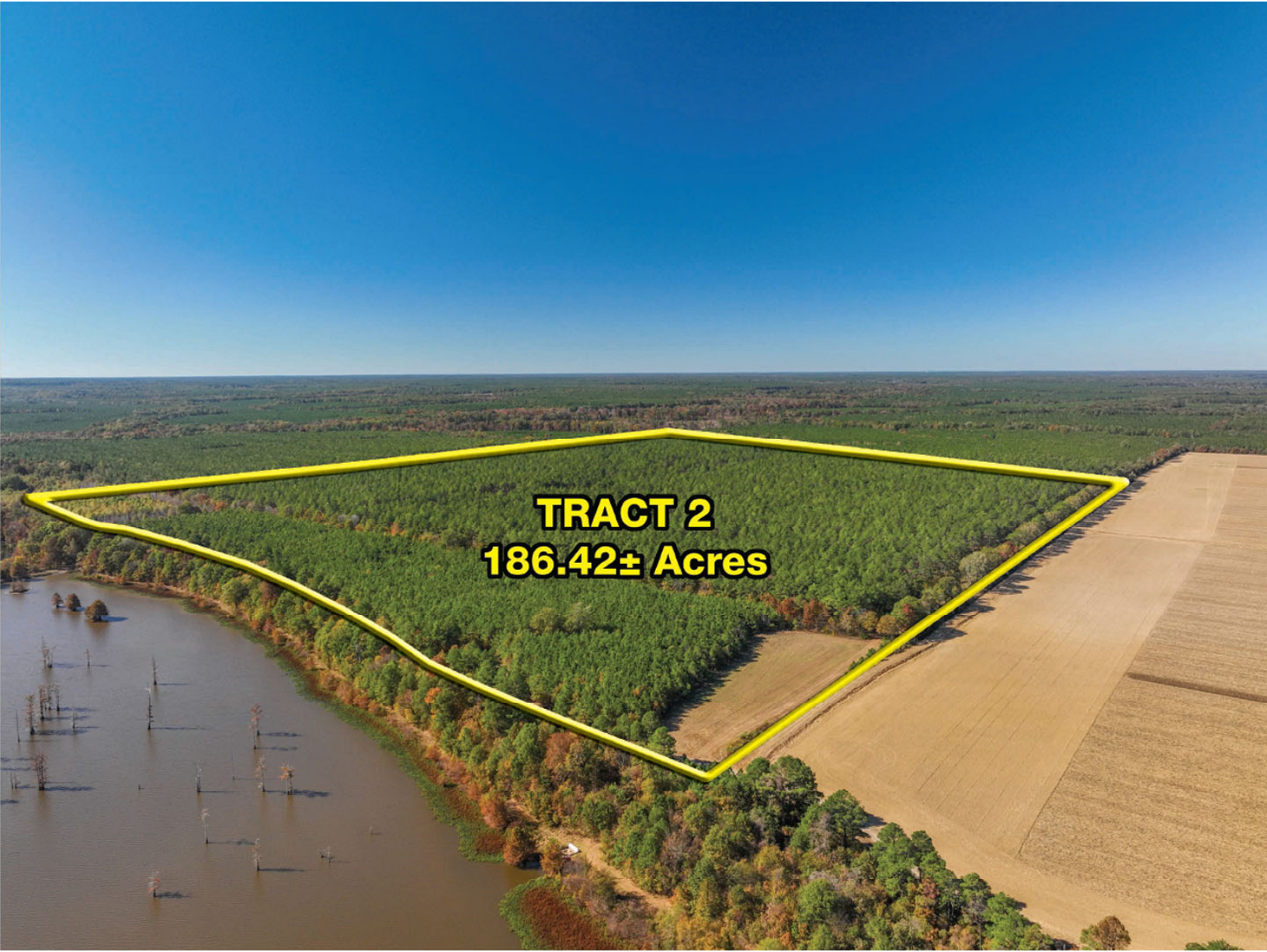


Solar Observation.



Scale 1" = 200'	WYNN SURVEYING INC.
Date Oct. 10, 2022	326 Friendship Cir. Star City, AR 71667 (870)-628-4568
Drawn By Clay Wynn	Robert C. Wynn, Lincoln County Surveyor, PLS 1033
Drawing Number 40-1212d	Brief Legal All that part of the S/2 of the NW/4 of Sec. 18, T8S, R8W, lying South of Bayou Bartholomew
Prepared for Fratesi	500-08S-07W-0-18-400-40-1033

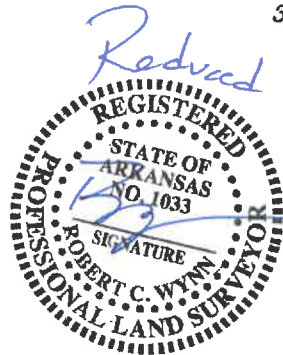
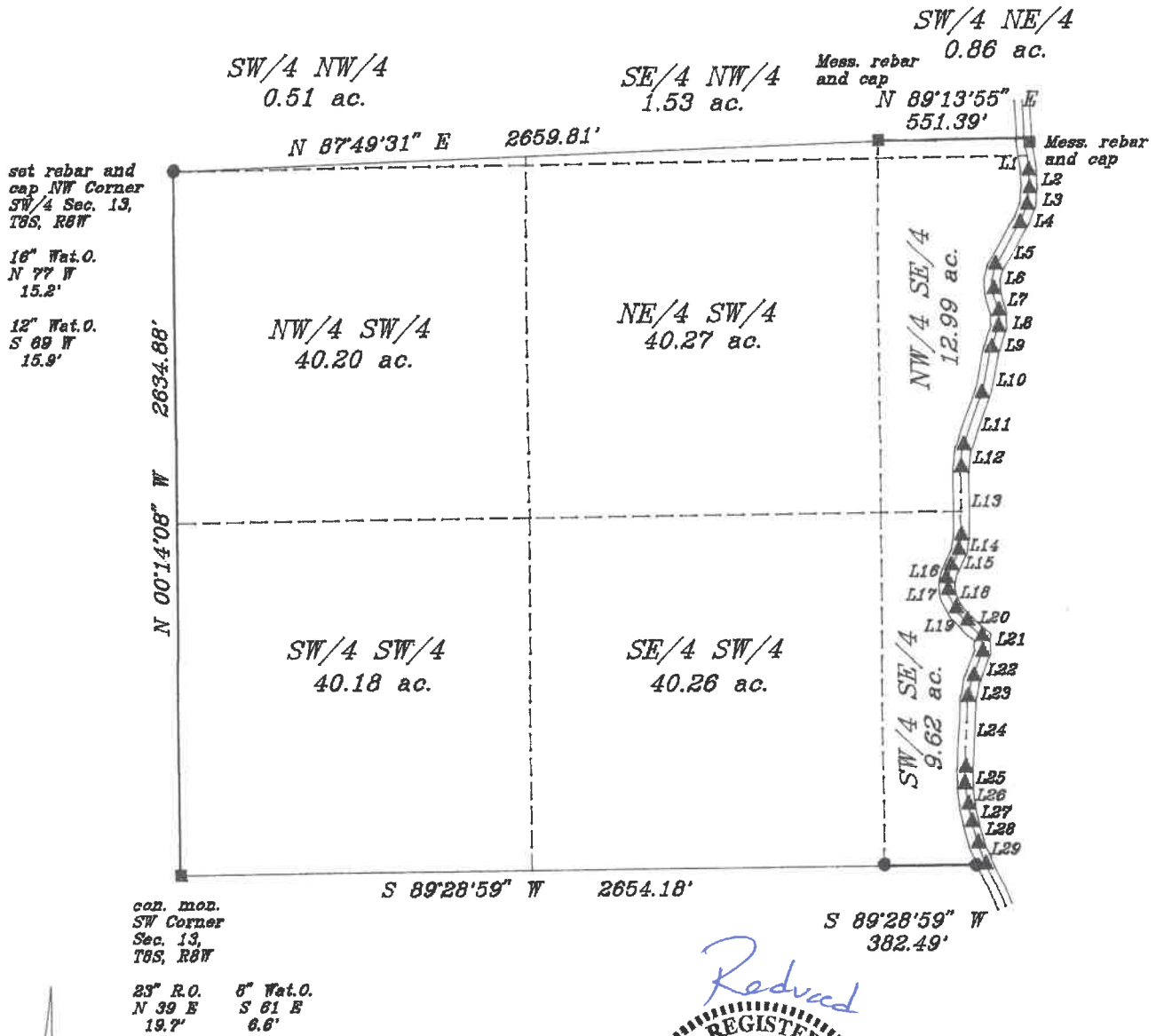
LEGEND
 Monument set ●
 Monument found ■
 Calculated corner ▲
NOTE: All monuments set are 1/2" rebars and caps.



TRACT 2
186.42± Acres

SURVEY PLAT

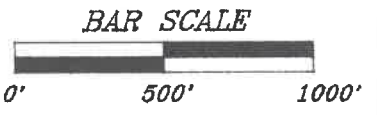
See the attached page for the legal description and line data.



LEGEND

- Monument set ●
- Monument found ■
- Calculated corner ▲

NOTE: All monuments set are 1/2" rebars and caps.



Solar Observation.

Scale
1" = 500'

Date
Oct. 10, 2022

Drawn By
Clay Wynn

Drawing Number
40-1212F

Prepared For
Fratesi

WYNN SURVEYING INC.

326 Friendship Cir. Star City, AR 71667 (870)-628-4568

Certified by
Robert C. Wynn, Lincoln County Surveyor, PLS 1033

Brief Legal
The SW/4, part of the W/2 SE/4, and part of the S/2 NW/4 of Sec. 13, T8S, R8W, Lincoln Co. Ar.

500-08S-08W-0-13-203-40-1033

LEGAL (40-1212F): Beginning at the Southwest Corner of the Southwest Quarter (SW/4) of Section 13, Township 8 South, Range 8 West, Lincoln County, Arkansas, running thence North 00 degrees 14'08" West 2634.88 feet to the Northwest Corner of Said SW/4; thence North 87 degrees 49'31" East 2659.81 feet; thence North 89 degrees 13'55" East 551.39 feet to the center of a gravel road; thence the following calls along the center of Said road South 8 degrees 13'34" East 124.65 feet; thence South 2 degrees 43'44" East 69.20 feet; thence South 7 degrees 51'02" West 62.48 feet; thence South 21 degrees 38'23" West 62.55 feet; thence South 29 degrees 59'28" West 205.21 feet; thence South 4 degrees 19'05" West 91.66 feet; thence South 16 degrees 10'40" East 85.30 feet; thence South 3 degrees 25'48" West 47.43 feet; thence South 19 degrees 23'56" West 82.93 feet; thence South 12 40'38" West 171.08 feet; thence South 19 degrees 47'15" West 222.82 feet; thence South 6 degrees 42'21" West 70.58 feet; thence South 00 degrees 37'58" East 259.16 feet; thence South 12 degrees 17'44" West 56.52 feet; thence South 25 degrees 59'02" West 69.82 feet; thence South 15 degrees 26'12" West 46.95 feet; thence South 00 degrees 57'54" East 47.46 feet; thence South 25 degrees 10'36" East 69.13 feet; thence South 40 degrees 56'09" East 65.29 feet; thence South 46 degrees 53'01" East 83.56 feet; thence South 2 degrees 19'04" West 53.15 feet; thence South 22 degrees 19'06" West 101.52 feet; thence South 12 degrees 34'44" West 75.79 feet; thence South 3 degrees 11'52" West 269.57 feet; thence South 00 degrees 26'59" West 53.97 feet; thence South 7 degrees 30'10" East 76.24 feet; thence South 10 degrees 54'54" East 73.80 feet; thence South 16 degrees 10'27" East 71.45 feet; thence South 22 degrees 13'13" East 86.87 feet to the South line of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4); thence South 89 degrees 28'59" West 382.49 feet to the Southeast Corner of the Said SW/4; thence South 89 degrees 28'59" West 2654.18 feet to the Southwest Corner of the Said SW/4 and the Point of Beginning, containing 186.42 acres, more or less.

LINE DATA

L1	S	8	13'34"	E	124.65'
L2	S	2	43'44"	E	69.20'
L3	S	7	51'02"	W	62.48'
L4	S	21	38'23"	W	62.55'
L5	S	29	59'28"	W	205.21'
L6	S	4	19'05"	W	91.66'
L7	S	16	10'40"	E	85.30'
L8	S	3	25'48"	W	47.43'
L9	S	19	23'56"	W	82.93'
L10	S	12	40'38"	W	171.08'
L11	S	19	47'15"	W	222.82'
L12	S	6	42'21"	W	70.58'
L13	S	00	37'58"	E	259.16'
L14	S	12	17'44"	W	56.52'
L15	S	25	59'02"	W	69.82'
L16	S	15	26'12"	W	46.95'
L17	S	00	57'54"	E	47.46'
L18	S	25	19'36"	E	69.13'
L19	S	40	56'09"	E	65.29'
L20	S	46	53'01"	E	83.56'
L21	S	2	19'04"	W	53.15'
L22	S	22	19'06"	W	101.52'
L23	S	12	34'44"	W	75.79'
L24	S	3	11'52"	W	269.57'
L25	S	00	26'59"	W	53.97'
L26	S	7	30'10"	E	76.24'
L27	S	10	54'54"	E	73.80'
L28	S	16	10'27"	E	71.45'
L29	S	22	13'13"	E	86.87'



TRACT 3
154.73± Acres

SURVEY PLAT

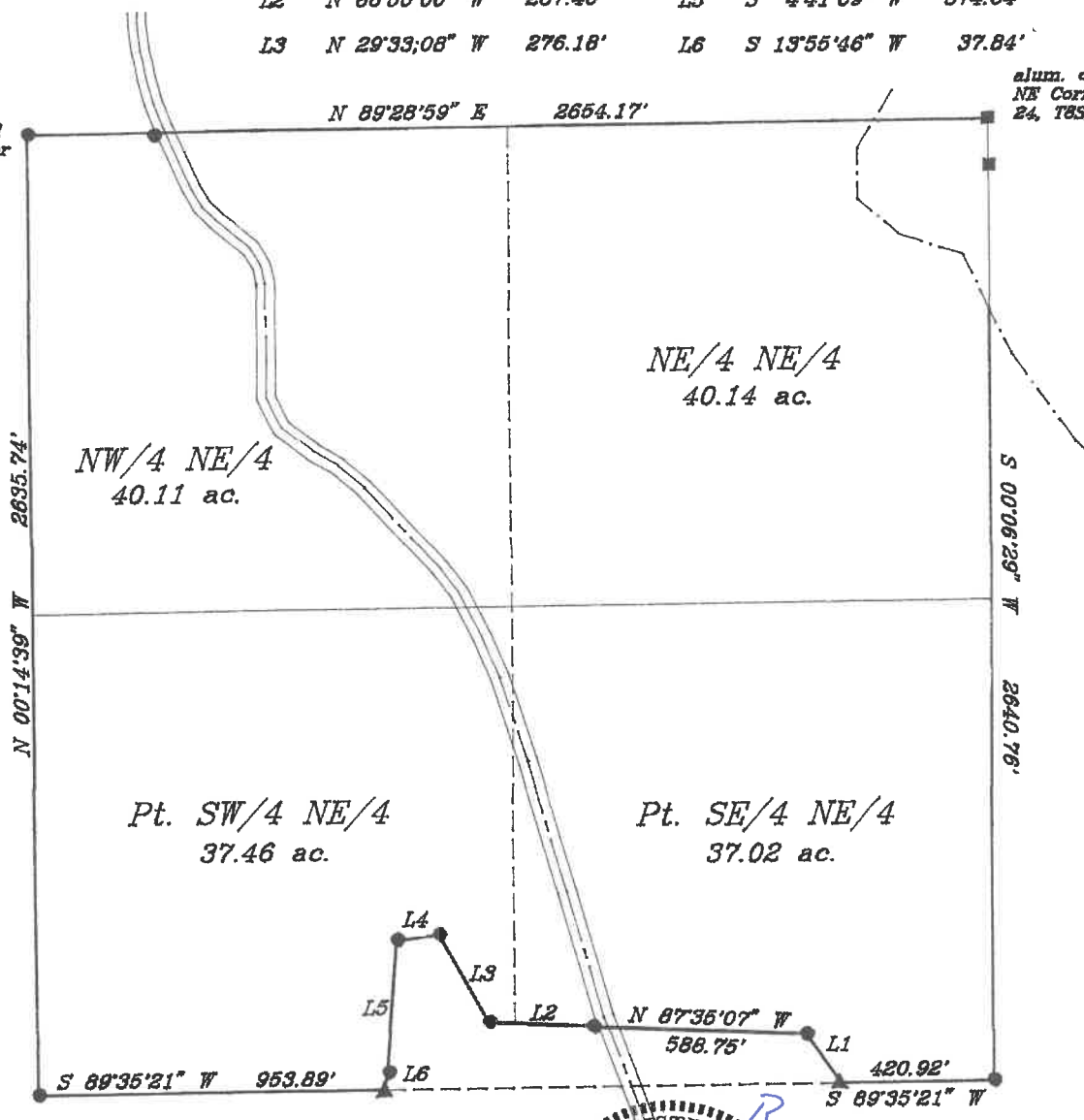
See the attached page for the legal description.

LINE DATA

L1	N 35°20'23" W	164.18'	L4	S 82°59'10" W	117.92'
L2	N 86°50'00" W	287.40'	L5	S 4°41'09" W	374.04'
L3	N 29°33'08" W	276.18'	L6	S 13°55'46" W	37.84'

set rebar and cap NW Corner NE/4 Sec. 24, T8S, R8W
 8" Wat.O. S 22 E 18.3'
 8" Wat.O. S 50 W 15.6'

alum. cap mon. NE Corner Sec. 24, T8S, R8W



rebar and cap SW Corner NE/4 Sec. 24, T8S, R8W

Well head S 74 W 33.0'

rebar and cap SE Corner NE/4 Sec. 24, T8S, R8W

15" Pine S 23 E 6.4'

15" Pine N 17 W 11.3'



LEGEND

- Monument set
- Monument found
- Calculated corner

NOTE: All monuments set are 1/2" rebars and caps.



Solar Observation.

Scale: 1" = 400'	WYNN SURVEYING INC.	
Date: Oct. 10, 2022	326 Friendship Cir. Star City, AR 71667 (870)-628-4568	
Drawn By: Clay Wynn	Certified by: Robert C. Wynn, Lincoln County Surveyor, PLS 1033	
Drawing Number: 40-1212B	Brief Legal: The N/2 of the NE/4 and part of the S/2 of the NE/4 of Sec. 24, T8S, R8W, Lincoln Co. Ar.	
Prepared for: Fratesi	500-08S-08W-0-24-100-40-1033	

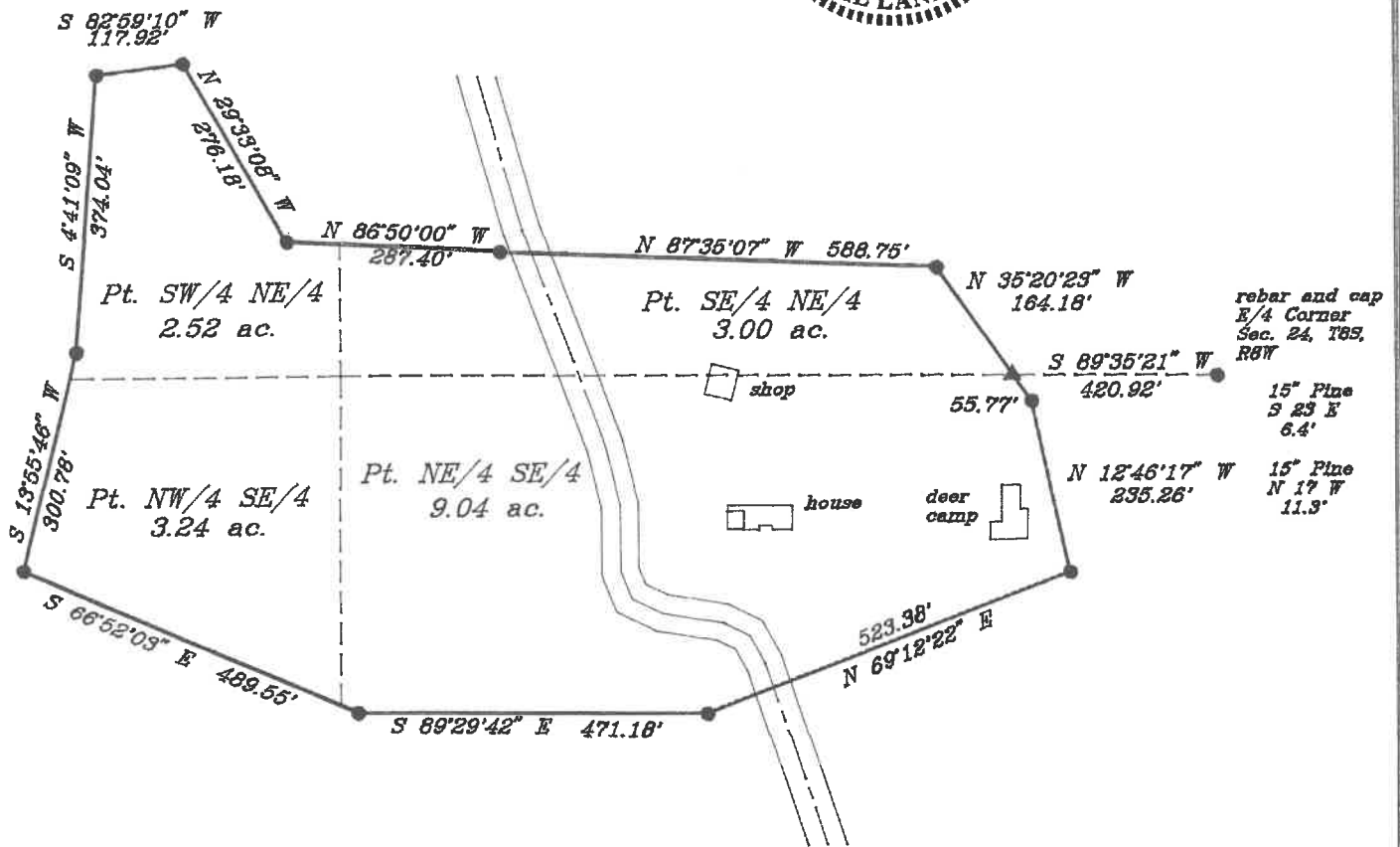
LEGAL (40-1212B NE/4): Beginning at the Southeast Corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 24, Township 8 South, Range 8 West, Lincoln County, Arkansas, running thence South 89 degrees 35'21" West along the South line of the Said SE/4 NE/4 a distance of 420.92 feet; thence North 35 degrees 20'23" West 164.18 feet; thence North 87 degrees 35'07" West 588.75 feet; thence North 86 degrees 50'00" West 287.40 feet; thence North 29 degrees 33'08" West 276.18 feet; thence South 82 degrees 59'10" West 117.92 feet; thence South 4 degrees 41'09" West 374.04 feet; thence South 13 degrees 55'46" West 37.84 feet to the South line of the Southwest Quarter (SW/4) of Said NE/4; thence South 89 degrees 35'21" West 953.89 feet to the Southwest Corner of the Said NE/4; thence North 00 degrees 14'39" West 2635.74 feet to the Northwest Corner of the Said NE/4; thence North 89 degrees 28'59" East 2654.17 feet to the Northeast Corner of the Said NE/4; thence South 00 degrees 06'29" West 2640.76 feet to the Southeast Corner of the Said NE/4 and the Point of Beginning, containing 154.73 acres, more or less.



TRACT 4
17.80± Acres

SURVEY PLAT

See the attached page for the legal description.



LEGEND

- Monument set
- Monument found
- Calculated corner

NOTE: All monuments set are 1/2" rebars and caps.



Solar Observation.

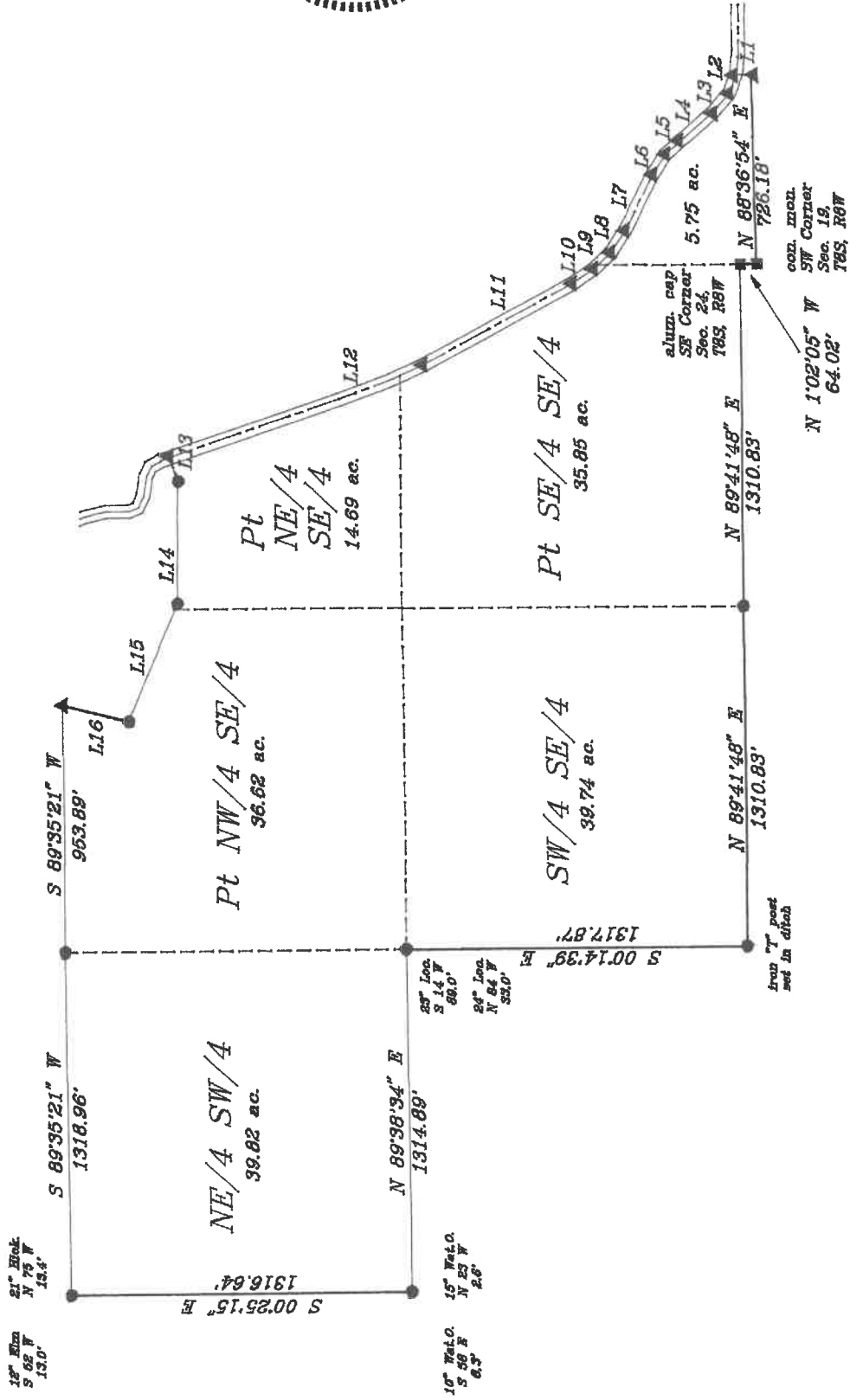
Scale: 1" = 200'	WYNN SURVEYING INC.	
Date: Oct. 10, 2022	326 Friendship Cir. Star City, AR 71667 (870)-628-4568	
Drawn By: Clay Wynn	Certified by: Robert C. Wynn, Lincoln County Surveyor, PLS 1033	
Drawing Number: 40-1212A	Brief Legal: Part of the S/2 of the NE/4 and part of the N/2 of the SE/4 of Sec. 24, T8S, R8W, Lincoln Co. Ar.	
Prepared for: Fratesi	500-085-08W-0-24-102-40-1033	

LEGAL (1212A house): Commencing at the Southeast Corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 24, Township 8 South, Range 8 West, Lincoln County, Arkansas, running thence South 89 degrees 35'21" West along the South line of the Said SE/4 NE/4 a distance of 420.92 feet to the Point of Beginning; thence North 35 degrees 20'23" West 164.18 feet; thence North 87 degrees 35'07" West 588.75 feet; thence North 86 degrees 50'00" West 287.40 feet; thence North 29 degrees 33'08" West 276.18 feet; thence South 82 degrees 59'10" West 117.92 feet; thence South 4 degrees 41'09" West 374.04 feet; thence South 13 degrees 55'46" West 300.78 feet; thence South 66 degrees 52'03" East 489.55 feet; thence South 89 degrees 29'42" East 471.18 feet; thence North 69 degrees 12'22" East 523.38 feet; thence North 12 degrees 46'17" West 235.26 feet; thence North 35 degrees 20'23" West 55.77 feet to the Point of Beginning, containing 17.80 acres, more or less.



TRACT 5
172.47± Acres

SURVEY PLAT



Reduced

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 1033
 SIGNATURE
 ROBERT C. WYNN

Solar Observation.



Scale: 1" = 500'	WYNN SURVEYING INC.
Date: Oct. 10, 2022	326 Friendship Cir. Star City, AR 71667 (870)-628-4568
Drawn By: Clay Wynn	Certified by: Robert C. Wynn, Lincoln County Surveyor, PLS 1033
Drawing Number: 40-1212C	Brief Legal: The NE/4 SW/4 and part of the SE/4 of Section 24, T8S, R8W, and part of the SW/4 SW/4 of Sec. 19, T8S, R7W, Lincoln Co. Ar.
Prepared for: Fratesi	500-08S-08W-0-24-203-40-1033
	500-08S-07W-0-19-330-40-1033

LEGAL (40-1212C): Beginning at the Southwest Corner of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4 of Section 19, Township 8 South, Range 7 West, Lincoln County, Arkansas, running thence North 88 degrees 36'54" East along the South line of the Said SW/4 SW/4 a distance of 726.18 feet; thence North 56.71 feet to the center of a gravel road; thence running along the center of Said Road the following calls North 69 degrees 34'19" West 72.13 feet; thence North 49 degrees 31'43" West 99.85 feet; thence North 38 degrees 27'51" West 169.15 feet; thence North 45 degrees 41'08" West 71.90 feet; thence North 57 degrees 41'20" West 93.57 feet; thence North 62 degrees 55'55" West 242.49 feet; thence North 56 degrees 00'20" West 100.10 feet; thence North 43 degrees 21'37" West 91.65 feet; thence North 33 degrees 51'10" West 99.18 feet; thence North 28 degrees 02'47" West 657.99 feet; thence North 19 degrees 48'54" West 1043.46 feet; thence leaving Said Road South 69 degrees 12'22" West 94.75 feet; thence North 89 degrees 29'42" West 471.18 feet; thence North 66 degrees 52'03" West 489.55 feet; thence North 13 degrees 55'46" East 262.93 feet to the North line of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section 24, Township 8 South, Range 8 West; thence South 89 degrees 35'21" West 2272.84 feet to the Northwest Corner of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4); thence South 00 degrees 25'15" East 1316.64 feet to the Southwest Corner of the Said NE/4 SW/4; thence North 89 degrees 38'34" East 1314.89 feet to the Northwest Corner of the Southwest Quarter (SW/4) of Said SE/4; thence South 00 degrees 14'39" East 1317.87 feet to the Southwest Corner of Said SW/4 SE/4; thence North 89 degrees 41'48" East 2621.67 feet to the Southeast Corner of the Southeast Quarter (SE/4) of Said SE/4; thence South 1 degree 02'05" East 64.02 feet to the Southwest Corner of Said SW/4 SW/4 and the Point of Beginning, containing 172.47 acres, more or less.

LINE DATA

40-1212C

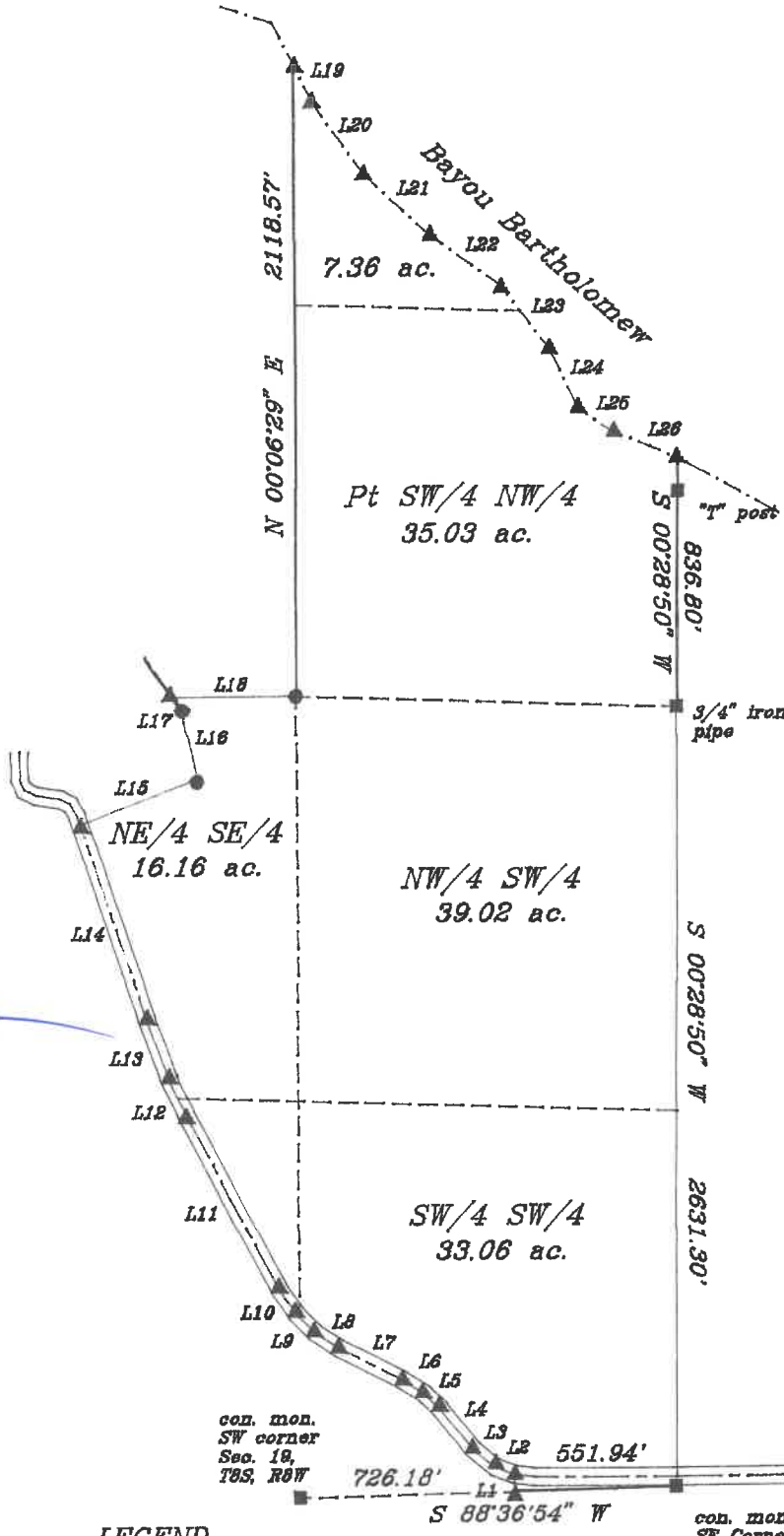
L1	North		56.71'
L2	N 69 34'19"	W	72.13'
L3	N 49 31'43"	W	99.85'
L4	N 38 27'51"	W	169.15'
L5	N 45 41'08"	W	71.90'
L6	N 57 41'20"	W	93.57'
L7	N 62 55'55"	W	242.49'
L8	N 56 00'20"	W	100.10'
L9	N 43 21'37"	W	91.65'
L10	N 33 51'10"	W	99.18'
L11	N 28 02'47"	W	657.99'
L12	N 19 48'54"	W	1043.46'
L13	S 69 12'22"	W	94.75'
L14	N 89 29'42"	W	471.18'
L15	N 66 52'03"	W	489.55'
L16	N 13 55'46"	E	262.93'



TRACT 6
134.55± Acres

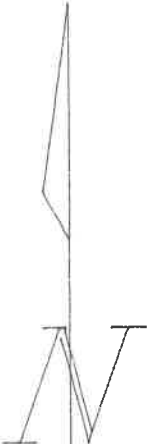
SURVEY PLAT

See the attached page for the legal description and line data.



Reduced

REGISTERED
STATE OF
ARKANSAS
NO. 1033
SIGNATURE
ROBERT C. WYNN
PROFESSIONAL LAND SURVEYOR

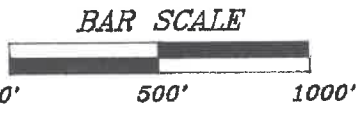


LEGEND

- Monument set ●
- Monument found ■
- Calculated corner ▲

NOTE: All monuments set are 1/2" rebars and caps.

con. mon. 21" W.O. 7" P.O.
SE Corner N 68° E N 37° W
SW/4 SW/4 5.7' 6.2'
Sec. 19, T8S, R8W



Solar Observation.

Scale 1" = 500'	WYNN SURVEYING INC.	
Date Oct. 10, 2022	326 Friendship Cir. Star City, AR 71667 (870)-628-4568	
Drawn By Clay Wynn	Certified by: Robert C. Wynn, Lincoln County Surveyor, PLS 1033	
Drawing Number 40-1212G	Brief Legal: Part of the E/2 SE/4 of Sec. 24, T8S, R8W, and part of the W/2 W/2 of Sec. 19, T8S, R7W, Lincoln Co. Ar.	
Prepared for Fratesi	500-08S-07W-0-19-304-40-1033	

500-08S-08W-0-24-200-40-1033

LEGAL (40-1212G): Commencing at the Southwest Corner of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 19, Township 8 South, Range 7 West, Lincoln County, Arkansas, running thence North 88 degrees 36'54" East along the South line of the Said SW/4 SW/4 a distance of 726.18 feet to the Point of Beginning; thence North 56.71 feet to the center of a gravel road; thence running along the center of Said Road the following calls North 69 degrees 34'19" West 72.13 feet; thence North 49 degrees 31'43" West 99.85 feet; thence North 38 degrees 27'51" West 169.15 feet; thence North 45 degrees 41'08" West 71.90 feet; thence North 57 degrees 41'20" West 93.57 feet; thence North 62 degrees 55'55" West 242.49 feet; thence North 56 degrees 00'20" West 100.10 feet; thence North 43 degrees 21'37" West 91.65 feet; thence North 33 degrees 51'10" West 99.18 feet; thence North 28 degrees 02'47" West 657.99 feet; thence North 24 degrees 35'05" West 137.16 feet; thence North 20 degrees 16'36" West 213.45 feet; thence North 18 degrees 43'49" West 693.45 feet; thence leaving Said Road North 69 degrees 12'22" East 428.62 feet; thence North 12 degrees 46'17" West 235.26 feet; thence North 35 degrees 20'23" East 55.77 feet to the North line of the NorthEast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section 24, Township 8 South, Range 8 West; thence North 89 degrees 35'21" East 420.92 feet to the Northeast Corner of the Said NE/4 SE/4; thence North 00 degrees 06'29" East 2118.57 feet to the center of Bayou Bartholomew; thence South 26 degrees 30'05" East along the center of Said Bayou 136.90 feet; thence South 35 degrees 48'16" East along the center of Said Bayou 299.86 feet; thence South 47 degrees 34'51" East along the center of Said Bayou 304.88 feet; thence South 55 degrees 15'36" East along the center of Said Bayou 279.98 feet; thence South 37 degrees 30'50" East along the center of Said Bayou 278.88 feet; thence South 25 degrees 40'11" East along the center of Said Bayou 221.39 feet; thence South 55 degrees 49'06" East along the center of Said Bayou 134.66 feet; thence South 67 degrees 07'19" East along the center of Said Bayou 249.89 feet to the East line of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4); thence South 00 degrees 28'50" West 3468.10 feet to the Southeast Corner of Said SW/4 SW/4; thence South 88 degrees 36'54" West along the South line of the Said SW/4 SW/4 a distance of 551.94 feet to the Point of Beginning, containing 134.55 acres, more or less.

LINE DATA

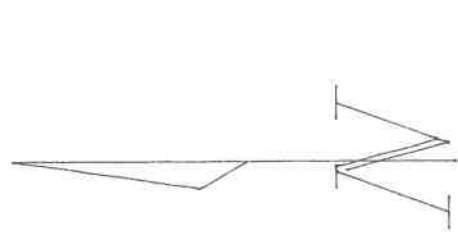
40-1212G

L1	North		56.71'
L2	N 69	34'19" W	72.13'
L3	N 49	31'43" W	99.85'
L4	N 38	27'51" W	169.15'
L5	N 45	41'08" W	71.90'
L6	N 57	41'20" W	93.57'
L7	N 62	55'55" W	242.49'
L8	N 56	00'20" W	100.10'
L9	N 43	21'37" W	91.65'
L10	N 33	51'10" W	99.18'
L11	N 28	02'47" W	657.99'
L12	N 24	35'05" W	137.16'
L13	N 20	16'36" W	213.45'
L14	N 18	43'49" W	693.45'
L15	N 69	12'22" E	428.62'
L16	N 12	46'17" W	235.26'
L17	N 35	20'23" E	55.77'
L18	N 89	35'21" E	420.92'
L19	S 26	30'05" E	136.90'
L20	S 35	48'16" E	299.86'
L21	S 47	34'51" E	304.88'
L22	S 55	15'36" E	279.98'
L23	S 37	30'50" E	278.88'
L24	S 25	40'11" E	221.39'
L25	S 55	49'06" E	134.66'
L26	S 67	07'19" E	249.89'



TRACT 7
127.41± Acres

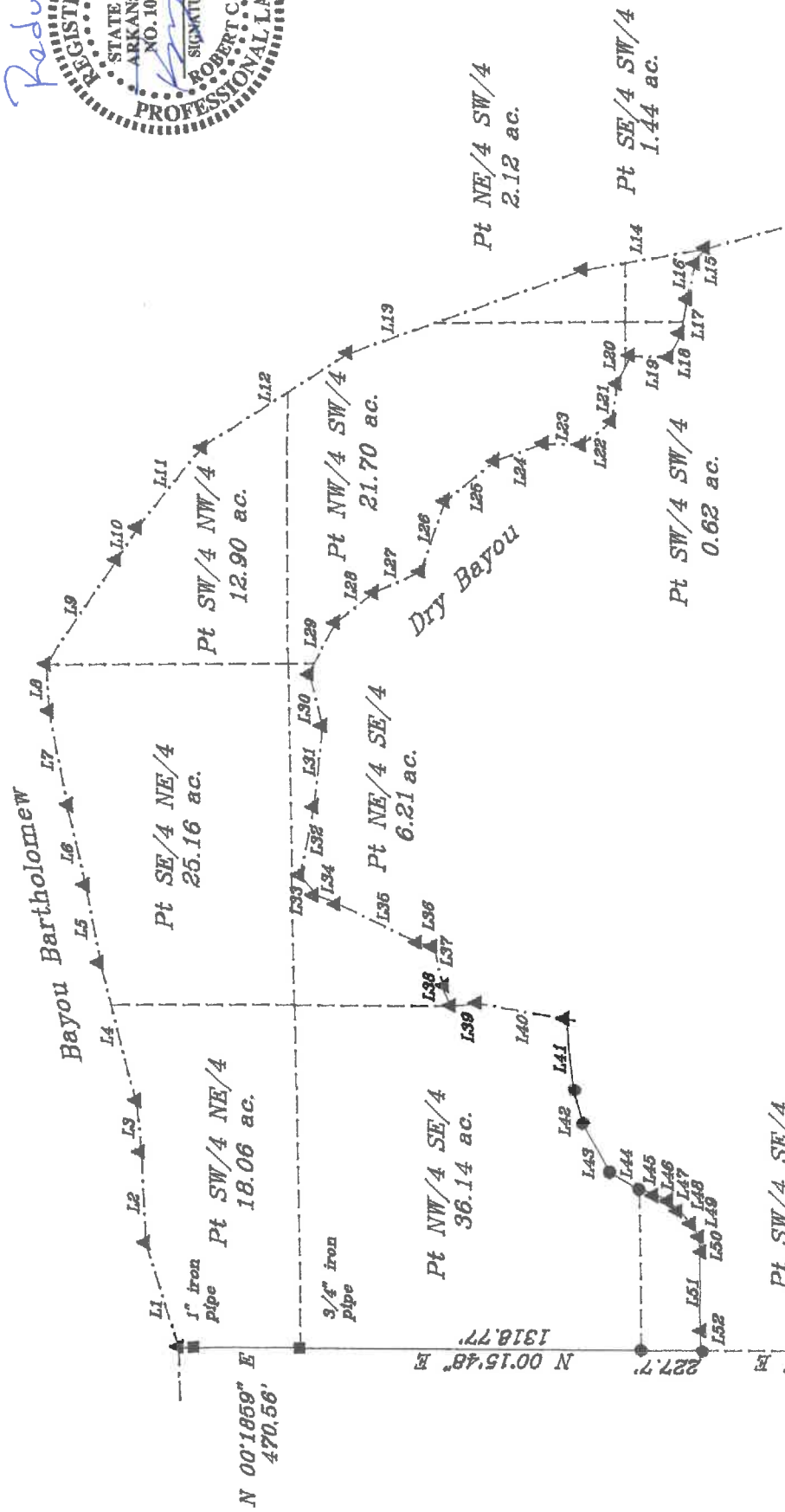
SURVEY PLAT



Solar Observation.



Reduced

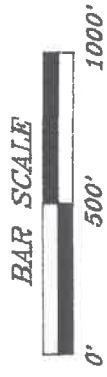


LEGEND

- Monument set
- Monument found
- ▲ Calculated corner

NOTE: All monuments set are 1/2" rebars and caps.

Scale: 1" = 500'
Date: Oct. 10, 2022
Drawn By: Clay Wynn
Drawing Number: 40-1212E
Prepared for: Fratesi



WYNN SURVEYING INC.
 326 Friendship Cir. Star City, AR 71667 (870)-628-4568
 Certified by Robert C. Wynn, Lincoln County Surveyor, PLS 1033
 Brief Legal Part of the E/2 of Sec. 19, and part of the W/2 of Sec. 20, T8S, R7W, Lin. Co. Ar. lying North of Dry Bayou and South of Bayou Bartholomew.

500-08S-07W-0-19-102-40-1033

500-08S-07W-0-20-304-40-1033

LEGAL (40-1212E): Beginning at the Southwest Corner of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section 19, Township 8 South, Range 7 West, Lincoln County, Arkansas, running thence North 00 degrees 15'48" East 1318.77 feet to the Southwest Corner of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4); thence North 00 degrees 18'59" East along the West line of the Said SW/4 NE/4 a distance of 410.96 feet to the center of Bayou Bartholomew; thence North 71 degrees 50'51" East along the center of Said Bayou 420.91 feet; thence North 87 degrees 23'55" East along the center of Said Bayou 344.86 feet; thence North 84 degrees 18'31" East along the center of Said Bayou 174.69 feet; thence North 76 degrees 05'08" East along the center of Said Bayou 560.68 feet; thence North 79 degrees 24'24" East along the center of Said Bayou 300.27 feet; thence North 76 degrees 27'03" East along the center of Said Bayou 310.96 feet; thence North 78 degrees 50'29" East along the center of Said Bayou 384.69 feet; thence North 86 degrees 45'22" East along the center of Said Bayou 182.53 feet; thence South 55 degrees 26'35" East along the center of Said Bayou 488.79 feet; thence South 56 degrees 57'28" East along the center of Said Bayou 148.76 feet; thence South 51 degrees 07'31" East along the center of Said Bayou 400.60 feet; thence South 32 degrees 19'55" East along the center of Said Bayou 663.96 feet; thence South 19 degrees 09'56" East along the center of Said Bayou 961.93 feet; thence South 9 degrees 34'58" East along the center of Said Bayou 482.56 feet to the intersection with Dry Bayou; thence North 51 degrees 26'52" West along the center of Said Dry Bayou 65.48 feet; thence North 77 degrees 33'36" West along the center of Said Dry Bayou 161.74 feet; thence North 77 degrees 35'32" West along the center of Said Dry Bayou 120.72 feet; thence North 64 degrees 51'24" West along the center of Said Dry Bayou 100.73 feet; thence North 2 degrees 57'24" East along the center of Said Dry Bayou 148.08 feet; thence North 64 degrees 13'07" West along the center of Said Dry Bayou 119.29 feet; thence North 81 degrees 32'35" West along the center of Said Dry Bayou 146.21 feet; thence North 37 degrees 32'28" West along the center of Said Dry Bayou 145.14 feet; thence North 2 degrees 14'11" East along the center of Said Dry Bayou 145.13 feet; thence North 19 degrees 13'42" West along the center of Said Dry Bayou 202.59 feet; thence North 38 degrees 28'18" West along the center of Said Dry Bayou 246.84 feet; thence North 70 degrees 25'32" West along the center of Said Dry Bayou 285.58 feet; thence North 24 degrees 29'16" West along the center of Said Dry Bayou 198.41 feet; thence North 37 degrees 47'21" West along the center of Said Dry Bayou 187.10 feet; thence North 62 degrees 06'13" West along the center of Said Dry Bayou 215.27 feet; thence South 76 degrees 50'13" West along the center of Said Dry Bayou 214.71 feet; thence North 83 degrees 31'50" West along the center of Said Dry Bayou 311.28 feet; thence North 78 degrees 31'27" West along the center of Said Dry Bayou 265.25 feet; thence South 48 degrees 44'17" West along the center of Said Dry Bayou 103.36 feet; thence South 21 degrees 35'16" West along the center of Said Dry Bayou 87.66 feet; thence South 26 degrees 13'35" West along the center of Said Dry Bayou 339.10 feet; thence South 8 degrees

15'29" West along the center of Said Dry Bayou 64.62 feet; thence South 77 degrees 31'05" West along the center of Said Dry Bayou 189.07 feet; thence South 68 degrees 59'15" West along the center of Said Dry Bayou 56.59 feet; thence South 6 degrees 18'12" East along the center of Said Dry Bayou 100.95 feet; thence South 10 degrees 20'27" West along the center of Said Dry Bayou 343.93 feet; thence leaving Said Dry Bayou South 83 degrees 08'29" West 298.73 feet; thence South 73 degrees 29'44" West 111.77 feet; thence South 60 degrees 35'29" West 215.19 feet; thence South 24 degrees 09'10" West 124.06 feet; thence South 14 degrees 34'10" West 71.55 feet; thence South 20 degrees 28'50" West 56.56 feet; thence South 38 degrees 17'15" West 58.42 feet; thence South 53 degrees 05'33" West 89.70 feet; thence South 65 degrees 32'12" West 57.67 feet; thence South 79 degrees 37'55" West 39.21 feet; thence North 86 degrees 45'28" West 330.02 feet; thence South 84 degrees 59'54 West 56.26 feet to the West line of the Southwest Quarter (SW/4) of Said SE/4; thence North 00 degrees 15'48" East 227.70 feet to the Southwest Corner of the Said NW/4 SE/4 and the Point of Beginning, containing 127.41 acres, more or less.

LINE DATA

40-1212E

L1	N	71	50'51"	E	420.91'
L2	N	87	23'55"	E	344.86'
L3	N	84	18'31"	E	174.69'
L4	N	76	05'08"	E	560.68'
L5	N	79	24'24"	E	300.27'
L6	N	76	27'03"	E	310.96'
L7	N	78	50'29"	E	384.69'
L8	N	86	45'22"	E	182.53'
L9	S	55	26'35"	E	488.79'
L10	S	56	57'28"	E	148.76'
L11	S	51	07'31"	E	400.60'
L12	S	32	19'55"	E	663.96'
L13	S	19	09'56"	E	961.93'
L14	S	9	34'58"	E	482.56'
L15	N	51	26'52"	W	65.48'
L16	N	77	33'36"	W	161.74'
L17	N	77	35'32"	W	120.72'
L18	N	64	51'24"	W	100.73'
L19	N	2	57'24"	E	148.08'
L20	N	64	13'07"	W	119.29'
L21	N	81	32'35"	W	146.21'
L22	N	37	32'28"	W	145.14'
L23	N	2	14'11"	E	145.13'
L24	N	19	13'42"	W	202.59'
L25	N	38	28'18"	W	246.84'
L26	N	70	25'32"	W	285.58'
L27	N	24	29'16"	W	198.41'
L28	N	37	47'21"	W	187.10'
L29	N	62	06'13"	W	215.27'
L30	S	76	50'13"	W	214.71'
L31	N	83	31'50"	W	311.28'
L32	N	78	31'27"	W	265.25'
L33	N	48	44'17"	W	103.36'
L34	S	21	35'16"	W	87.66'
L35	S	26	13'35"	W	339.10'
L36	S	8	15'29"	W	64.62'
L37	S	77	31'05"	W	189.07'
L38	S	68	59'15"	W	56.59'
L39	S	6	18'12"	E	100.95'
L40	S	10	20'27"	W	343.93'
L41	S	83	08'29"	W	298.73'
L42	S	73	29'44"	W	111.77'
L43	S	60	35'29"	W	215.19'
L44	S	24	09'10"	W	124.06'
L45	S	14	34'10"	W	71.55'
L46	S	20	28'50"	W	56.56'
L47	S	38	17'15"	W	58.42'
L48	S	53	05'33"	W	89.70'
L49	S	65	32'12"	W	57.67'
L50	S	79	37'55"	W	39.21'
L51	N	86	45'28"	W	330.02'
L52	S	84	59'54"	W	56.26'

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, 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: FARMERS, HUNTERS, FISHERMEN & TIMBERLAND BUYERS!

1,048+/- Acre Pine & Hardwood Timber, Rice & Row-Crop Farm w/a Single-Family Home, Workshop & Deer Camp just off HWY 425 on Atkins Road North of Star City, Arkansas ~ Offered in (7) Tracts & Any Combination ~ Live, Online Bidding Available!

1,048+/- ACRE FRATESI FARM AUCTION

THURSDAY ~ DECEMBER 8, 2022 ~ 11:00 A.M.

2481 ATKINS ROAD ~ STAR CITY, AR 71667

DIRECTIONS: From the intersection of Highways 65 & 425, just Southeast of Pine Bluff, proceed South on HWY 425 Approx. 16 Miles to Atkins Road (Oak Grove Cemetery Rd.) on the Right, just South of Yorktown ~ Turn Right onto Atkins Road & proceed West ~ Watch for Auction Signs & Property.

REAL ESTATE DESCRIPTION: The 1,048+/- Acre Fratesi Farm is Located between Pine Bluff & Star City, just West of HWY 425 ~ This Farm will be Offered in (7) Tracts & in Combinations on Auction Day! ~ The Farm has Produced Rice, Soybeans & Other Crops & the Timbered Acres Offer Excellent Deer & Turkey Hunting w/Great Fishing in the Reservoir, Stocked w/Bass & Crappie! ~ **(TRACT 1)** 254.77+/- Acres Consisting of a 50+/- Acre Lake, 30+/- Acres of Row-Crop & the Balance in Timber ~ **(TRACT 2)** 186.42+/- Acres of Timber ~ **(TRACT 3)** 154.73+/- Acres of Timber Crossed by Turtle Creek ~ **(TRACT 4)** 17.80+/- Acres Containing a 2,192+/- SF, 3 Bedroom/ 2 Bath Home w/ 2-Car Carport (House Needs Remodeling), 1,520+/- SF Pre-Engineered Steel Workshop, 2,524+/- SF Deer Camp Building, Plus (2) Grain Bins ~ **(TRACT 5)** 172.47+/- Acres, Including 85+/- Acres of Row-Crop & the Balance in Timber & Crossed by Turtle Creek ~ **(TRACT 6)** 134.55+/- Acres Consisting of 43+/- Acres of Cropland & Approximately 61+/- Acres of Pine Timber & Bordering Bayou Bartholomew ~ **(TRACT 7)** 127.41+/- Acres of Timber Bordered by Bayou Bartholomew ~ **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: **(TRACTS 1 or 2) \$30,000.00 (Per Tract) ~ (TRACTS 3, 5, 6 or 7) \$25,000.00 (Per Tract) ~ (TRACT 4) \$15,000.00**, 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.**

INSPECTION: Property can be Viewed by Appointment ~ Contact Broker, **Ken Bethge at 870-550-5274/ ken@wilsonauctioneers.com** ~ Auctioneers will be On-site at 9:00 a.m. for Inspection on Auction Day.

Announcements made day of sale take precedence over printed material.

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