

PARK HILL HOME ABSOLUTE AUCTION



On-Site & Online Auction

Wednesday | February 19, 2020 | 11:00 A.M.

5709 N. Cedar St. | North Little Rock, AR 72116

WilsonAuctioneers.com

January 21, 2020

Dear Prospective Buyer:

This 2,418+/- square foot, (3) bedroom/ (3) bath home was completely and tastefully renovated with high-quality materials and is move-in ready. The property is one of the largest lots in the neighborhood. The house consists of an open kitchen with new cabinetry containing soft close doors and drawers, granite surfaces, new stainless steel appliances, Lazy Susan, commercial faucet, and a farmhouse sink. Also, there is a prep island/bar with a swing-up butcher block surface immediately off the living room. The kitchen leads to an enclosed patio for easy entertaining. The living room has a box beamed ceiling, a native stone fireplace (gas or electric), and large bay windows. The private master suite has a walk-in closet and custom built-ins, full bath with double vanity, skylights, a walk-in shower with river rock flooring, cast iron soaking tub and access to the spacious patio. The 2nd bedroom contains a full bathroom and a large bay window, and the 3rd bedroom has a custom bay window with seating and storage. The hall bath offers a shower/soaking tub with a skylight. There is a custom sauna just outside the master bedroom with western redwood cedar walls, aspen wood benches, and etched door and ceramic flooring. Plus, this home also has (2) pet doors. The large laundry room contains great storage and a concrete drain basin for a washer and dryer. This house has new hickory plank flooring throughout the living room, kitchen, dining room, and hallway.

The enclosed 600+/- square foot patio with high ceilings features air-conditioning, wood burning stove, ceramic tile flooring, and built to entertain year-round. This home's backyard was featured in Better Homes and Gardens, showcasing the large Koi pond, gazebo with a matching roof, electricity, and water, a 10x50 foot shop/storage shed, small garden shed, chicken coop and privacy fencing. The city approved the custom-built chicken coop. This property has a beautifully landscaped front lawn with perennials and native stone pathways. This house has a new central heat and air, tankless water heater, security system, outdoor lighting, natural gas, concrete pad, and a hookup for generator. A new roof installed in 2012, and there is an automatic irrigation system that will need some repairs. **This home is a must-see property built for entertaining, and remember, it's *Selling Regardless of Price to the Highest Bidder on Auction Day!***

If you have further questions after reviewing this information packet, please don't hesitate to call me, **Katelynn Flanigan, at (501) 984-1486**. We look forward to working with you on auction day at **5709 N. Cedar Street in North Little Rock, Arkansas at 11:00 a.m. on February 19th.**



Katelynn Flanigan, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 34, Block 221, Park Hill Addition to the City of North Little Rock, Pulaski County, Arkansas.

TERMS AND CONDITIONS: \$20,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

CLOSING COMPANY: American Abstract & Title Company ~ Closing Agent: Andrew Adkins ~ 12814 Cantrell Road, Little Rock, AR 72223 ~ Phone (501) 227-8603 ~ Fax/ 227-9160.

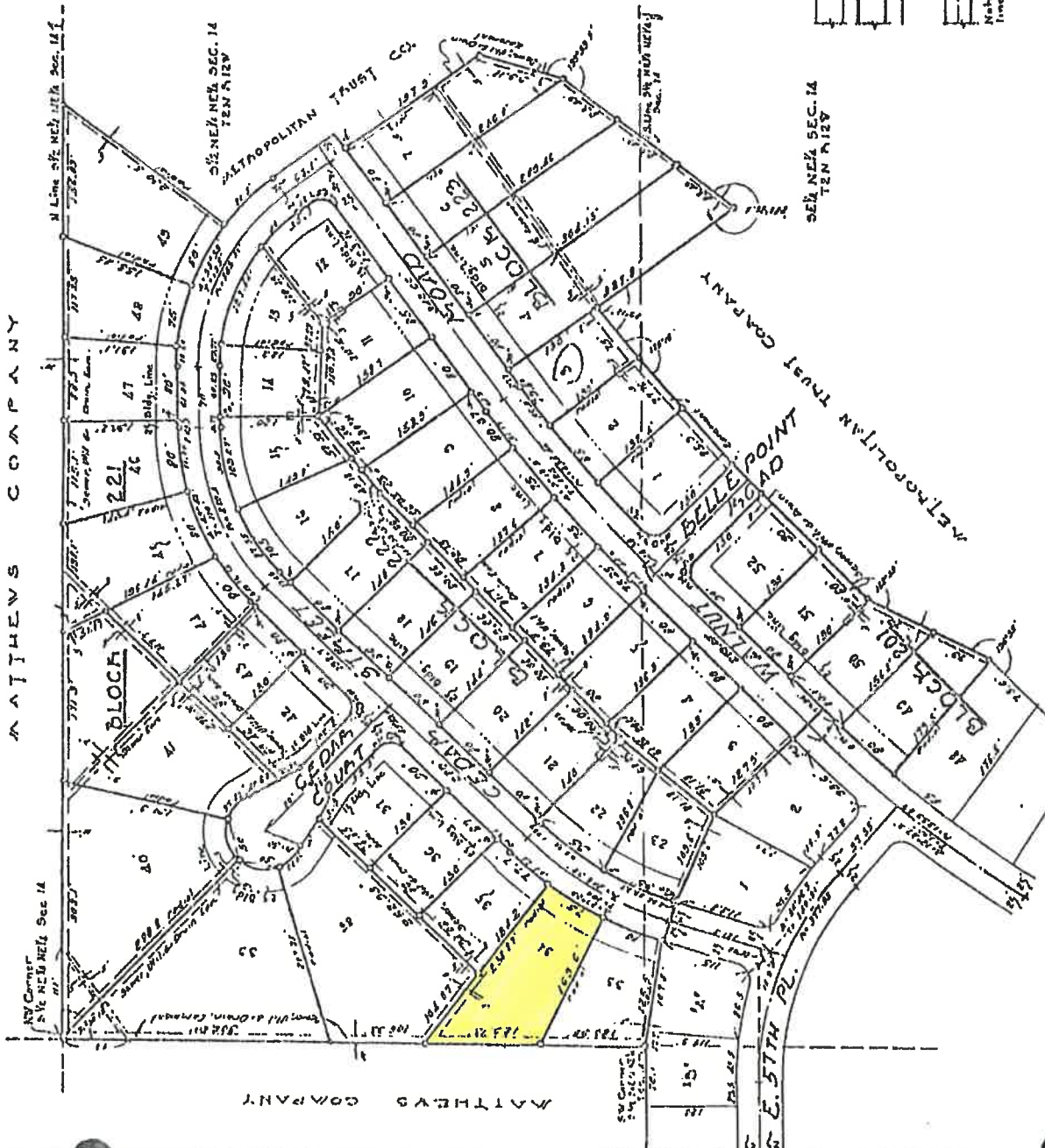
GENERAL INFORMATION: This 2,418+/- SF, 3BR/ 3BA Home was Completely & Tastefully Renovated w/High-quality Materials & is Move-in Ready ~ One of the Largest Lots in the Neighborhood ~ Open Kitchen w/New Cabinetry w/Soft Close Doors & Drawers, Granite Surfaces, New Stainless Steel Appliances, Lazy Susan, Commercial Faucet & Farmhouse Sink ~ Prep Island/Bar w/Swing-up Butcher Block Surface Immediately off Living Room ~ Kitchen Leads to the Enclosed Patio for Easy Entertaining ~ Living Room w/Box Beamed Ceiling, Native Stone Fireplace (Gas or Electric) & Large Bay Windows ~ Private Master Suite w/Walk-in Closet & Custom Built-ins, Full Bath w/Double Vanity, Skylights, Walk-in Shower w/River Rock Flooring, Cast Iron Soaking Tub & Access to the Spacious Patio ~ 2nd Bedroom w/Full Bath & Large Bay Window ~ 3rd Bedroom has Custom Bay Window w/Seating & Storage ~ Hall Bath Offers Shower/Soaking Tub w/Skylight ~ Custom Sauna just Outside Master BR w/Western Redwood Cedar Walls, Aspen Wood Benches, Etched Door & Ceramic Flooring ~ (2) Pet Doors ~ Large Laundry Room w/Great Storage & Concrete Drain Basin for Washer & Dryer ~ New Hickory Plank Flooring Throughout Living Room, Kitchen, Dining Room & Hallway ~ Enclosed 600+/- SF Patio w/High Ceilings Features AC, Wood Burning Stove, Ceramic Tile Flooring & Built to Entertain Year-round ~ Backyard was Featured in Better Homes & Gardens, Showcasing the Large Koi Pond, Gazebo w/Matching Roof, Electricity & Water, 10x50 Ft. Shop/Storage Shed, Small Garden Shed, Chicken Coop & Privacy Fencing ~ Custom-built Chicken Coop Approved by City ~ Beautifully Landscaped Front Lawn w/Perennials & Native Stone Pathways ~ Home has New CH/A, Tankless Water Heater, Security System, Outdoor Lighting, Natural Gas, Concrete Pad & Hookup for Generator ~ New Roof in 2012 ~ Automatic Irrigation System will Need Some Repairs ~ **This is a Must-see Property Built for Entertaining & Remember, it's *Selling Regardless of Price to the Highest Bidder on Auction Day!* ~ Offers Prior to Auction are Welcome.**

REAL ESTATE TAXES FOR YEAR 2019: \$1,809.65

SCHOOL DISTRICT: North Little Rock

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, aerals, 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.

MATTHEWS COMPANY



PLAT OF

LOTS 42 THROUGH 52 BLOCK 201,
LOTS 33 THROUGH 43 BLOCK 221,
LOTS 3 THROUGH 23 BLOCK 222 &
LOTS 1 THROUGH 7 BLOCK 223,
PARK HILL ADDITION TO THE
CITY OF NORTH LITTLE ROCK,
AND DEDICATION OF
CEDAR COURT AND PORTIONS
OF CEDAR STREET MAINT
ROAD & BELLEVUE ROAD
AS SHOWN HEREON
ALL IN SE 1/4 NE 1/4 & 9/16 NE 1/4 NE 1/4
SECTION 14 TOWNSHIP 2 NORTH
RANGE 12 WEST, PULASKI COUNTY,
ARKANSAS.

AND DEDICATION OF
CEDAR COURT AND PORTIONS
OF CEDAR STREET MAINT
ROAD & BELLEVUE ROAD
AS SHOWN HEREON
ALL IN SE 1/4 NE 1/4 & 9/16 NE 1/4 NE 1/4
SECTION 14 TOWNSHIP 2 NORTH
RANGE 12 WEST, PULASKI COUNTY,
ARKANSAS.

Date: April 3, 1968

Scale: 1"=100'

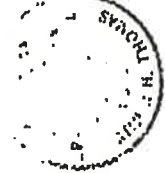
Note: Distances between points on front lot corners
at street right of way lines are chord distances.



Graphic Scale
1" = 20'

Shows existing
dedicated streets
Shows the street
dedicated herein
Shows iron pin
set
Shows well in hole
and no permanent
Note: All telephone & power
line guy assemblies are 6" x 6"

ARTHER H. THOMAS
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 6
1968



CERTIFICATE OF EXHIBITION
FILED
APR 10 1968
C. H. Thomas

CERTIFICATE OF FINAL

4/9/68 Arther H. Thomas
J. H. Thomas

SOURCE OF FIELD DATA

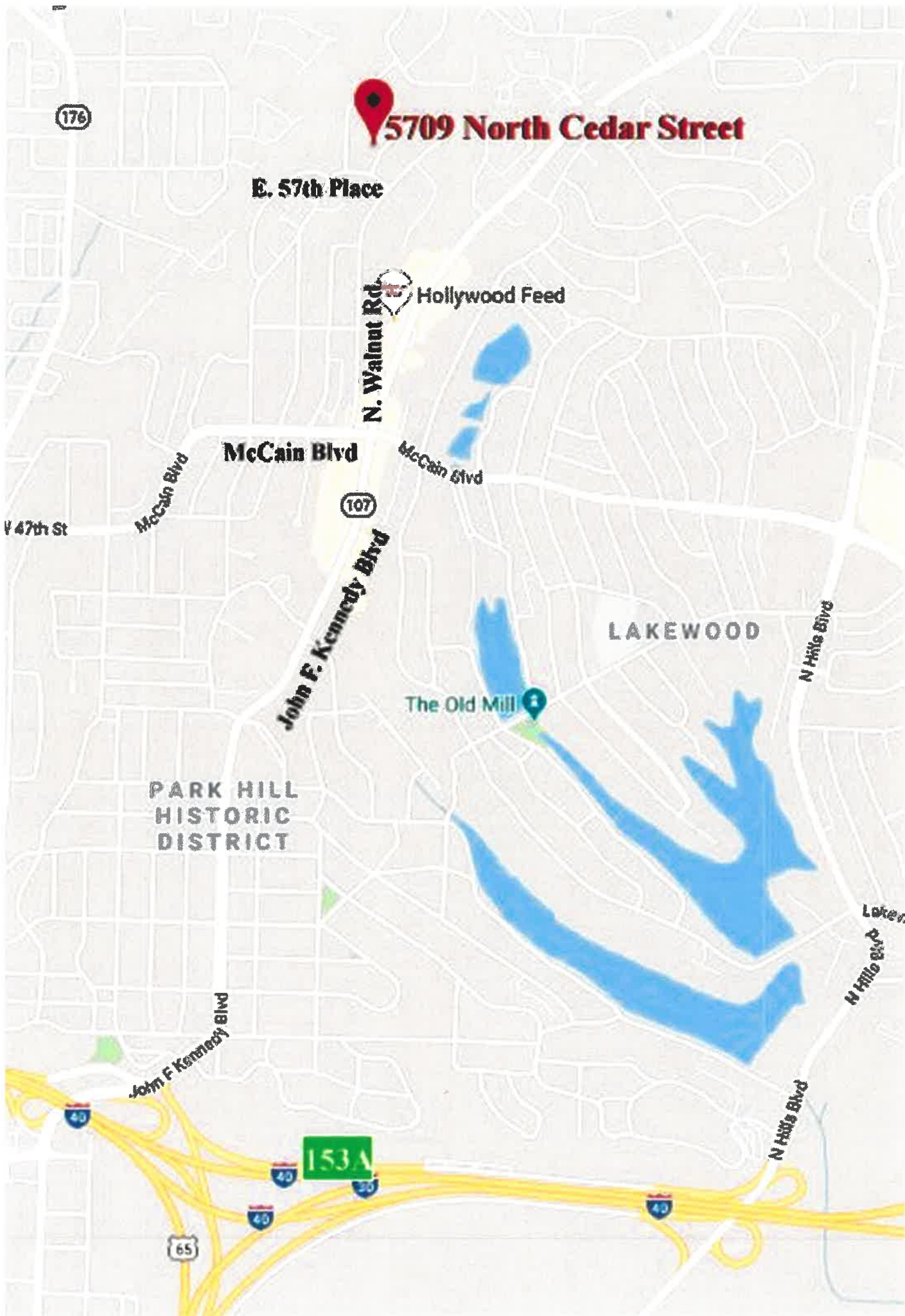
5/10/68 James J. Smith

5/2

RECEIVED
APR 11 1968
APR 12 1968
H. H. Thomas
1968



5709 North Cedar Street, North Little Rock



5709 North Cedar Street

E. 57th Place

N. Walnut Rd

Hollywood Feed

McCain Blvd

McCain Blvd

V 47th St

John F. Kennedy Blvd

LAKEWOOD

N Hills Blvd

The Old Mill

**PARK HILL
HISTORIC
DISTRICT**

Lake

N Hills Blvd

N Hills Blvd

153A



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. 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: HOME BUYERS & REAL ESTATE INVESTORS!

Immaculate & Completely Renovated, Move-in Ready 2,418+/- SF, Single Level Home in Park Hill ~ 3BR/ 3BA & Custom Sauna ~ Brick Exterior Home on 0.44+/- AC Lot ~ 600+/- SF Enclosed Patio w/Wood Burning Stove ~ Minutes from McCain Blvd. ~ Backyard Designed for Entertaining w/Gazebo, Koi Pond & Wood Privacy Fence ~ Selling On-site w/Live, Online Bidding Available ~ SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!

PARK HILL HOME ABSOLUTE AUCTION

WEDNESDAY ~ FEBRUARY 19, 2020 ~ 11:00 A.M.

5709 N. CEDAR ST. ~ NORTH LITTLE ROCK, AR 72116

DIRECTIONS: *From I-40 in North Little Rock, Take Exit 153A onto John F. Kennedy Blvd. & Turn Right ~ Travel Approx. 2 Mi. & Turn Left onto McCain Blvd. ~ Turn Right onto N. Walnut Rd. & Travel 0.5 Mi. to East 57th Pl. ~ Take First Right onto N. Cedar St. ~ Watch for Auction Sign & 3rd Home on the Left.*

REAL ESTATE DESCRIPTION: This 2,418+/- SF, 3BR/ 3BA Home was Completely & Tastefully Renovated w/High-quality Materials & is Move-in Ready ~ One of the Largest Lots in the Neighborhood ~ Open Kitchen w/New Cabinetry w/Soft Close Doors & Drawers, Granite Surfaces, New Stainless Steel Appliances, Lazy Susan, Commercial Faucet & Farmhouse Sink ~ Prep Island/Bar w/Swing-up Butcher Block Surface Immediately off Living Room ~ Kitchen Leads to the Enclosed Patio for Easy Entertaining ~ Living Room w/Box Beamed Ceiling, Native Stone Fireplace (Gas or Electric) & Large Bay Windows ~ Private Master Suite w/Walk-in Closet & Custom Built-ins, Full Bath w/Double Vanity, Skylights, Walk-in Shower w/River Rock Flooring, Cast Iron Soaking Tub & Access to the Spacious Patio ~ 2nd Bedroom w/Full Bath & Large Bay Window ~ 3rd Bedroom has Custom Bay Window w/Seating & Storage ~ Hall Bath Offers Shower/Soaking Tub w/Skylight ~ Custom Sauna just Outside Master BR w/Western Redwood Cedar Walls, Aspen Wood Benches, Etched Door & Ceramic Flooring ~ (2) Pet Doors ~ Large Laundry Room w/Great Storage & Concrete Drain Basin for Washer & Dryer ~ New Hickory Plank Flooring Throughout Living Room, Kitchen, Dining Room & Hallway ~ Enclosed 600+/- SF Patio w/High Ceilings Features AC, Wood Burning Stove, Ceramic Tile Flooring & Built to Entertain Year-round ~ Backyard was Featured in Better Homes & Gardens, Showcasing the Large Koi Pond, Gazebo w/Matching Roof, Electricity & Water, 10x50 Ft. Shop/Storage Shed, Small Garden Shed, Chicken Coop & Privacy Fencing ~ Custom-built Chicken Coop Approved by City ~ Beautifully Landscaped Front Lawn w/Perennials & Native Stone Pathways ~ Home has New CH/A, Tankless Water Heater, Security System, Outdoor Lighting, Natural Gas, Concrete Pad & Hookup for Generator ~ New Roof in 2012 ~ Automatic Irrigation System will Need Some Repairs ~ **This is a Must-see Property Built for Entertaining & Remember, it's *Selling Regardless of Price to the Highest Bidder on Auction Day!*** ~ Offers Prior to Auction are Welcome ~ For Additional Information, Photos, Video & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

TERMS ON REAL ESTATE: \$20,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

INSPECTION: Drive by & Inspect this Stunning Home **Anytime** or Contact Agents, **Katelynn Flanigan at 501-984-1486/ katelynn@wilsonauctioneers.com** or **Gladys Webb at 501-766-0605/ gladys@wilsonauctioneers.com** for More Information ~ **Registration will begin at 10:00 a.m. Day of Auction.**

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