

(28) PROPERTY REAL ESTATE AUCTION



On-site & Online Auctions

Thursday, June 8, 2023 | 10AM, 1PM & 4PM

10AM/17 Properties ~ AUCTION LOCATION: 118 Country Ct. | Monticello, AR 71655

1PM/7 Properties ~ AUCTION LOCATION: 158 Tarpon Dr. | Monticello, AR 71655

4PM/4 Properties ~ AUCTION LOCATION: 129 Oakwood Dr. | Monticello, AR 71655

WilsonAuctioneers.com

10AM - 17 HOME MONTICELLO SPRING BRANCH SUBDIVISION AUCTION

AUCTION LOCATION: 118 Country Court | Monticello, AR 71655



GENERAL INFORMATION

10AM ~ 17 Home Monticello Springs Branch Subdivision Auction
AUCTION LOCATION: 118 Country Court, Monticello, AR 71655

LEGAL DESCRIPTION: See Attachments

TERMS AND CONDITIONS: TERMS: \$10,000.00 Cashier's Check (**Per Property**) *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: Barton & Roper, PLLC ~ Closing Agent: Manda Robinson ~ 106 W. Oakland Street, Monticello, Arkansas 71655 ~ (870) 367-6288.

GENERAL INFORMATION:

PROPERTY #1: (208 Spring Branch Dr.) 1,251± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1982 | Rented

PROPERTY #2: (514 Spring Branch Dr.) 1,250± SF Home | 3 Bedrooms | 1 Bathroom | Yr. Built 1983 | Rented

PROPERTY #3: (113 Country Ct.) 1,196± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Rented

PROPERTY #4: (118 Country Ct.) 1,233± SF Home | 3 Bedrooms | 1.5 Bathrooms | Remodeled in 2023 | Yr. Built 1983 | Vacant

PROPERTY #5: (124 Country Ct.) 1,192± SF Home | 3 Bedrooms | 1 Bathroom | Yr. Built 1983 | Rented

PROPERTY #6: (144 Country Ct.) 1,232± SF Home | 3 Bedrooms | 1.5 Bathrooms | Remodeled Interior in 2022 | Yr. Built 1983 | Rented

PROPERTY #7: (131 Mona Lisa Ct.) 1,288± SF Home | 3 Bedrooms | 1.5 Bathrooms | Remodeled in 2017 | Yr. Built 1983 | Rented

PROPERTY #8: (137 Mona Lisa Ct.) 1,276± SF Home | 3 Bedrooms | 1.5 Bathrooms | Remodeled in 2021 | Yr. Built 1983 | Rented

PROPERTY #9: (144 Mona Lisa Ct.) 1,276± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Rented

PROPERTY #10: (302 Spring Branch Dr.) 1,312± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1982 | Rented

PROPERTY #11: (310 Spring Branch Dr.) 1,205± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1982 | Rented

PROPERTY #12: (410 Spring Branch Dr.) 1,126± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Vacant

PROPERTY #13: (544 Spring Branch Dr.) 1,256± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Rented

PROPERTY #14: (105 Country Ct.) 1,117± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Vacant

PROPERTY #15: (112 Country Ct.) 1,192± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Rented

PROPERTY #16: (105 Mona Lisa Ct.) 1,284± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Rented

PROPERTY #17: (125 Belle Aire Ct.) 1,273± SF Home | 3 Bedrooms | 1.5 Bathrooms | Yr. Built 1983 | Rented

Acre Lots Ranging from 0.24+/- to 0.39+/-

Utilities – Electricity, City Water, Natural Gas, and City Sewer.

2022 Real Estate Taxes

PROPERTY #1: (208 Spring Branch Dr.) \$467.47

PROPERTY #2: (514 Spring Branch Dr.) \$490.42

PROPERTY #3: (113 Country Ct.) \$413.55

PROPERTY #4: (118 Country Ct.) \$469.22

PROPERTY #5: (124 Country Ct.) \$595.39

PROPERTY #6: (144 Country Ct.) \$513.92

PROPERTY #7: (131 Mona Lisa Ct.) \$427.34

PROPERTY #8: (137 Mona Lisa Ct.) \$577.61

PROPERTY #9: (144 Mona Lisa Ct.) \$515.67

PROPERTY #10: (302 Spring Branch Dr.) \$482.98

PROPERTY #11: (310 Spring Branch Dr.) \$409.54

PROPERTY #12: (410 Spring Branch Dr.) \$399.81

PROPERTY #13: (544 Spring Branch Dr.) \$508.78

PROPERTY #14: (105 Country Ct.) \$505.90

PROPERTY #15: (112 Country Ct.) \$410.72

PROPERTY #16: (105 Mona Lisa Ct.) \$450.06

PROPERTY #17: (125 Belle Aire Ct.) \$478.36

School District – Monticello

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.

LEGAL DESCRIPTION: PROPERTY #1 (208 Spring Branch Dr.)

Lot No. 3 of Spring Branch Addition a Subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, Arkansas, as shown on the plat of said Subdivision recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

SUBJECT, however, to the covenants, conditions, restrictions, servitudes, and easements contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated November 19, 1980, filed for record on November 19, 1980, and recorded in Book 246, page 665, Deed Records, Drew County, Arkansas.

AND FURTHER SUBJECT to the restrictions, conditions, servitudes, and easements set out on the plat of said Subdivision which is recorded in Plat Book No. 1, page 69, office of the Circuit Clerk and Ex-Officio Recorder, Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #2 (514 Spring Branch Dr.)

Lot No. 17 of Spring Branch Addition a Subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, as shown on the plat of said Subdivision recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

SUBJECT, however, to the conditions and restrictions contained in the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated November 19, 1980, and filed for record on November 19, 1980, and in Book 246 at page 665 of the Drew County, Arkansas Deed Records.

LEGAL DESCRIPTION: PROPERTY #3 (113 Country Ct.)

Lot No. 41 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¹/₄) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated and filed for record November 19, 1980, and recorded at page 665 of Book 246 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #4 (118 Country Ct.)

Lot No. 31 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¹/₄) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated and filed for record November 19, 1980, and recorded at page 665 of Book 246 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #5 (124 Country Ct.)

Lot No. 32 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¼) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made, expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated and filed for record November 19, 1980, and recorded at page 665 of Book 246 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #6 (144 Country Ct.)

Lot No. 35 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¼) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated and filed for record November 19, 1980, and recorded at page 665 of Book 246 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #7 (131 Mona Lisa Ct.)

Lot 52 of Spring Branch Addition, a subdivision of a part of the Southeast Quarter of Section 28, Township 12 South, Range 7 West, in the City of Monticello, as shown on the plat of said addition recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #8 (137 Mona Lisa Ct.)

Lot No. Fifty-one (51) of Spring Branch Addition, a subdivision of a part of the Southeast Quarter (SE¼) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, Arkansas, as shown on the plat of said Addition, recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #9 (144 Mona Lisa Ct.)

Lot No. 49 of Spring Branch Addition a Subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, Arkansas, as shown on the plat of said Subdivision recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

SUBJECT, however, to the covenants, conditions, restrictions, servitudes and easements contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated November 19, 1980, filed for record on November 19, 1980, and recorded in Book 246, page 665, Deed Records, Drew County, Arkansas.

AND FURTHER SUBJECT to the restrictions, conditions, servitudes and easements set out on the plat of said Subdivision which is recorded in Plat Book No. 1, page 69, office of the Circuit Clerk and Ex-officio Recorder, Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #10 (302 Spring Branch Dr.)

Lot No. 6 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¹/₄) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated and filed for record November 19, 1980, and recorded at page 665 of Book 246 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #11 (310 Spring Branch Dr.)

Lot No. 7 of the Spring Branch Addition, a subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, County of Drew, State of Arkansas, as shown on the plat of said addition recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this instrument is hereby made expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, on November 19, 1980, and recorded in Deed Book 246, at page 665, in the aforesaid clerk's office;

AND FURTHER SUBJECT to the restrictions, conditions, servitudes and easements contained in and set out on the plat of said subdivision at page 69 of Plat Book No. 1 in the aforesaid clerk's office.

LEGAL DESCRIPTION: PROPERTY #12 (410 Spring Branch Dr.)

Lot No. 11 of Spring Branch Addition a Subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, Arkansas, as shown on the plat of said Subdivision recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

SUBJECT, however, to the covenants, conditions, restrictions, servitudes and easements contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated November 19, 1980, filed for record on November 19, 1980, and recorded in Book 246, page 665, Deed Records, Drew County, Arkansas.

AND FURTHER SUBJECT to the restrictions, conditions, servitudes and easements set out on the plat of said Subdivision which is recorded in Plat Book No. 1, page 69, office of the Circuit Clerk and Ex-officio Recorder, Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #13 (544 Spring Branch Dr.)

Lot No. 21 of the Spring Branch Addition, a subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, as shown on a plat of said Addition recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-Officio Recorder of Drew County, Arkansas; Subject to the covenants, conditions, restrictions, and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness on November 19, 1980 and recorded in Deed Book 246, at page 665, in the aforesaid clerk's office; AND FURTHER SUBJECT TO the restrictions, set back lines, utility easements and other matters

imposed by the plat of said Addition which is recorded at page 69 of Plat Book No. 1 in the aforesaid clerk's office.

LEGAL DESCRIPTION: PROPERTY #14 (105 Country Ct.)

Lot No. 42 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¹/₄) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to the covenants, restrictions, conditions and servitudes contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated and filed for record November 19, 1980, and recorded at page 665 of Book 246 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #15 (112 Country Ct.)

Lot No. 30 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¹/₄) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas;

LEGAL DESCRIPTION: PROPERTY #16 (105 Mona Lisa Ct.)

Lot No. 56 in Spring Branch Addition Subdivision of a part of the Southeast Quarter (SE¹/₄) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, according to the plat of said subdivision prepared by Affiliated Engineers, Inc., dated August, 1980, and recorded at page 69 of Plat Record No. 1 in the office of the Circuit Clerk and ex-officio Recorder of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #17 (125 Belle Aire Ct.)

Lot No. 67 of Spring Branch Addition a Subdivision of a part of the Southeast Quarter (SE 1/4) of Section 28, Township 12 South, Range 7 West, in the City of Monticello, Arkansas, as shown on the plat of said Subdivision recorded at page 69 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas.

SUBJECT, however, to the covenants, conditions, restrictions, servitudes and easements contained in and imposed by the "Declaration of Protective Covenants" executed by Billy H. Hartness and Peggy Long Hartness, his wife, dated November 19, 1980, filed for record on November 19, 1980, and recorded in Book 246, page 665, Deed Records, Drew County, Arkansas.

AND FURTHER SUBJECT to the restrictions, conditions, servitudes and easements set out on the plat of said Subdivision which is recorded in Plat Book No. 1, page 69, office of the Circuit Clerk and Ex-officio Recorder, Drew County, Arkansas.

ATTENTION: MONTICELLO HOME BUYERS & REAL ESTATE INVESTORS!

(9) Extremely Well-Maintained, 3 Bedroom, Single-Story Brick Homes in the Desirable Spring Branch Subdivision ~ 1+/- Mile West of HWY 425 & Only 4+/- Miles from the University of Arkansas at Monticello Campus ~ All Selling from Spring Branch Subdivision at 118 Country Court w/Live, Online Bidding Available ~ SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!

9 HOME ABSOLUTE MONTICELLO SPRING BRANCH SUBDIVISION AUCTION THURSDAY ~ JUNE 8, 2023 ~ 10:00 A.M.

AUCTION LOCATION: 118 COUNTRY CT. ~ MONTICELLO, AR 71655

DIRECTIONS TO SPRING BRANCH SUBDIVISION: *From the Intersection of HWY 425 & HWY 278 in Monticello, Travel 1 Mile West on HWY 278/ W. Gaines Street ~ Turn Left onto Spring Branch Drive & Follow for 1/4 Mile ~ Watch for Homes & Auction Signs Throughout the Subdivision.*

REAL ESTATE DESCRIPTION: These Well-Maintained, 3 Bedroom Brick Homes, Built in the Early 1980s on Lots Ranging from 0.24+/- to 0.39+/- Acres, All w/ 1-Car Attached Carports & Central HVAC, are ALL Move-in-Ready w/Excellent Rental Histories but Would Also Make Great Primary Residences & they are **Selling Regardless of Price to the Highest Bidder on Auction Day!**

PROPERTY #1: (208 Spring Branch Dr.) Currently Rented for \$650/mo. ~ (4+/- Yr. Tenant) ~ 1,251+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove & Fridge, Living Room, Dining Area & Laundry Room w/Tile Floors Throughout ~ Well-Maintained Inside & Out.

PROPERTY #2: (514 Spring Branch Dr.) Currently Rented for \$600/mo. ~ (5+/- Yr. Tenant) ~ 1,250+/- SF ~ Home Consists of 3 Bedrooms/ 1 Bath, Kitchen w/Stove & Fridge, Living Room, Dining Room & Laundry Room ~ Privacy Fenced Backyard ~ Needs Some Interior Cosmetic Remodeling.

PROPERTY #3: (113 Country Ct.) Currently Rented for \$550/mo. (18+/- Yr. Tenant) ~ 1,196+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Gas Stove, Living Room, Dining Area & Laundry Room w/Carpet & Tile Flooring ~ New Roof in April 2023 ~ Newer Amana HVAC Unit & New Hot Water Heater ~ Flooring Needs Replacing.

PROPERTY #4: (118 Country Ct.) Vacant but Rent Ready ~ 1,233+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Eat-in Kitchen w/Stove, Fridge & Dishwasher, Living Room & Laundry Room w/Tile Floors Throughout ~ Remodeled in 2023 w/Fresh Interior Paint, New Countertops, New Light Fixtures & Ceiling Fans, New 2" Wood Blinds.

PROPERTY #5: (124 Country Ct.) Currently Rented for \$550/mo. ~ 1,192+/- SF ~ Home Consists of 3 Bedrooms/ 1 Bath, Kitchen w/Stove & Fridge, Living Room, Dining Room & Laundry Room ~ Newer Lennox HVAC Unit ~ Needs Some Interior Cosmetic Remodeling.

PROPERTY #6: (144 Country Ct.) Currently Rented for \$650/mo. ~ 1,232+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove & Fridge, Living Room, Dining Room & Laundry Room w/Carpet & Tile Flooring ~ Remodeled Interior in 2022 w/Fresh Interior Paint, New Countertops, New Light Fixtures & Ceiling Fans, New 2" Wood Blinds.

PROPERTY #7: (131 Mona Lisa Ct.) Currently Rented for \$625/mo. ~ (5+/- Yr. Tenant) ~ 1,288+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Eat-in Kitchen w/Wood Paneling, Stove & Fridge, Living Room & Laundry Room w/Tile Floors Throughout ~ Remodeled in 2017, Newer Carrier HVAC.

PROPERTY #8: (137 Mona Lisa Ct.) Currently Rented for \$650/mo. ~ 1,276+/- SF w/Covered Front Patio ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove, Fridge & Dishwasher, Living Room, Dining Room

& Laundry Room w/Tile Floors Throughout ~ Extremely Neat & Clean Remodeled in 2021 w/Fresh Interior Paint, New Light Fixtures & Ceiling Fans, New 2" Wood Blinds.

PROPERTY #9: (144 Mona Lisa Ct.) Currently Rented for \$595/mo. ~ (8+/- Yr. Tenant) ~ 1,276+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Eat-in Kitchen w/Wood Paneling, Newer Stove & Fridge, Living Room & Laundry Room ~ Covered Front Patio ~ New Trane HVAC in 2022.

Utilities Include Electricity, City Water, Natural Gas & City Sewer ~ Monticello School District ~ **Offers Made Prior to Auction Day are Welcome!** ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

TERMS ON REAL ESTATE: \$10,000.00 Cashier's Check (Per Property) *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: Vacant Properties can be Viewed **Anytime** ~ Rented Properties will be Available for Viewing on Auction Morning ~ Contact Agent, **Doug Westgate** at 501-815-4004/doug@wilsonauctioneers.com ~ Doors Open & Auctioneers will be On-site at the Auction Location at 9:00 a.m. for Registration 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

WEBSITE: WilsonAuctioneers.com - AAL #4

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PROPERTY #10: (302 Spring Branch Dr.) Currently Rented for \$700/mo. ~ 1,312+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove & Fridge, Living Room, Dining Room & Laundry Room ~ Remodeled in 2021 w/Fresh Interior Paint, New Flooring, New Light Fixtures & Ceiling Fans, New 2" Wood Blinds ~ Brand New Roof in April 2023 ~ Newer Lennox HVAC Unit.

PROPERTY #11: (310 Spring Branch Dr.) Currently Rented for \$675/mo. ~ (5+/- Yr. Tenant) ~ 1,205+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Bath, Kitchen w/Stove, Fridge & Dishwasher, Living Room, Dining Room & Laundry Room ~ Extremely Well-Maintained w/New Roof in 2019 & Newer HVAC Unit.

PROPERTY #12: (410 Spring Branch Dr.) Currently Vacant but Rent Ready ~ 1,126+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove & Fridge, Living Room, Dining Area & Laundry Room ~ Completely Remodeled Inside & Out w/New Roof in 2021, New HVAC Unit in 2022 & New LVP Flooring.

PROPERTY #13: (544 Spring Branch Dr.) Currently Rented for \$700/mo. ~ 1,256+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove & Fridge, Living Room & Laundry Room ~ Interior Remodeled in 2020 w/Fresh Interior Paint, New Light Fixtures & Ceiling Fans, New 2" Wood Blinds.

PROPERTY #14: (105 Country Ct.) Currently Vacant but Rent Ready ~ 1,117+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Eat-in Kitchen w/Stove & Fridge, Living Room & Laundry Room w/Tile Floors Throughout ~ Recently Remodeled Interior ~ Brand New Roof in April 2023 ~ Foundation Repaired in 2023.

PROPERTY #15: (112 Country Ct.) Currently Rented for \$700/mo. ~ 1,192+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Eat-in Kitchen w/New Stove & Fridge, Living Room & Laundry Room ~ Remodeled Interior in 2023 w/New LVP Flooring, Fresh Interior Paint, New Light Fixtures & Ceiling Fans, New 2" Wood Blinds ~ Extremely Neat & Clean w/New Roof in 2023.

PROPERTY #16: (105 Mona Lisa Ct.) Currently Rented for \$650/mo. ~ (5+/- Yr. Tenant) ~ 1,284+/- SF ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/New Stove & Fridge, Living Room & Laundry Room ~ Covered Front Patio ~ Very Well-Maintained Exterior & Recent Partial Interior Remodel.

PROPERTY #17: (125 Belle Aire Ct.) Currently Rented for \$675/mo. ~ (5+/- Yr. Tenant) ~ 1,273+/- SF w/Covered Front Patio ~ Home Consists of 3 Bedrooms/ 1.5 Baths, Kitchen w/Stove, Fridge & Dishwasher, Living Room, Dining Area & Laundry Room w/Tile Floors Throughout ~ Well-Maintained Inside & Out.

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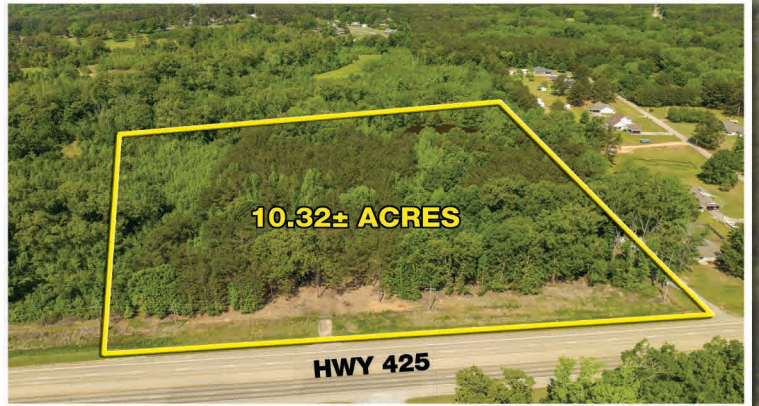
WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

501-624-1825 * PB0000481, Joe Wilson

WEBSITE: WilsonAuctioneers.com - AAL #4

**1PM - 7 PROPERTY MONTICELLO CONDO COMPLEX,
DUPLEXES, WAREHOUSE & DEVELOPMENT LAND AUCTION
AUCTION LOCATION: 158 Tarpon Drive | Monticello, AR 71655**



GENERAL INFORMATION

1PM ~ 7 Property Monticello Condo Complex, Duplexes, Warehouse & Development Land Auction
AUCTION LOCATION: 158 Tarpon Drive, Monticello, AR 71655

LEGAL DESCRIPTION: See Attachments

TERMS AND CONDITIONS: **(PROPERTY #1) \$50,000.00 ~ (PROPERTY #2) \$25,000.00 ~ (PROPERTIES #3, 4, 5, 6, or 7) \$10,000.00 (Per Property)**, 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: Barton & Roper, PLLC ~ Closing Agent: Manda Robinson ~ 106 W. Oakland Street, Monticello, Arkansas 71655 ~ (870) 367-6288.

GENERAL INFORMATION:

PROPERTY #1: (158 Tarpon Dr.) West Creek Condos | 2-Story, 8-Unit Complex Totaling 6,048± SF | Each Unit w/ 1 Bedroom/ 1 Bath | Yr. Built 2004 | On 1.35± Acres | Utilities: Electricity, City Water, Natural Gas & City Sewer

PROPERTY #2: (1046 Barkada Rd.) (2) Well-Maintained, Single-Story, 1,872± SF Brick Exterior Duplexes | Units 1, 2, 3 & 4; Each Unit w/ 2 Bedrooms/ 1 Bath | Yr. Built 1970 | On 1.08± Acre Lot | Utilities: Electricity, Natural Gas, City Water & Septic System

PROPERTY #3: (1900 Block HWY 425) Prime 10.32± Acre Development Tract | 575± Ft. of HWY 425 Frontage | 2 Miles North of HWY 278 & HWY 425 Intersection w/Average Daily Traffic Count of 9,100± VPD | Utilities: Electricity, City Water, Natural Gas & City Sewer

PROPERTY #4: (302 Old HWY 13) Metal Industrial Warehouse Buildings Totaling 35,000± SF of Warehouse Space | Yr. Built 1983 | On 3± Acres | Selling Regardless of Price to the Highest Bidder | Utilities: Electricity & City Water | Vacant

PROPERTY #5: 1.17± Acre Prime Development Tract Along Walmart Access Road | Utilities: Electricity, City Water, Natural Gas & City Sewer

PROPERTY #6: 0.80± Acre Prime Development Tract Along Walmart Access Road | Utilities: Electricity, City Water, Natural Gas & City Sewer

PROPERTY #7: 0.34± Acre Prime Development Tract at the End of Tarpon Drive | Utilities: Electricity, City Water, Natural Gas & City Sewer

2022 Real Estate Taxes

PROPERTY #1: (158 Tarpon Dr.) \$4,203.04

PROPERTY #2: (1046 Barkada Rd.) \$1,172.10

PROPERTY #3: (1900 Block HWY 425) \$15.68

PROPERTY #4: (302 Old HWY 13) \$1,272.70

PROPERTY #5: 1.17± Acre Prime Development Tract To be determined.

PROPERTY #6: 0.80± Acre Prime Development Tract To be determined.

PROPERTY #7: 0.34± Acre Prime Development Tract To be determined.

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.

LEGAL DESCRIPTION: PROPERTY #1 (158 Tarpon Dr.)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF THE STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED FEBRUARY 10, 1995, AND RECORDED AT PAGE 377 OF BOOK 426 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY II PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599); THENCE S1°59'48"E A DISTANCE OF 40.26 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S85°47'38"E A DISTANCE OF 187.59 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO DILIP KUMAR PATEL, ET AL., DATED MARCH 14, 1995, AND RECORDED AT PAGE 646 OF BOOK 395 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AS CORRECTED BY THAT CERTAIN DEED RECORDED MAY 18, 1995, AND RECORDED AT PAGE 628 OF BOOK 399 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "PATEL PARCEL"), BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 150.27 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N88°03'49"W A DISTANCE OF 324.23 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY MARY CAVANESS TAYLOR, ET VIR., TO LEE A. BLACK DATED DECEMBER 31, 1986, AND RECORDED AT PAGE 152 OF BOOK 297 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547), SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, N0°48'28"E A DISTANCE OF 340.82 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES MORE OR LESS.

ACCESS EASEMENT:

ALSO WITH A 21 FOOT ACCESS EASEMENT LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF SAID STARKEY I PARCEL, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY I PARCEL; THENCE

CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF THE WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 21.15 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, S1°59'48"E A DISTANCE OF 268.49 FEET TO A POINT; THENCE S85°47'38"E A DISTANCE OF 166.47 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 21.00 FEET TO A POINT; THENCE N85°47'38"W A DISTANCE OF 185.31 FEET TO A POINT; THENCE N1°59'48"W A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PROPERTY #2 (1046 Barkada Rd.)

A parcel of land in the Southeast Quarter of Southwest Quarter (SE¹/₄ of SW¹/₄) of Section 22, Township 12 South, Range 7 West, bounded by a line beginning in the center of the Monticello and Barkada Public Road at a point which is 10.07 chains East of the West boundary of said SE¹/₄ of SW¹/₄, and thence, from said Beginning Point, running North parallel with the West boundary of said SE¹/₄ of SW¹/₄ a distance of 315 feet, thence running westerly parallel with the center of said public road a distance of 150 feet, thence running South parallel with the West boundary of said SE¹/₄ of SW¹/₄ a distance of 315 feet to the center of said public road, and thence running easterly along the centerline of said road a distance of 150 feet to the point of beginning;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to (1) any and all easements and rights-of-way which affect any part of this real property and which are of record or discoverable upon reasonable examination of the premises, and (2) any and all mineral interests in this real property which are outstanding (i.e., not owned by the grantor herein).

LEGAL DESCRIPTION: PROPERTY #3 (1900 Block HWY 425)

A parcel of land located in the south half of the northwest quarter of the southeast quarter (S 1/2 of NW 1/4 of SE 1/4) and in the south half of the northeast quarter of the southeast quarter (S 1/2 of NE 1/4 of SE 1/4) of section 15, township 12 south range 7 west, Beginning at the northeast corner of said S 1/2 of NW 1/4 of SE 1/4, thence from said point of beginning run south 86° 38' 44" east along the north boundary of said S 1/2 of NE 1/4 of SE 1/4 a distance of 160.75 feet, more or less, to a point on the now existing westerly right of way of US HWY No. 425 thence run south 02° 51' 07" east along and with US HWY 425 westerly boundary a distance of 196.07 feet, thence continue along said westerly boundary south 05° 28' 38" east a distance of 379.26 feet, thence leaving said US HWY westerly boundary run north 86° 39' 47" west a distance of 747 feet, thence run north 11° 40' 35" west a distance of 603.98 feet to a point on the north boundary of S 1/2 of NW 1/4 of SE 1/4, thence run south 85° 29' 18" east along the last mentioned boundary of a distance of 663.59 feet back to the point of beginning, containing 10.32 acres of land more or less

LEGAL DESCRIPTION: PROPERTY #4 (302 Old HWY 13)

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW¹/₄ of NW¹/₄) of Section 10, Township 12 South, Range 7 West, bounded by a line the point of beginning of which is found by commencing at the Northeast corner of said SW¹/₄ of NW¹/₄, thence run South

02°44'47" West along the East boundary of said SW¼ of NW¼ a distance of 700.01 feet to the Northeast corner of that parcel of land conveyed by Bert L. Chapman and Peggy Jean Chapman, his wife, to Charles P. Savage and Peggy G. Savage, his wife, by deed dated February 20, 1974, filed for record February 25, 1974 and recorded at page 547 of Book 192 of the Deed Records of Drew County, Arkansas (hereinafter referred to as the Savage Lot), which Northeast corner of the Savage Lot is also the Southeast corner of the parcel of land conveyed by Larry B. Curry and Joyce K. Curry (subsequently known as Joyce K. McAnally and Joyce K. Wade) by deed dated May 19, 1982, filed for record May 21, 1982, and recorded at page 410 of Book 259 of the Deed Records of Drew County, Arkansas (hereinafter referred to as the "Joyce K. Wade" Lot), thence run North 80°33'22" West along the North boundary of the Savage Lot (also being the South boundary of the Joyce K. Wade Lot) and a fence therefound a distance of 313.44 feet to THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREBY DESCRIBED, thence from said beginning point run North 04°32'29" West along the most southern West boundary of the Joyce K. Wade Lot a distance of 329.44 feet to the East cornerpoint of the triangle of land described in an order of the Drew County Circuit Court (Case No. CIV-86-105-1) now appearing of record at page 476 of the Circuit Court Book "AA" in the aforesaid clerk's office, thence run South 78°09'16" West along the secondmost southern boundary of the Joyce K. Wade Lot (being also the southern side of the triangle of land described in said court order) a distance of 642.72 feet to a point on the East boundary of the right-of-way of Old Hwy No. 13, thence run South 06°39'59" East along the East boundary of said right-of-way a distance of 84.78 feet to the corner of a fence therefound, thence run South 79°45'51" East along a fence therefound a distance of 78.37 feet, thence run South 04°53'12" West a distance of 14.92 feet, thence run South 84°45'18" East a distance of 159.96 feet, thence run North 04°59'12" East a distance of 1.9 feet, thence run North 80°47'54" East a distance of 10.86 feet, thence run South 78°11'51" East a distance of 99.78 feet, thence run South 80°33'22" East and along a fence therefound a distance of 306 feet back to the point of beginning; all as shown on survey prepared by Jim B. Tadel, Registered Land Surveyor, dated March 21, 1988;

LEGAL DESCRIPTION: PROPERTY #5 (1.17+/- AC)

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF THE STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED FEBRUARY 10, 1995, AND RECORDED AT PAGE 377 OF BOOK 426 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY II PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING;

THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 192.44 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE LEAVING SAID RIGHT OF WAY, S5°02'03"W A DISTANCE OF 115.48 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S86°46'47"E A DISTANCE OF 26.71 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO CHARLES C. TURNAGE, DATED JANUARY 9, 1996, AND RECORDED AT PAGE 574 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AND THE NORTHWEST CORNER A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO DILIP KUMAR PATEL, ET AL., DATED MARCH 14, 1995, AND RECORDED AT PAGE 646 OF BOOK 395 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AS CORRECTED BY THAT CERTAIN DEED RECORDED MAY 18, 1995, AND RECORDED AT PAGE 628 OF BOOK 399 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "PATEL PARCEL"), BEING MARKED BY A FOUND REBAR W/CAP (PS 1103); THENCE S4°31'39"W A DISTANCE OF 149.99 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE N85°47'38"W A DISTANCE OF 187.59 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N1°59'48"W A DISTANCE OF 40.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.17 ACRES MORE OR LESS.

ACCESS EASEMENT:

ALSO WITH A 21 FOOT ACCESS EASEMENT LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF SAID STARKEY I PARCEL, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF THE WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 21.15 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, S1°59'48"E A DISTANCE OF 268.49 FEET TO A POINT; THENCE S85°47'38"E A DISTANCE OF 166.47 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 21.00 FEET TO A POINT; THENCE N85°47'38"W A DISTANCE OF 185.31 FEET TO A POINT; THENCE N1°59'48"W A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PROPERTY #6 (0.80+/- AC)

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N85°36'43"W A DISTANCE OF 321.58 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547), SAID POINT BEING ON THE CENTERLINE OF A DRAINAGE DITCH; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE FOR THE FOLLOWING 2 COURSES, N8°07'19"W A DISTANCE OF 63.32 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N35°16'33"W A DISTANCE OF 52.21 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE LEAVING SAID CENTERLINE, S84°02'26"E A DISTANCE OF 386.87 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE ALONG THE WEST LINE OF SAID PARCEL, S1°58'46"E A DISTANCE OF 91.96 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547), SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE, N85°36'43"W A DISTANCE OF 28.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.80 ACRES MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

LEGAL DESCRIPTION: PROPERTY #7 (0.34+/- AC)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED NOVEMBER 29, 1995, AND RECORDED AT PAGE 282 OF BOOK 407 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY I PARCEL"); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF THE STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO JERRY STARKEY, ET UX., BY WARRANTY DEED DATED FEBRUARY 10, 1995, AND RECORDED AT PAGE 377 OF BOOK 426 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "STARKEY II PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599); THENCE S1°59'48"E A DISTANCE OF 40.26 FEET TO

A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S85°47'38"E A DISTANCE OF 187.59 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY LEE A. BLACK, ET AL., TO DILIP KUMAR PATEL, ET AL., DATED MARCH 14, 1995, AND RECORDED AT PAGE 646 OF BOOK 395 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS, AS CORRECTED BY THAT CERTAIN DEED RECORDED MAY 18, 1995, AND RECORDED AT PAGE 628 OF BOOK 399 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "PATEL PARCEL"), BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S85°47'38"E A DISTANCE OF 99.56 FEET TO THE SOUTHEAST CORNER OF SAID PATEL PARCEL AND THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED BY ARRON'S, LLC. TO REALTY INCOME PROPERTIES 17, LLC., DATED MARCH 28, 2022, AND RECORDED AS INSTRUMENT NUMBER 105703 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREINAFTER REFERRED TO AS THE "INTEGRA PARCEL"), BEING MARKED BY A FOUND 5/8" REBAR; THENCE ALONG THE WEST LINE OF SAID INTEGRA PARCEL, S4°21'53"W A DISTANCE OF 146.22 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE LEAVING SAID WEST LINE, N88°06'40"W A DISTANCE OF 100.08 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N4°31'39"E A DISTANCE OF 150.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES MORE OR LESS.


ACCESS EASEMENT:

ALSO WITH A 21 FOOT ACCESS EASEMENT LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR (W/CAP, PS#1547); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S85°36'43"E A DISTANCE OF 28.31 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547) BEING ON THE WEST LINE OF SAID STARKEY I PARCEL, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, S2°10'46"E A DISTANCE OF 116.48 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY I PARCEL; THENCE CONTINUING S2°10'46"E A DISTANCE OF 20.01 FEET TO THE SOUTHWEST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND 5/8" REBAR; THENCE S85°05'00"E A DISTANCE OF 109.60 FEET TO THE SOUTHEAST CORNER OF SAID STARKEY II PARCEL, BEING MARKED BY A FOUND REBAR W/CAP (PS 1599), SAID POINT BEING THE POINT OF BEGINNING; THENCE N1°59'48"W A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID STARKEY II PARCEL; THENCE CONTINUE N1°59'48"W A DISTANCE OF 208.44 FEET TO THE NORTHEAST CORNER OF SAID STARKEY I PARCEL, BEING MARKED BY A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF THE WALMART ACCESS ROAD; THENCE ALONG SAID RIGHT OF WAY, S85°09'08"E A DISTANCE OF 21.15 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, S1°59'48"E A DISTANCE OF 268.49 FEET TO A POINT; THENCE S85°47'38"E A DISTANCE OF 166.47 FEET TO THE SOUTHWEST CORNER OF SAID PATEL PARCEL, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S4°31'39"W A DISTANCE OF 21.00 FEET TO A POINT; THENCE N85°47'38"W A DISTANCE OF 185.31 FEET TO A POINT; THENCE N1°59'48"W A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.



RECORD INFORMATION



GRAPHIC SCALE IN FEET

0 40

EXHIBIT DRAWING
 PART OF THE NET 1/4 AND PART OF THE SE 1/4
 SECTION 15, TOWNSHIP 12 SOUTH, RANGE 7 WEST
 PREPARED FOR:
 MONTICELLO, DREW COUNTY
 ARKANSAS

VICINITY MAP

AREA	DESCRIPTION	DATE

The drawings were the idea and design incorporated herein. The Client is responsible for the accuracy of the data and the results of the survey. The Client is responsible for the accuracy of the information furnished to the Surveyor and for the accuracy of the information furnished to the Surveyor and for the accuracy of the information furnished to the Surveyor and for the accuracy of the information furnished to the Surveyor.

1 OF 1

CONTRACT:
 2024-03-29-01

SHEET NO.:

ISSUED FOR THE RECORD:


DATE:

CHECKED BY:

DRAWN BY:

PROJECT NO.:

CERTIFICATE OF AUTHORIZATION



Crafton Tull

Surveyors
 1300 S. Highway 160
 Conway, Arkansas 72034
 501.325.2314 • 501.325.2324
 www.craftontull.com

ATTENTION: MONTICELLO DEVELOPERS, LANDLORDS & INVESTORS!

8-Unit West Creek Condominium Complex Built in 2004 ~ (3) Development Tracts Close to Walmart ~ (2) Brick Duplexes (Barkada Apartments) ~ 10+/- Acre Development Tract w/Highway 425 Frontage ~ Metal Warehouse Buildings w/Office on 3+/- Acres ~ All Selling from West Creek Condo Complex at 158 Tarpon Drive w/Live, Online Bidding Available

7 PROPERTY MONTICELLO CONDO COMPLEX, DUPLEXES, WAREHOUSE & DEVELOPMENT LAND AUCTION

THURSDAY ~ JUNE 8, 2023 ~ 1:00 P.M.

AUCTION LOCATION: 158 TARPON DR. ~ MONTICELLO, AR 71655

DIRECTIONS TO AUCTION LOCATION: *From the Intersection of HWY 425 & HWY 278 in Monticello, Travel 0.3 Mi. North on US HWY 425 ~ Turn Left onto Walmart Access Road ~ Turn Left onto Tarpon Drive ~ Watch for Condo Complex & Auction Signs.*

REAL ESTATE DESCRIPTION: Do Not Miss the Opportunity to Buy these Excellent Income-Producing Properties, Prime Development Land Tracts & Over 30,000 SF of Warehouse Space in Convenient Locations Scattered around Monticello.

PROPERTY #1: (158 Tarpon Dr.) West Creek Condos ~ 2-Story, 8-Unit Complex Totaling 6,048+/- SF, Built in 2004 on a Post-Tension Slab Foundation ~ Extremely Well-Maintained Concrete Board Exterior & Architectural Shingle Roof on 1.42+/- Acres within Site of Walmart ~ Condo Interiors Consists of 1 Bedroom w/ 2 Closets ~ Additional Nook w/Built-in Bunk Beds ~ Combination Living Room/ Dining Room ~ Kitchen ~ Full Bathroom & Laundry Area ~ 7 Units Currently Rented at \$500-600/mo. ~ (1 Unit Intentionally Vacant for Showing Purposes Prior to Auction).

PROPERTY #2: (1046 Barkada Rd.) Units 1, 2, 3 & 4 ~ (2) Well-Maintained, Single-Story, 1,872+/- SF Brick Exterior Duplexes Built in 1970 on 1.08+/- Acre Lot ~ All 4 Units Currently Rented for \$495/mo. ~ Units Consist of 2 Bedrooms, Combination Living Room/Dining Room, Kitchen, Full Bath, Laundry Area, Dated but Well-Maintained Interiors ~ These 2 Duplexes will be Sold as a Package, Not Offered Individually ~ Utilities Include Electricity, Natural Gas, City Water & Septic Systems.

PROPERTY #3: 1900 Block US-425 Highway (Directly Across from Grand Manor Assisted Living) ~ Prime 10.32+/- Acre Development Tract ~ Mostly Level & Recently Forestry Mulched Covered w/Mature Timber & 575+/- Ft. of US HWY 425 Frontage ~ Excellent Location just 2 Miles North of HWY 278 & US HWY 425 Intersection w/Average Daily Traffic Count of 9,100+/- Vehicles Per Day ~ All City Utilities Available.

PROPERTY #4: (302 Old HWY 13) Metal Industrial Warehouse Buildings Built in 1983 Totaling 35,000+/- SF of Warehouse Space on 3+/- Acres w/ 2,200+/- SF Office Building w/Reception Area, (5) Offices & Bathroom ~ Front Warehouse is Well-Maintained, Back Building has Extensive Roof Damage & Needs Repair ~ Selling Regardless of Price to the Highest Bidder.

PROPERTY #5: 1.17+/- Acre Prime Development Tract Along Walmart Access Road ~ Cleared & Ready to Build ~ Utilities Include Electricity, City Water, Natural Gas & City Sewer.

PROPERTY #6: 0.80+/- Acre Prime Development Tract Along Walmart Access Road ~ Cleared & Ready to Build ~ Utilities Include Electricity, City Water, Natural Gas & City Sewer.

PROPERTY #7: 0.34+/- Acre Prime Development Tract at the End of Tarpon Drive ~ Cleared & Ready to Build ~ Utilities Include Electricity, City Water, Natural Gas & City Sewer.

Offers Made Prior to Auction Day are Welcome! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

TERMS ON REAL ESTATE: (PROPERTY #1) \$50,000.00 ~ (PROPERTY #2) \$25,000.00 ~ (PROPERTIES #3, 4, 5, 6, or 7) \$10,000.00 (Per Property), 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: Vacant Condo can be Viewed **Anytime** ~ **Rented Properties by Appointment Only** ~ Feel Free to Drive by and/or Walk the Development Land Tracts Anytime ~ Contact Agent, **Doug Westgate at 501-815-4004/ doug@wilsonauctioneers.com** ~ **Doors Open & Auctioneers will be On-site at the Auction Location at 12:00 p.m. for Registration 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

WEBSITE: WilsonAuctioneers.com - AAL #4

**4PM - 4 PROPERTY MONTICELLO 14± ACRE ESTATE,
HOME & LOT AUCTION**
AUCTION LOCATION: 129 Oakwood Drive | Monticello, AR 71655



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.

After a price has been established by individual tracts, for the entire property, 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.

GENERAL INFORMATION

4PM ~ 4 Property Monticello 14+/- Acre Estate, Home & Lot Auction

AUCTION LOCATION: 129 Oakwood Drive, Monticello, AR 71655

LEGAL DESCRIPTION: See Attachments

TERMS AND CONDITIONS: **(PROPERTY #1) \$50,000.00 ~ (PROPERTIES #2 or 3) \$10,000.00 (Per Property) ~ (PROPERTY #4) \$5,000.00**, 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: Barton & Roper, PLLC ~ Closing Agent: Manda Robinson ~ 106 W. Oakland Street, Monticello, Arkansas 71655 ~ (870) 367-6288.

GENERAL INFORMATION:

PROPERTY #1: (129 Oakwood Dr.) 3,500± SF Brick Home | 4 Bedrooms | 3.5 Bathrooms | Yr. Built 1988 | 6.82+/- Acres | All City Utilities Available

PROPERTY #2: 7.19+/- Acres (adjoining Property 1 to the East) | City Utilities Available

PROPERTY #3: (118 Beverly Ave.) 1,725+/- SF Brick Home | 3 Bedrooms | 2 Bathrooms | Yr. Built 1974 | 0.52+/- Acre Lot | All City Utilities Available

PROPERTY #4: 0.5+/- Acre Residential Building Lot | All City Utilities Available

2022 Real Estate Taxes

PROPERTY #1: (129 Oakwood Dr.) & **PROPERTY #2:** (7.19+/- Acres) \$3,324.61 (Combined Taxes)

PROPERTY #3: (118 Beverly Ave.) \$881.06

PROPERTY #4: (0.5+/- Acre Residential Building Lot) \$122.88

School District – Monticello

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, aeriels, 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.

LEGAL DESCRIPTION: PROPERTY #1 (129 Oakwood Dr.)

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND 2" PIPE; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N0°23'00"E A DISTANCE OF 564.86 FEET TO A FOUND 2" PIPE; THENCE LEAVING SAID WEST LINE, S85°26'30"E A DISTANCE OF 577.53 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S3°24'44"W A DISTANCE OF 50.84 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S16°35'16"W A DISTANCE OF 244.56 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S0°00'11"E A DISTANCE OF 273.87 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547), SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N85°28'42"W A DISTANCE OF 508.24 FEET TO THE POINT OF BEGINNING, CONTAINING 6.82 ACRES MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

ACCESS EASEMENT:

ALSO WITH AN ACCESS EASEMENT LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND 2" PIPE; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N0°23'00"E A DISTANCE OF 564.86 FEET TO A FOUND 2" PIPE, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, N0°15'31"E A DISTANCE OF 45.10 FEET TO A POINT; THENCE S84°50'20"E A DISTANCE OF 1377.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 425; THENCE ALONG SAID RIGHT OF WAY LINE, S0°42'45"W A DISTANCE OF 45.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, N82°37'53"W A DISTANCE OF 293.99 FEET TO A FOUND 1"PIPE; THENCE N85°26'30"W A DISTANCE OF 1083.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

LEGAL DESCRIPTION: PROPERTY #2 (7.19+/- AC)

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND 2" PIPE; THENCE ALONG

THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, S85°28'42"E A DISTANCE OF 508.24 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547), SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N0°00'11"W A DISTANCE OF 273.87 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N16°35'16"E A DISTANCE OF 244.56 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE N3°24'44"E A DISTANCE OF 50.84 FEET TO A SET 1/2" REBAR (W/CAP, PS#1547); THENCE S85°26'30"E A DISTANCE OF 505.90 FEET TO A FOUND 1" PIPE; THENCE S0°17'02"W A DISTANCE OF 564.18 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N85°29'02"W A DISTANCE OF 576.13 FEET TO THE POINT OF BEGINNING, CONTAINING 7.19 ACRES MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

ACCESS EASEMENT:

ALSO WITH AN ACCESS EASEMENT LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 7 WEST, DREW COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND 2" PIPE; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N0°23'00"E A DISTANCE OF 564.86 FEET TO A FOUND 2" PIPE, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, N0°15'31"E A DISTANCE OF 45.10 FEET TO A POINT; THENCE S84°50'20"E A DISTANCE OF 1377.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 425; THENCE ALONG SAID RIGHT OF WAY LINE, S0°42'45"W A DISTANCE OF 45.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, N82°37'53"W A DISTANCE OF 293.99 FEET TO A FOUND 1"PIPE; THENCE N85°26'30"W A DISTANCE OF 1083.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

LEGAL DESCRIPTION: PROPERTY #3 (118 Beverly Ave.)

Lot No. 25 and the South Half of Lot No. 26 in Countryside Subdivision of a part of the South Half of Northeast Quarter (Pt. S½ of NE¼) of Section 15, Township 12 South, Range 7 West, in the City of Monticello, as shown on the plat of said subdivision prepared by E. W. McCoy, Surveyor, filed for record July 30, 1965, and recorded at page 18 of Plat Book No. 1 in the office of the Circuit Clerk and Ex-officio Recorder of Drew County, Arkansas;

PROVIDED, HOWEVER, that this conveyance is hereby made expressly subject to the land use and building conditions and restrictions contained in and imposed by the "Bill of Assurances and Protective Covenants" executed by Kermit W. Carpenter and Dorothy Carpenter on July 31, 1965, and recorded at page 1 of Book 146 of the Deed Records of Drew County, Arkansas.

LEGAL DESCRIPTION: PROPERTY #4 (05+/- AC)

The North Half of Lot No. 26 and all of Lot No. 27 in Countryside Subdivision of a part of the South Half of Northeast Quarter (Pt. S $\frac{1}{2}$ of NE $\frac{1}{4}$) of Section 15, Township 12 South, Range 7 West, in the City of Monticello, as shown on the plat of said subdivision prepared by E. W. McCoy, Surveyor, filed for record July 30, 1965, and recorded at page 18 of Plat Book No. 1 in the office of the Circuit Clerk and Ex.-officio Recorder of Drew County, Arkansas;

PROVIDED HOWEVER, that this conveyance is hereby made expressly subject to the land use and building conditions and restrictions contained in and imposed by the "Bill of Assurances and Protective Covenants" executed by Kermit W. Carpenter and Dorothy Carpenter on July 31, 1965, and recorded at page 1 of Book 146 of the Deed Records of Drew County, Arkansas.

SURVEYORS NOTES

- 1. 129 OAKWOOD DRIVE
- 2. SECTION 15, T-12-S, R-7-W
- 3. ACREAGE PER DEED
- 4. LOCATION OF PROJECT DETERMINED BY GRAPHIC PLOTTING

DELTA	DESCRIPTION	DATE

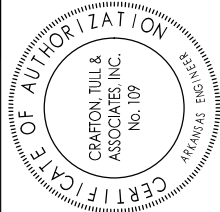
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1000 Ledgelawn Dr.
Conway, Arkansas 72034



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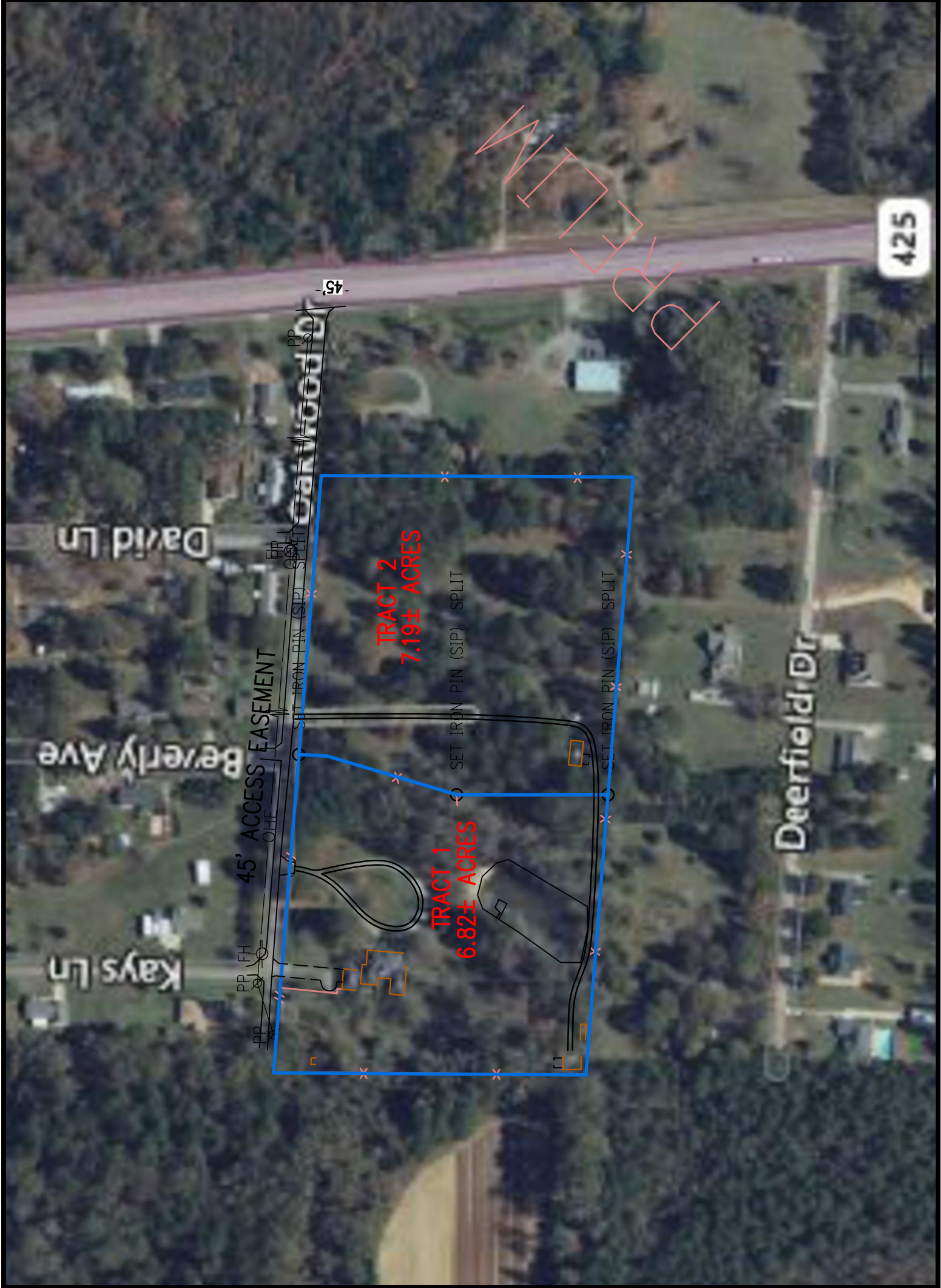
501.328.3316 | 501.328.3325 f
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PROJECT NO: CBS5V0155
ISSUE DATE: 04/28/2023
DRAWN BY: L.LOBATO
APPROVE BY: B.FOILES
SHEET NO.:

CONTACT: BRANDON FOILES (501) 339-2837
1 OF 1



DRAWING: G:\CONWAY BOUNDARY SURVEYS\CBS5V0155 - 3 TRACTS DRW COUNTY\MONTICELLO OAKWOOD DR.DWG
LAYOUT: 8.5X14 LANDSCAPE, LAST SAVED: BF1472, 5/4/2023 10:11:24 AM
LAST PLOTTED BY: BRANDON FOILES, 5/4/2023 10:22:04 AM (PLOTTED BY: VALID ON HARD COPY ONLY)

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: MONTICELLO HOME BUYERS, BUILDERS & INVESTORS!

Incredible, 14+/- Acre Estate w/ 3,500+/- SF Home & Stocked Ponds Offered in 2 Tracts ~ 1,725+/- SF, 3 Bedroom/ 2 Bath, Extremely Well-Maintained Brick House on 0.5+/- Acre Lot ~ 0.5+/- Acre Residential Building Lot in Countryside Subdivision; Level, Cleared & Ready to Build ~ Monticello School District ~ All Selling from 129 Oakwood Drive w/Live, Online Bidding Available

4 PROPERTY MONTICELLO 14+/- ACRE ESTATE, HOME & LOT AUCTION

THURSDAY ~ JUNE 8, 2023 ~ 4:00 P.M.

AUCTION LOCATION: 129 OAKWOOD DR. ~ MONTICELLO, AR 71655

DIRECTIONS TO AUCTION LOCATION: *From the Intersection of HWY 425 & HWY 278 in Monticello, Travel 2.4 Miles North on US HWY 425 ~ Turn Left onto Oakwood Drive & Travel 0.2 Miles ~ Watch for White Vinyl Fencing, Security Gated Entrance & Auction Signs on the Left.*

REAL ESTATE DESCRIPTION: Do Not Miss the Opportunity to Buy One of Monticello's Nicest Residential Estate Properties or a Well-Maintained Brick 3BR/ 2BA Home & Residential Lot in Countryside Subdivision.

PROPERTY #1: (129 Oakwood Drive) One of Monticello's Premiere Residential Estate Properties! ~ Extremely Well-Maintained 3,500+/- SF, Brick Exterior, 4 Bedroom/ 3.5 Bath Home Built in 1998 on a Post-Tension Slab Foundation, New Roof in 2023 ~ 2-Car Attached Garage ~ Double Security Gated Entrance w/White Vinyl Fencing on 6.82+/- Beautifully Landscaped Acres w/Sprinkler System & a Stocked Pond w/Dock & Outbuildings ~ 12 Column Wrap-Around, Covered Front Porch & Covered Back Patio ~ **Main Level** Consists of Eat-in Kitchen w/Island, Tile Countertops, Double Wall Oven, Gas Range, Dishwasher, Trash Compactor, Refrigerator & Ample Custom Cabinets ~ Living Area w/Gas/Wood Burning Fireplace ~ Huge Master Bedroom w/Attached Screened-in Porch, Private Bath w/Dual Vanity, His/Hers Walk-in Closets, Whirlpool Tub, Separate Tile Shower ~ 2nd Bedroom w/ 2 Closets, Wood Burning Fireplace ~ Office w/Built-in Desks & Cabinets ~ Full Bathroom ~ Laundry Room w/Sink ~ Half Bath ~ Storage Closets & Linen Closets ~ **Upper Level** Contains 2 Additional Bedrooms w/Closets ~ Bonus Room Used as a Library/Office Storage ~ Full Bathroom ~ Floored Attic Space ~ Linen Closet ~ (2) Lennox HVAC Units, (3) Hot Water Heaters ~ Whole Home Alarm System ~ All City Utilities.

PROPERTY #2: 7.19+/- Acres Adjoining Property #1 to the East ~ Fenced w/a Gated Entrance Along the Frontage on Oakwood Drive ~ This Would Make an Exceptional Place to Build your Dream Home or a Small Residential Development ~ City Utilities Available.

PROPERTY #3: (118 Beverly Avenue) Well-Maintained 1,725+/- SF, Brick Exterior, 3 Bedroom/ 2 Bath Home Built in 1974 w/New Roof in 2022 & 1-Car Attached Carport on a Level 0.52+/- Acre Lot w/Outbuilding ~ Currently Rented for \$1,000/mo. ~ Home Consists of a Living Room w/Wood Burning Fireplace, Dining Room, Kitchen, Master Bedroom w/Private Bathroom w/Shower ~ 2nd & 3rd Bedrooms w/Large Wardrobe Closets, 2nd Full Bathroom, Laundry Room & 2 Storage Closets ~ All City Utilities.

PROPERTY #4: 0.5+/- Acre Residential Building Lot in Countryside Subdivision on Beverly Avenue Adjoining Property #3 to the North (North 1/2 Lot 26 & All Lot 27) All City Utilities Available.

Offers Made Prior to Auction Day are Welcome! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

TERMS ON REAL ESTATE: (PROPERTY #1) \$50,000.00 ~ (PROPERTIES #2 or 3) \$10,000.00 (Per Property) ~ (PROPERTY #4) \$5,000.00, 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: Contact Agent, **Doug Westgate** at 501-815-4004/ doug@wilsonauctioneers.com ~ Doors Open & Auctioneers will be On-site at the Auction Location at 3:00 p.m. for Registration on Auction Day.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

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