

30.74± AC STONE COUNTY ABSOLUTE LAND AUCTION

Thurs. | Feb. 13, 2020 | 11:00 A.M.

Hub Willis Rd. | Mtn. View, AR 72560

30.74± ACRES

Incredible, 30.74± Acre Land Tract just off HWY 9 at Mountain View
2,000± Ft. of Hub Willis Road Frontage with Municipal Water
A Gorgeous Site for a New Home or Cabin
Offered in (3) Tracts or Any Combination
Selling Regardless of Price to the Highest Bidder!



WilsonAuctioneers.com

January 16, 2020

Dear Prospective Buyer:

This property is an incredible, 30.74+/- acre land tract just off Highway 9 at Mountain View, Arkansas. It will be offered in (3) 10+/- acre surveyed tracts or any combination. The property has 2,000+/- feet of freshly paved Hub Willis Road frontage along the south boundary, and 1,900+/- feet of frontage along Herst Road (aggregate) on the north boundary. There is municipal water on Hub Willis and Hurst Roads, and the property is in the Dodd Mountain Fire District. There is a new survey by Don Beckham in September of 2019. This land is a gorgeous site to build your new home or cabin with enough acreage to include a shop or barn. The property is nestled in the foothills of the Ozarks Mountains. The land is mostly wooded with some cleared along Hub Willis Road, and there is a good pond to attract wildlife. Enjoy beautiful day and night views of the "Folk Music Capital of the World" from this property. You can hear the music from your new front porch. The property is only minutes to the Court House Square, and it is a must-see! **This 30.74+/- contiguous acre tract is 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, **Gladys Webb, at (501) 766-0605**. We look forward to working with you on auction day at ***Hub Willis Road in Mountain View, Arkansas at 11:00 a.m. on February 13th.***

A handwritten signature in cursive script, reading "Gladys Webb", is written over a horizontal line.

Gladys Webb, CAI
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: \$5,000.00 (PER TRACT) Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

CLOSING COMPANY: Mountain View Abstract & Title Company ~ Closing Agent: Shelly Jaynes ~ 111 East Main Street, Mountain View, Arkansas 72560 ~ (870) 269-8410 ~ Fax/ 269-6901.

GENERAL INFORMATION: Incredible, 30.74+/- Acre Land Tract just off HWY 9 at Mountain View ~ Offered in (3) 10+/- Acre Surveyed Tracts or Any Combination ~ 2,000+/- Ft. of Freshly Paved Hub Willis Road Frontage along the South Boundary ~ 1,900+/- Ft. of Frontage along Herst Road (Aggregate) on the North Boundary ~ Municipal Water on Hub Willis & Hurst Roads ~ Dodd Mountain Fire District ~ New Survey by Don Beckham in September of 2019 ~ A Gorgeous Site to Build your New Home or Cabin w/Enough Acreage to Include a Shop or Barn ~ Nestled in the Foothills of the Ozarks Mountains ~ The Land is Mostly Wooded w/Some Cleared along Hub Willis Road ~ Good Pond to Attract Wildlife ~ Beautiful Day & Night Views of the "Folk Music Capital of the World" ~ You can hear the Music from your New Front Porch ~ Only Minutes to the Court House Square ~ This is a Must-see Property! ~ **REMEMBER, THIS 30.74+/- CONTIGUOUS ACRE TRACT IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ **Offers Prior to Auction Day are Welcome!**

REAL ESTATE TAXES FOR YEAR 2019: To be determined

SCHOOL DISTRICT: Mountain View

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.

LEGAL DESCRIPTION: (Tract 1)

Description Tract One: Part of the SE 1/4 NE 1/4, Section 15, Township 14 North, Range 11 West, being described as follows: Commencing at the NW corner of the SW 1/4 NE 1/4, thence S89 deg 02'36"E 574.09 ft to a found 3/4 inch iron pipe, thence S03 deg 14'15"W 168.99 ft to the center of Herst Road for the point of beginning, thence along the center of Herst Road S73 deg 33'47"E 155.00 ft, thence S68 deg 54'07"E 72.89 ft, thence S61 deg 56'59"E 54.66 ft, thence S56 deg 03'29"E 39.45 ft, thence S68 deg 34'30"E 34.05 ft, thence S84 deg 38'10"E 86.92 ft, thence S82 deg 59'08"E 183.75 ft to a point, thence leaving Herst Road S05 deg 55'23"W 700.44 ft to the center of Hub Willis Road, thence along the center of Hub Willis Road N75 deg 09'26"W 77.58 ft, thence N83 deg 25'32"W 111.28 ft, thence S78 deg 24'00"W 86.85 ft, thence S68 deg 38'12"W 79.37 ft, thence S60 deg 00'00"W 223.08 ft to a point, thence leaving road N00 deg 38'59"E 969.15 ft to a point, thence N03 deg 14'16"E 13.76 ft to the point of beginning, containing 10.16 acres more or less.

LEGAL DESCRIPTION: (Tract 2)

Description Tract Two: Part of the SW 1/4 NE 1/4, 1.85 acres, part of the SE 1/4 NE 1/4, 8.44 acres, Section 16, Township 14 North, Range 11 West, being described as follows: Commencing at the SE corner of the SW 1/4 NE 1/4, thence N00 deg 34'01"W 237.28 ft to the center of Hub Willis Road for the point of beginning, thence along the center of Hub Willis Road N73 deg 29'05"W 150.19 ft to a point, thence leaving road N05 deg 55'23"E 700.44 ft to the center of Herst Road, thence along the center of Herst Road S85 deg 18'23"E 109.21 ft, thence S73 deg 19'39"E 86.23 ft, thence S62 deg 24'41"E 62.92 ft, thence S59 deg 15'10"E 37.44 ft, thence S65 deg 17'02"E 53.41 ft, thence S70 deg 50'17"E 146.44 ft, thence S74 deg 11'06"E 140.66 ft to a point, thence leaving road S00 deg 41'47"W 696.76 ft to the center of Hub Willis Road, thence along the center of Hub Willis Road N75 deg 32'07"W 87.46 ft, thence NN74 deg 17'48"W 350.67 ft, thence N73 deg 29'08"W 84.60 ft to the point of beginning, containing 10.29 acres more or less.

LEGAL DESCRIPTION: (Tract 3)

Description Tract Three: Part of the SE 1/4 NE 1/4, 9.86 acres, part of the NE 1/4 SE 1/4, 0.97 acre, Section 15, Township 14 North, Range 11 West, being described as follows: Commencing at the SW corner of the SE 1/4 NE 1/4 thence N89 deg 28'46"W 136.84 ft to a point in a wire fence for the point of beginning, thence along wire fence S00 deg 34'35"W 124.95 ft to the center of Hub Willis Road, thence along the center of Hub Willis Road N53 deg 21'45"W 218.07 ft, thence N66 deg 45'24"W 128.92 ft, thence N69 deg 20'13"W 76.39 ft, thence N73 deg 14'33"W 95.95 ft, thence N78 deg 32'07"W 185.14 ft to a point, thence leaving road N00 deg 41'47"E 696.76 ft to the center of Herst Road, thence along the center of Herst Road S81 deg 34'45"E 82.27 ft, thence S73 deg 31'04"E 44.03 ft, thence S61 deg 40'13"E 213.62 ft, thence S69 deg 09'40"E 43.83 ft, thence S78 deg 17'18"E 41.88 ft, thence S72 deg 57'17"E 57.13 ft, thence S88 deg 18'52"E 53.31 ft, thence S56 deg 51'59"E 99.07 ft, thence S62 deg 27'46"E 70.71 ft, thence S65 deg 19'51"E 18.92 ft to a point, thence leaving road along a wire fence S00 deg 49'37"W 531.83 ft to the point of beginning, containing 10.29 acres more or less.

ANCE	00ft	89ft	66ft	45ft	05ft	92ft	75ft	21ft	23ft	12ft	14ft	11ft	14ft	35ft	27ft	13ft	12ft	13ft	18ft	13ft	11ft	17ft	11ft	12ft	7ft	2ft	9ft	5ft	4ft	6ft	7ft	0ft	9ft	8ft	8ft	5ft	7ft	3ft
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89ft	86ft	85ft	85ft	82ft	75ft	71ft	73ft	74ft	71ft	74ft	75ft	77ft	78ft	73ft	71ft	77ft	71ft	72ft	77ft	72ft	69ft	65ft	64ft	65ft	60ft	59ft	58ft	55ft	57ft	53ft
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66ft	45ft	25ft	75ft	21ft	23ft	14ft	11ft	14ft	15ft	17ft	13ft	12ft	13ft	18ft	13ft	11ft	17ft	11ft	12ft	22ft	9ft	5ft	4ft	6ft	7ft	0ft	9ft	8ft	8ft	5ft	7ft	3ft
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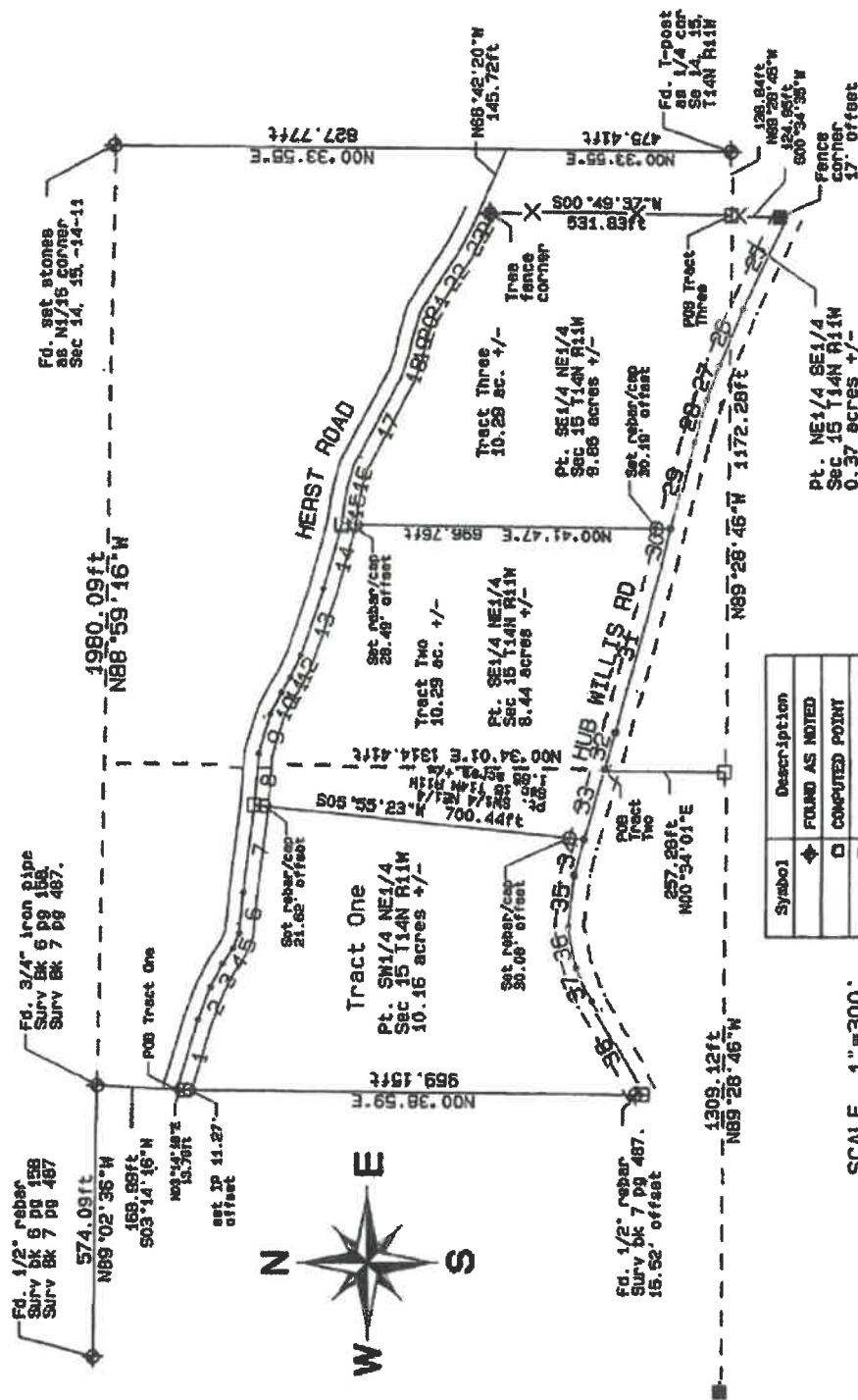
BK: SURV 12
PG: 13-13

I hereby certify that this plot is a representation of the survey performed by me or under my supervision and that monuments found or set are as shown to the best of my ability and knowledge.



FOR: RUSSELL FOSTER

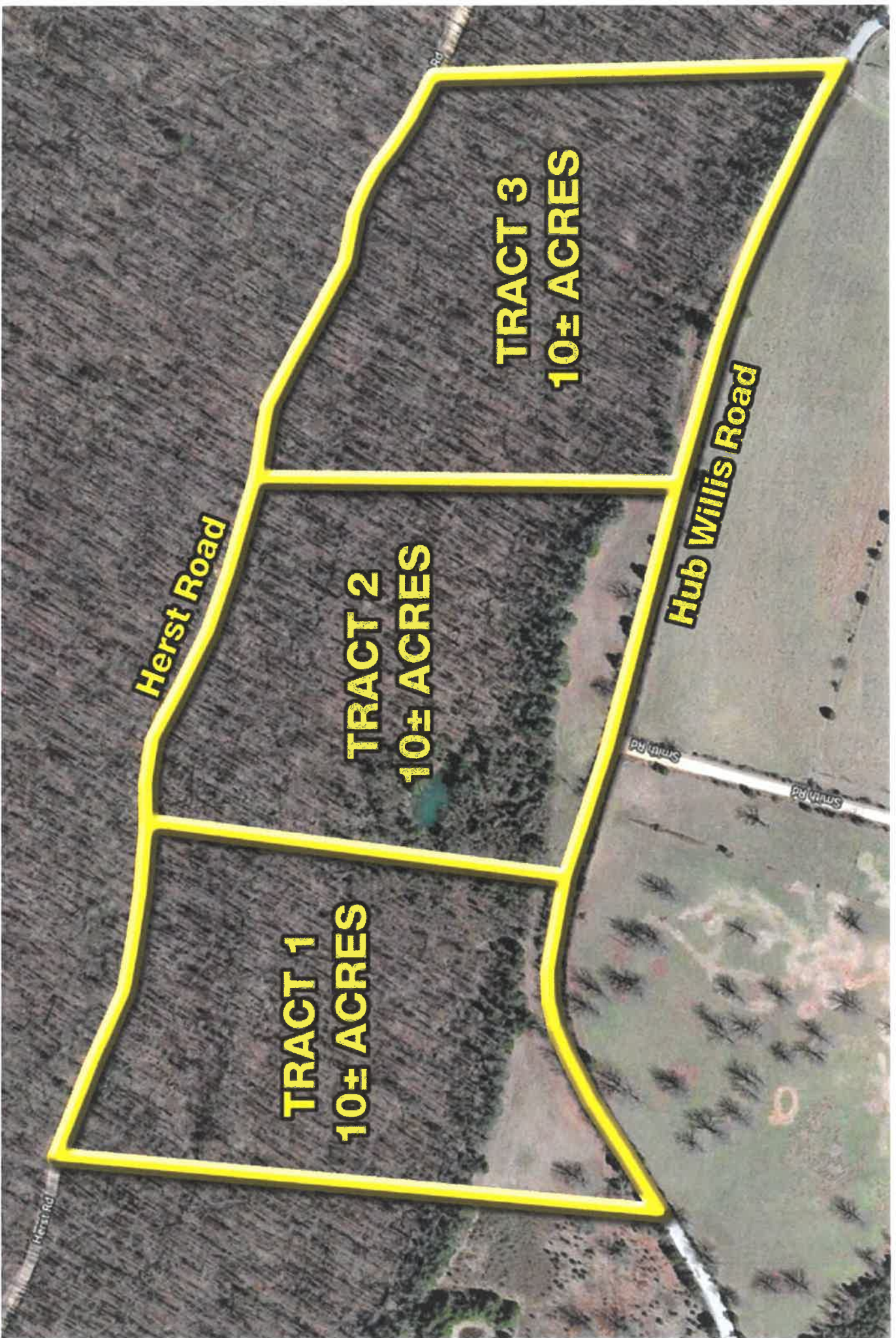
500-14N-11W-0-15-100-EG-1112



Symbol	Description
◆	FOUND AS NOTED
□	COMPUTED POINT
■	FENCE CORNER
○	1/2" REBAR/CAP SET
X	FENCE DO LINE

SCALE 1"=300'





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.

Multi-Par Auction Method

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

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

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

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

Advantage of the Multi-Par Method

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

Helpful bidding tips

- Bid on only the tracts or items that you want to own. If you only want a single tract then bid when it is available. If you want multiple tracts or none at all then bid when combination of tracts are permitted. Remember, any bid posted is considered active and could be back in winning position at any time during the auction.
- Don't wait to bid at the end... prices don't go down. Waiting only invites more people to jump in at the last moment. Remember, it is better to defend your position then 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.

ATTENTION: HOME BUILDERS, LAND BUYERS & INVESTORS!

Incredible, 30.74+/- Acre Land Tract just off HWY 9 at Mountain View ~ 2,000+/- Ft. of Hub Willis Road Frontage w/Municipal Water ~ A Gorgeous Site for a New Home or Cabin ~ Offered in (3) Tracts or Any Combination ~ Live, Online Bidding Available ~ **SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

30.74+/- ACRE STONE COUNTY ABSOLUTE LAND AUCTION

**THURSDAY ~ FEBRUARY 13, 2020 ~ 11:00 A.M.
HUB WILLIS ROAD ~ MOUNTAIN VIEW, AR 72560**

DIRECTIONS: *From the Court House Square in Mountain View, Travel South on HWY 9 (Peabody Ave.) for 2 Mi. ~ Turn Right onto Hub Willis Rd. & go 1/4 Mile ~ Property is on the Right ~ Watch for Auction Signs.*

REAL ESTATE DESCRIPTION: Incredible, 30.74+/- Acre Land Tract just off HWY 9 at Mountain View ~ Offered in (3) 10+/- Acre Surveyed Tracts or Any Combination ~ 2,000+/- Ft. of Freshly Paved Hub Willis Road Frontage along the South Boundary ~ 1,900+/- Ft. of Frontage along Herst Road (Aggregate) on the North Boundary ~ Municipal Water on Hub Willis & Hurst Roads ~ Dodd Mountain Fire District ~ New Survey by Don Beckham in September of 2019 ~ A Gorgeous Site to Build your New Home or Cabin w/Enough Acreage to Include a Shop or Barn ~ Nestled in the Foothills of the Ozarks Mountains ~ The Land is Mostly Wooded w/Some Cleared along Hub Willis Road ~ Good Pond to Attract Wildlife ~ Beautiful Day & Night Views of the "Folk Music Capital of the World" ~ You can hear the Music from your New Front Porch ~ Only Minutes to the Court House Square ~ This is a Must-see Property! ~ **REMEMBER, THIS 30.74+/- CONTIGUOUS ACRE TRACT IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ Offers Prior to Auction Day are Welcome! ~ For Additional Information, New Survey, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

AUCTIONEER'S NOTE: This property is an excellent tract to enjoy outdoor recreation with several scenic spots for a home or cabin. The value for future development potential with existing road frontage creates an excellent investment opportunity. Remember, this great piece of land will sell regardless of price on auction day!

TERMS ON REAL ESTATE: \$5,000.00 (PER TRACT) Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

INSPECTION: Drive by Anytime or Contact Broker, *Gladys Webb at 501-766-0605/ gladys@wilsonauctioneers.com* for Additional Information ~ Auctioneers will be On-site 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