

# LITTLE ROCK MULTI-PARCEL ABSOLUTE REAL ESTATE AUCTION



**On-Site & Online Auction**

**Friday | March 20, 2020 | 11:00 A.M.**

**AUCTION LOCATION: 1701 N. Mississippi St. ~ Little Rock, AR 72207**

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



February 18, 2020

Dear Prospective Buyer:

These (3) residential properties are currently under a Conditional Use Permit for operation as daycare facilities and sit facing N. Mississippi Street with over 300+/- feet of frontage on over 0.6+/- acres total. The total lot size is 200+/- feet wide by 100+/- feet deep. The (3) homes have all been remodeled to operate as daycares in the past. One is currently in operation on a month-to-month lease. All the houses are fenced and offer security systems and parking for each tract. There is an average daily traffic count of 12,000+/- vehicles per day. This auction is a rare opportunity to own a block of road frontage on Mississippi Street. **All (3) homes will be sold regardless of price to the highest bidder on auction day!**

**Tract 1, 1701 N. Mississippi Street** contains a 2,188+/- square foot building currently operating as a daycare and storage building. The building has a full kitchen, office, 5 rooms including 3 large rooms, 1 full bathroom, 1 children's bathroom, and a 1/2 bath. This building also features 2 smaller rooms set up as classrooms with multiple storage areas. This tract has a full security system with cameras, a fenced yard with a play area, and a multi-space parking area. It is leasing for \$1,400 per month, and the tenant is on a month-to-month lease. This tract is a corner lot on Indiana Avenue and N. Mississippi Street.

**Tract 2, 1721 N. Mississippi Street** consists of a 1,700+/- square foot building, formerly operated and set up as a daycare. The building features a full kitchen, 2 bathrooms, 6 rooms with 3 being play areas, and 3 smaller classrooms. There is a fenced play area, a full security system, a single-drive parking area, and the building has an updated roof and HVAC system. This building has no tubs or showers, only an adult bathroom, and a children's bathroom.

**Tract 3, 1723 N. Mississippi Street** contains a 1,242+/- square foot home with 2 bedrooms, 1 bathroom, full kitchen, and a living room, and updated paint. The property has a fenced yard and a carport with a handicap access ramp. This tract is a corner lot on Ohio Street and N. Mississippi Street.

If you have further questions after reviewing this information packet, please don't hesitate to call me, **Peter Guerin, at (501) 733-6795**. We look forward to working with you on auction day at **1701 N. Mississippi Street in Little Rock, Arkansas at 11:00 a.m. on March 20th.**

A handwritten signature in black ink, appearing to read 'Peter Guerin', is written over a horizontal line.

Peter Guerin, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTION:** See Exhibit "A"

**TERMS AND CONDITIONS:** \$10,000.00 Cashier's Check (**PER TRACT**) *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 Day are Welcome!**

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

**GENERAL INFORMATION:** These (3) Residential Properties are Currently Under a Conditional Use Permit for Operation as Daycare Facilities & Sit Facing N. Mississippi Street w/Over 300+/- Ft. of Frontage on Over 0.6+/- Acres Total ~ Total Lot Size is 200+/- Ft. Wide by 100+/- Ft. Deep ~ The (3) Homes have All been Remodeled to Operate as Daycares in the Past, w/One Currently in Operation on a Month-to-Month Lease ~ All Homes are Fenced & Offer Security Systems & Parking for Each Tract ~ Average Daily Traffic Count of 12,000+/- VPD ~ A Rare Opportunity to Own a Block of Road Frontage on Mississippi Street ~ **Selling Regardless of Price on Auction Day!**

**(TRACT 1) 1701 N. Mississippi St.** ~ 2,188+/- SF Building Currently Operating as a Daycare & Storage Building ~ Building has a Full Kitchen, Office, 5 Rooms Including 3 Large Rooms, 1 Full Bath, 1 Children's Bathroom & a 1/2 Bath ~ This Building Also Features 2 Smaller Rooms Set Up as Classrooms w/Multiple Storage Areas ~ Full Security System w/Cameras ~ Fenced Yard w/a Play Area ~ Multi-space Parking Area ~ Leased at \$1,400 Per Month ~ Tenant is on a Month-to-Month Lease ~ Corner Lot on Indiana Ave. & N. Mississippi St.

**(TRACT 2) 1721 N. Mississippi St.** ~ 1,700+/- SF Building Formerly Operated & Set Up as a Daycare ~ Features Full Kitchen, 2 Bathrooms, 6 Rooms w/ 3 being Play Areas & 3 Smaller Classrooms ~ Fenced Play Area ~ Full Security System ~ Single-drive Parking Area ~ Updated Roof & HVAC System ~ This Building has No Tubs or Showers, Only an Adult Bathroom & Children's Bathroom.

**(TRACT 3) 1723 N. Mississippi St.** ~ 1,242+/- SF Home w/ 2 Bedrooms/ 1 Bathroom ~ Full Kitchen & Living Room ~ Fenced Yard ~ Carport w/Handicap Access Ramp ~ Updated Paint ~ Corner Lot on Ohio St. & N. Mississippi St. ~ **Remember, All (3) of These Homes will be Sold Regardless of Price to the Highest Bidder on Auction Day!**

### **REAL ESTATE TAXES FOR YEAR 2019:**

**(TRACT 1)** \$ 2,053.10

**(TRACT 2)** \$1,458.09

**(TRACT 3)** \$ 1,325.10

**SCHOOL DISTRICT:** 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.

## **EXHIBIT "A"**

### **TRACT 1:**

**A part of the North 75 of Lots 12 and 13, Block 4, Riffel & Rhoton's Forest Park Highlands Addition to the City of Little Rock, Pulaski County, Arkansas, described as follows: Commencing at the Southwest corner of the North 75 feet of Lot 13; thence run Easterly 14.11 feet to a point of beginning; thence run Easterly 85.89 feet; thence run North 74.9 feet to a point; thence run Westerly along the North line of Lots 12 & 13, 85.0 feet to a point; thence run South 74.31 feet to the point of beginning.**

**AND**

### **TRACT 2:**

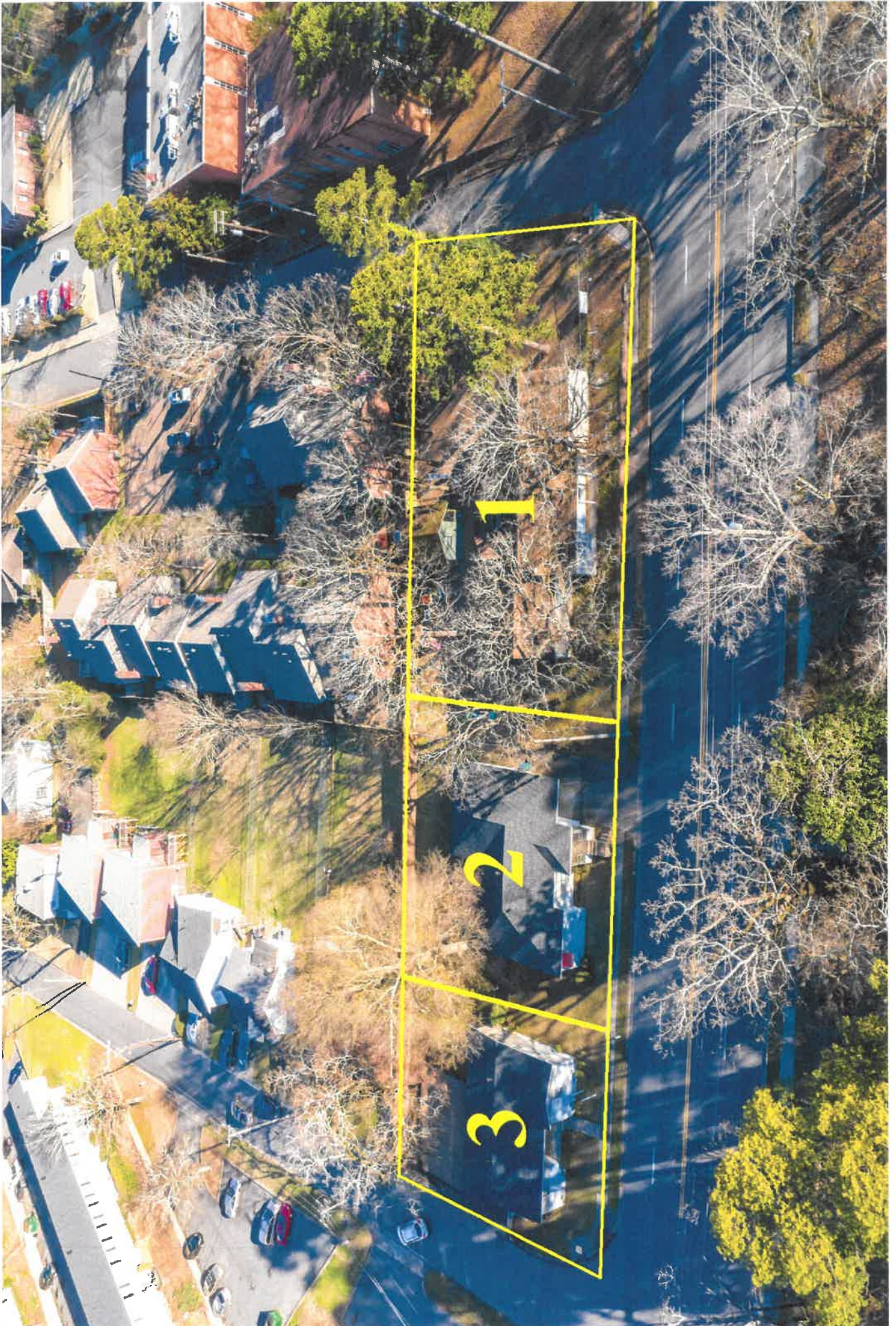
**All of Lot 15, Block 4, Riffel & Rhoton's Forest Park Highlands Addition, to the City of Little Rock, Pulaski County, Arkansas, except the South 5 feet thereof dedicated as street, and Lot 14, Block 4, except the South 5 feet thereof dedicated as street. LESS and EXCEPT the following property described as beginning at the Northwest corner of Lot 14; thence run Easterly 13.28 feet to a point; thence run South 145.6 feet; thence run Westerly 11.38 feet; thence run North 145.6 feet to the point of beginning.**

**AND**

### **TRACT 3:**

**A part of South 75 feet of Lots 12 & 13, Block 4, Riffel & Rhoton's Forest Park Highlands Addition to the City of Little Rock, Pulaski County, Arkansas, described as follows: Commencing at the Southwest corner of the South 75 feet of Lot 13; thence Easterly 13.32 feet to a point of beginning; thence run Easterly 86.68 feet; thence run North 75 feet; thence run Westerly 85.89 feet; thence run South 74.97 feet to the point of beginning.**





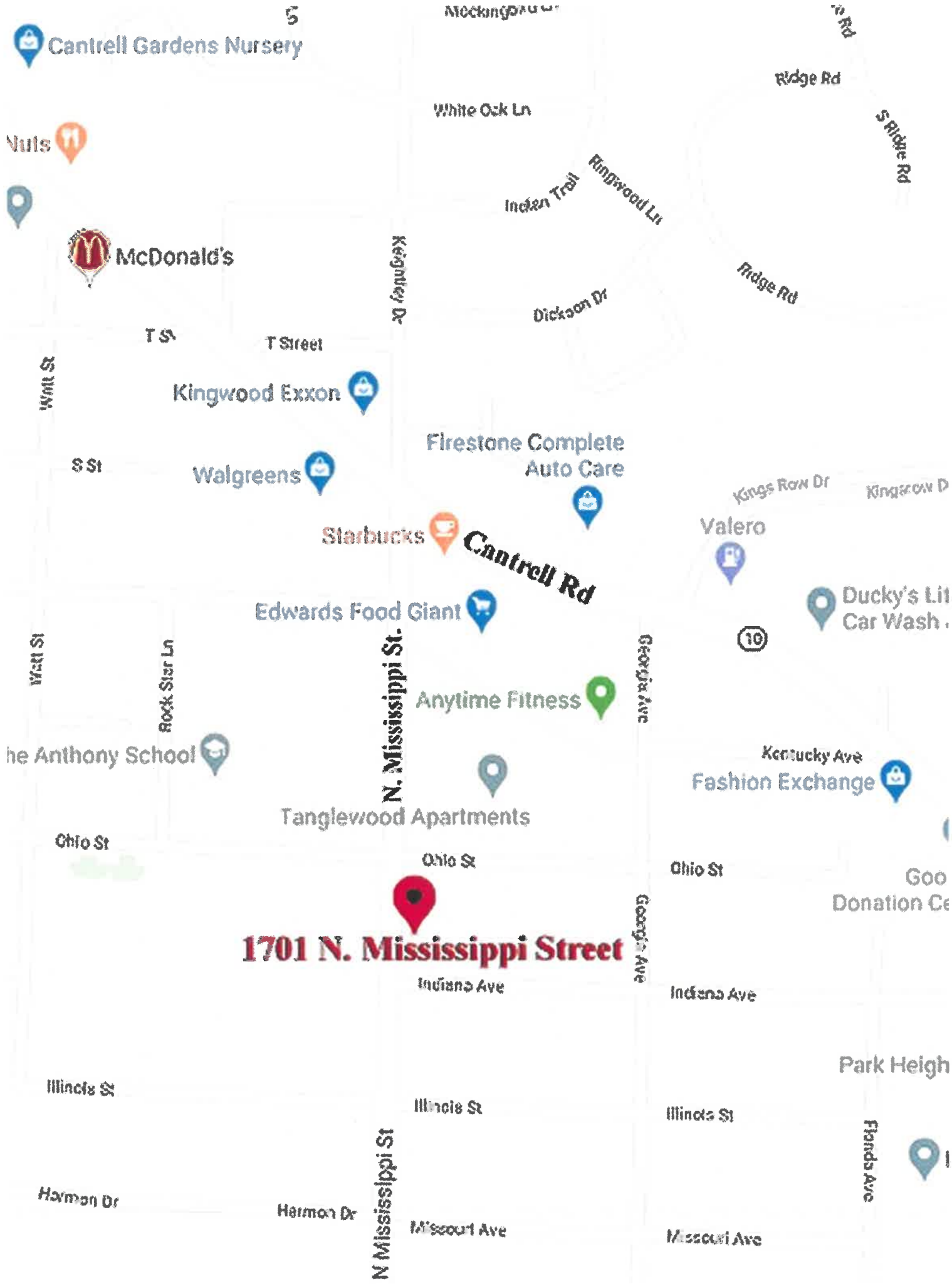


**1701, 1721 &  
1723 N. Mississippi St.  
Little Rock, AR 72207**

**OHIO ST**

**INDIANA AVE**





Cantrell Gardens Nursery

Nuts

McDonald's

T St

T Street

Kingwood Exxon

S St

Walgreens

Firestone Complete Auto Care

Starbucks

Cantrell Rd

Edwards Food Giant

Anytime Fitness

he Anthony School

Rock Star Ln

N. Mississippi St.

Tanglewood Apartments

Ohio St

Ohio St

1701 N. Mississippi Street

Indiana Ave

Georgia Ave

Georgia Ave

Ohio St

Indiana Ave

Fashion Exchange

Kentucky Ave

Ducky's Lil Car Wash

Valero

Kings Row Dr

Kings Row Dr

10

Good Donation Ce

Park Heights

Florida Ave

Illinois St

Illinois St

Illinois St

Missouri Ave

Missouri Ave

Harmon Dr

Harmon Dr

N Mississippi St

# WILSON REAL ESTATE AUCTIONEERS, INC.

## TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson ("Broker") whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at [www.wilsonauctioneers.com](http://www.wilsonauctioneers.com), and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in "**AS IS, WHERE IS**" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the "Lead Warning Statement" in the Sale Contract.
6. **REGISTRATION:** Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier's check in the amount specified under "Terms on Real Estate" to Auctioneer at registration. This must be in the form of cashier's check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.



7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid, unless the auction is ordered by the court. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues, or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.
14. **OFFERS:** If an offer is submitted to the seller during the marketing period or the online bidding time period, the seller reserves the right to cancel the auction at his / her discretion.

## **Multi-Par Auction Method**

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

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

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

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

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

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

## **Helpful bidding tips**

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



## **ATTENTION: LITTLE ROCK REAL ESTATE INVESTORS!**

(3) Homes on N. Mississippi Street in Little Rock ~ 2 Blocks South of Cantrell Road ~ Zoned R2 w/CUP for Daycare Facilities ~ All (3) Lots Total Over 1/2 Acre w/Over 300+/- Feet on N. Mississippi Street ~ Offered in (3) Tracts & Any Combination on Auction Day ~ Selling On-site w/Live, Online Bidding Available ~ **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

# **LITTLE ROCK MULTI-PARCEL ABSOLUTE REAL ESTATE AUCTION**

**FRIDAY ~ MARCH 20, 2020 ~ 11:00 A.M.**

**1701 N. MISSISSIPPI ST. ~ LITTLE ROCK, AR 72207**

**DIRECTIONS:** *From the Intersection of Cantrell Rd. & N. Mississippi St. ~ Turn South onto N. Mississippi St. & Travel 2 Blocks ~ Watch for Auction Signs & Property on the East Side of Mississippi.*

**REAL ESTATE DESCRIPTION:** These (3) Residential Properties are Currently Under a Conditional Use Permit for Operation as Daycare Facilities & Sit Facing N. Mississippi Street w/Over 300+/- Ft. of Frontage on Over 0.6+/- Acres Total ~ Total Lot Size is 200+/- Ft. Wide by 100+/- Ft. Deep ~ The (3) Homes have All been Remodeled to Operate as Daycares in the Past, w/One Currently in Operation on a Month-to-Month Lease ~ All Homes are Fenced & Offer Security Systems & Parking for Each Tract ~ Average Daily Traffic Count of 12,000+/- VPD ~ A Rare Opportunity to Own a Block of Road Frontage on Mississippi Street ~ **Selling Regardless of Price on Auction Day!**

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**INSPECTION:** Showings by Appointment Only, Contact Agent, **Peter Guerin at 501-733-6795/[peter@wilsonauctioneers.com](mailto:peter@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](http://WilsonAuctioneers.com) - AAL #4**