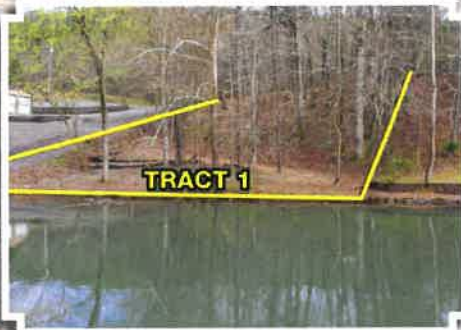
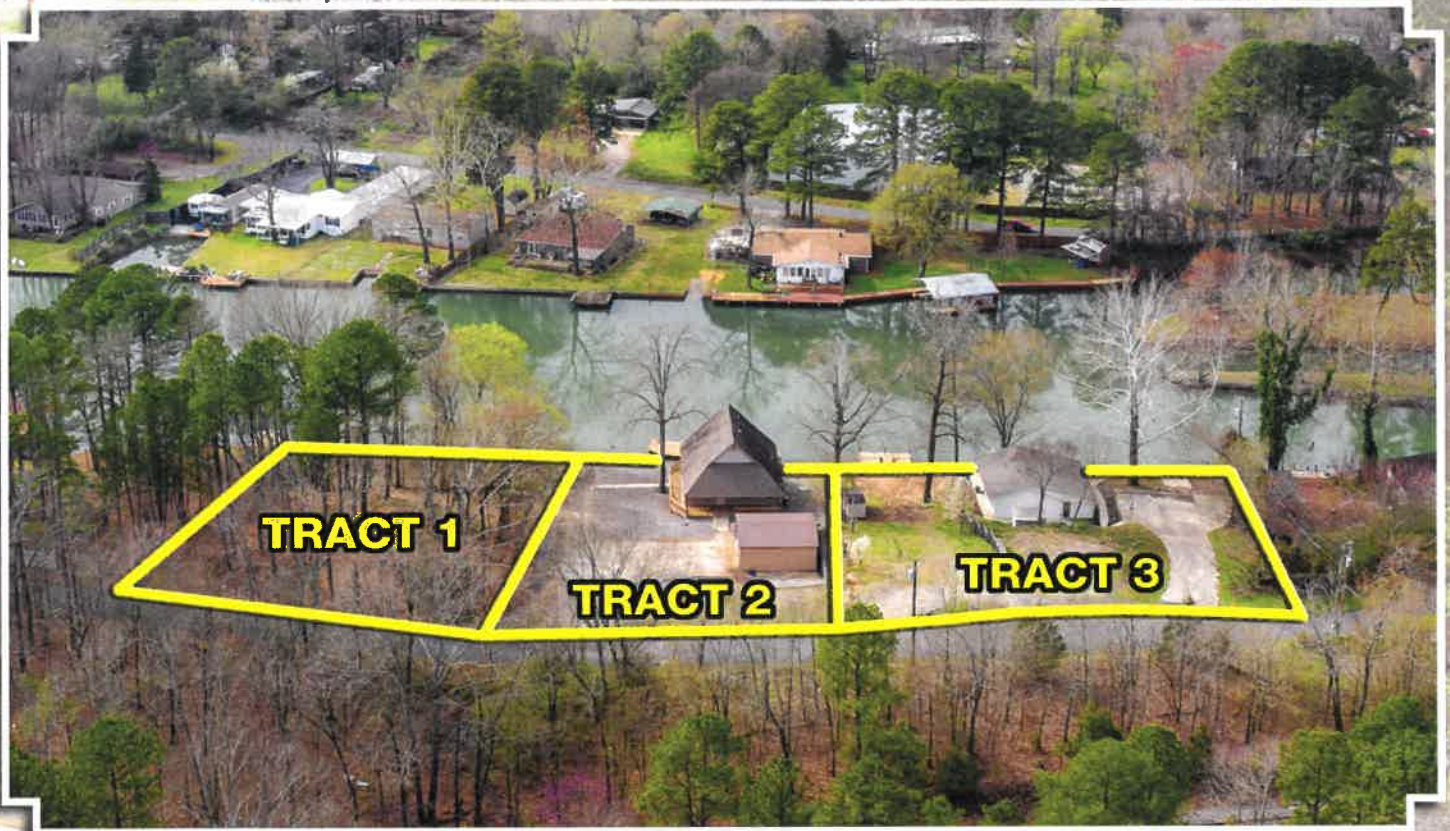


# LAKE HAMILTON ABSOLUTE (2) HOMES & LOT AUCTION



**265 LEDGEROCK ROAD**



**277 LEDGEROCK ROAD**



**289 LEDGEROCK ROAD**

**Tuesday | May 19, 2020 | 11:00 A.M.**  
**265, 277 & 289 Ledgerock Road**  
**Hot Springs, Arkansas 71913**  
**[WilsonAuctioneers.com](http://WilsonAuctioneers.com)**



April 2, 2020

Dear Prospective Buyer:

This property is conveniently less than 1 mile from Exit 1 on the MLK Expressway, and only 10 minutes from Oaklawn Racing and Gaming Casino. Lots 5-11 in the Judy Acres Subdivision feature 350+/- feet of lake frontage and incredible views of Lake Hamilton. This incredible property will be offered in (3) individual tracts and combinations and is **selling regardless of price on auction day!**

**Tract 1, 265 Ledgerock Road** consists of lots 5 and 6 in the Judy Acres Subdivision selling as a package. This exceptional building lot of approximately 0.4+/- acres has been selectively cleared, leaving mature trees as it slopes down to the 100+/- feet of Lake Hamilton Frontage. The lot is 1/2 mile north of Highway 270 West bridge, with paved road frontage on Ledgerock Road.

**Tract 2, 277 Ledgerock Road** contains a newly updated, move-in ready, 3 bedroom/ 2 bath, 2,060+/- square foot multi-level vinyl siding exterior home built in the year 2006 with wrap-around multi-level covered patios and decks with a hot tub. Plus, a detached metal 2-car garage built in the year 2018. The house sits on lots 7 and 8 with 100+/- feet of Lake Hamilton Frontage. There is a poured concrete driveway, private boat launch ramp, and a swim dock with a boat tie-up. The 2020 updates include new carpet in all bedrooms and the sleeping loft and refinished hardwood floors in the living room. And there are new interior and exterior LED lighting fixtures and ceiling fans, freshly painted interior walls throughout, new Faux wood blinds, all new GE kitchen appliances, wine chiller, and more! Plus, the home has a newer roof. The **main level** of the house consists of a master bedroom with a walk-in closet and a vaulted ceiling in the dining/living room with incredible lake views. The kitchen has painted cabinets and new GE appliances, including a fridge, range, dishwasher, and microwave. This level also has a full bathroom. The **upper level** offers a 15x15 foot sleeping loft accessed by a spiral staircase. The **lower level** contains a huge open room for entertaining with a pool table, wet bar, and (3) double windows overlooking the lake. Plus, on this level are (2) additional spacious bedrooms, a full bathroom, and a laundry closet.

**Tract 3, 289 Ledgerock Road** is a completely remodeled and updated, 3 bedroom/ 2 bath, 1,105+/- square foot single-story concrete home built in 1992 on lots 9, 10, and 11, with 150+/- feet of Lake Hamilton frontage and seawall in the Judy Acres Subdivision. The 2020 updates include all new vinyl plank and carpet flooring, new kitchen cabinets, countertops, and a sink, all new LED light fixtures and ceiling fans, freshly painted interior walls and ceilings, new vinyl windows, a new water heater, new toilets, and new interior doors. There is also a newer roof and newly wrapped soffit and fascia. A wide, poured concrete driveway leads to a 25x40 foot concrete parking pad that would be an excellent place to build a multi-car carport or garage, and there is an RV pad. Plus, there are (2) permanent swim docks with boat tie-ups and a lakeside patio.

All city utilities are available, including electricity, water, gas, and sewer. These properties are in the Hot Springs School District. ***Remember, these incredible Lake Hamilton properties are selling regardless of price on auction day!***

If you have further questions after reviewing this information packet, please don't hesitate to call me, **Doug Westgate, at (501) 815-4004**. We look forward to working with you on auction day at the Auction Location, **277 Ledgerock Road in Hot Springs, Arkansas at 11:00 a.m. on May 19th.**

A handwritten signature in black ink that reads "Doug Westgate". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Doug Westgate, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTIONS:** See Attachment

**TERMS AND CONDITIONS:** (TRACT 1) \$10,000.00 ~ (TRACT 2) \$25,000.00 ~ (TRACT 3) \$15,000.00, All in the Form of a Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

**CLOSING COMPANY:** Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 110 Ouachita Avenue, Hot Springs, Arkansas 71901 ~ (501) 624-2541 ~ Fax/ 623-4552.

**GENERAL INFORMATION:** Conveniently Located Less than 1 Mile from Exit 1 on the MLK Expressway & Only 10 Minutes from Oaklawn Racing & Gaming Casino ~ Lots 5-11 in the Judy Acres Subdivision Feature 350+/- Ft. of Lake Frontage & Incredible Views of Lake Hamilton ~ This Incredible Property will be Offered in 3 Individual Tracts & Combinations & is **Selling Regardless of Price on Auction Day!** ~ (TRACT 1) **265 Ledgerock Rd.** ~ Lots 5 & 6 in the Judy Acres Subdivision Selling as a Package ~ This Exceptional Building Lot of Approximately 0.4+/- Acres has been Selectively Cleared, Leaving Mature Trees as it Slopes Down to the 100+/- Ft. of Lake Hamilton Frontage ~ Located 1/2 Mile North of HWY 270 W. Bridge w/Paved Road Frontage on Ledgerock Road ~ (TRACT 2) **277 Ledgerock Rd.** ~ This Newly Updated, Move-in Ready, 3 Bedroom/ 2 Bath, 2,060+/- SF Multi-level Vinyl Siding Exterior Home Built in 2006 w/Wrap-around Multi-level Covered Patios & Decks w/Hot Tub & Detached Metal 2-Car Garage Built in 2018 ~ Sits on Lots 7 & 8 w/ 100+/- Ft. of Lake Hamilton Frontage w/a Poured Concrete Driveway, Private Boat Launch Ramp & Swim Dock w/Boat Tie-up ~ New 2020 Updates Include New Carpet in All Bedrooms & Sleeping Loft, Refinished Hardwood Floors in Living Room, All New Interior & Exterior LED Lighting Fixtures & Ceiling Fans, Freshly Painted Interior Walls Throughout, New Faux Wood Blinds, All New GE Kitchen Appliances, Wine Chiller & More! ~ Newer Roof ~ **Main Level** Consists of a Master Bedroom w/Walk-in Closet ~ Vaulted Ceiling in Dining/Living Room w/Incredible Lake Views ~ Kitchen w/Painted Cabinets & New GE Appliances Including Fridge, Range, Dishwasher & Microwave ~ Full Bathroom ~ **Upper Level** 15x15 Ft. Sleeping Loft Accessed by a Spiral Staircase ~ **Lower Level** Contains a Huge Open Room for Entertaining w/Pool Table, Wet Bar & 3 Double Windows Overlooking the Lake ~ (2) Additional Spacious Bedrooms ~ Full Bathroom ~ Laundry Closet ~ (TRACT 3) **289 Ledgerock Rd.** ~ This Completely Remodeled & Updated, 3 Bedroom/ 2 Bath, 1,105+/- SF Single-story Concrete Home was Built in 1992 on Lots 9, 10 & 11, w/ 150+/- Ft. of Lake Hamilton Frontage & Seawall in the Judy Acres Subdivision ~ 2020 Updates Include All New Vinyl Plank & Carpet Flooring, New Kitchen Cabinets, Countertops & Sink, All New LED Light Fixtures & Ceiling Fans, Freshly Painted Interior Walls & Ceilings, New Vinyl Windows, New Water Heater, New Toilets & New Interior Doors ~ Newer Roof & Newly Wrapped Soffit & Fascia ~ Wide, Poured Concrete Driveway Leads to a 25x40 Ft. Concrete Parking Pad that would be an Excellent Place to Build a Multi-car Carport or Garage ~ RV Pad ~ (2) Permanent Swim Docks w/Boat Tie-ups & Lakeside Patio ~ All City Utilities Including Electricity, Water, Gas & Sewer ~ Hot Springs School District ~ **Offers Made Prior to Auction Day are Welcome! ~ REMEMBER, THESE INCREDIBLE LAKE HAMILTON PROPERTIES ARE SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

**REAL ESTATE TAXES FOR YEAR 2019:**

(TRACT 1) 265 Ledgerock Rd. ~ \$ 523.00

(TRACT 2) 277 Ledgerock Rd. ~ \$2,156.40

(TRACT 3) 289 Ledgerock Rd. ~ \$1,458.37

**SCHOOL DISTRICT:** Hot Springs

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 DESCRIPTIONS:**

### **(TRACT 1) 265 Ledgerock Rd.**

Lots 5 and 6, Judy Acres Subdivision, Garland County, Arkansas, as Recorded, in Plat Book 1, at Page 58, Records of Garland County Arkansas.

### **(TRACT 2) 277 Ledgerock Rd.**

Lots 7 and 8, Judy Acres Subdivision, Garland County, Arkansas, as Recorded, in Plat Book 1, at Page 58, Records of Garland County Arkansas.

### **(TRACT 3) 289 Ledgerock Rd.**

Lots 9, 10 and 11, Judy Acres Subdivision, Garland County, Arkansas, as Recorded, in Plat Book 1, at Page 58, Records of Garland County Arkansas.

BOUNDARY SURVEY  
LOTS 5 THRU 11  
JUDY ACRES SUBDIVISION  
277 LEDGER ROCK ROAD  
DOUG WESTGATE  
PREPARED FOR:



STATE PLANE COORDINATES  
AR KANSAS SOUTH ZONE, NAD 1983  
U.S. SURVEY FOOT  
BEARING: GRID  
DISTANCE: GRID  
COMBINED SCALE FACTOR:  
0.999951484  
CONVERGENCE ANGLE: -0° 37'  
32.37140"  
VALVE TAKEN AT SOUTHEAST  
CORNER OF LOT 5

DATE	DESCRIPTION

This document and the ideas and designs incorporated herein are the property of Crafton Tull & Associates, Inc., and are not to be used, in whole or in part, for any other project, without the written authorization of Crafton Tull & Associates, Inc.

1000 Lehighway Dr.  
Conway, Arkansas 72024



engineering surveying  
501.328.3316  
www.craftontull.com



PROJECT NO. 20200100  
ISSUE DATE 03/29/2020  
CHECKED BY N. TUCKER  
SHEET NO. 1 OF 1



- PROPERTY LINE
- CENTERLINE ROAD
- BUILDING SETBACKS
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- FLOODPLAIN LIMITS

- SET 5/8" REBAR WITH CAP, LS #1755
- FOUND IRON PIN (AS NOTED)



LOTS 5 THROUGH 11, JUDY ACRES  
SUBDIVISION, GARLAND COUNTY, AR KANSAS,  
AS RECORDED, IN PLAT BOOK 1, AT PAGE 58,  
RECORDS OF GARLAND COUNTY AR KANSAS.



BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN  
ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN AND ZONE AE (ZONE AE ARE AREAS OF THE SPECIAL FLOOD  
HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD WITH  
BASE FLOOD ELEVATIONS DETERMINED), AS PER FEMA FIRM MAP COMMUNITY  
PANEL NUMBER 0600840940D, DATED JANUARY 20, 2010. BASED UPON SURVEYORS  
INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN  
RELATION TO THE PROPERTY LINES.



FOR USE AND BENEFIT: DOUG WESTGATE AND LENDERS TITLE COMPANY

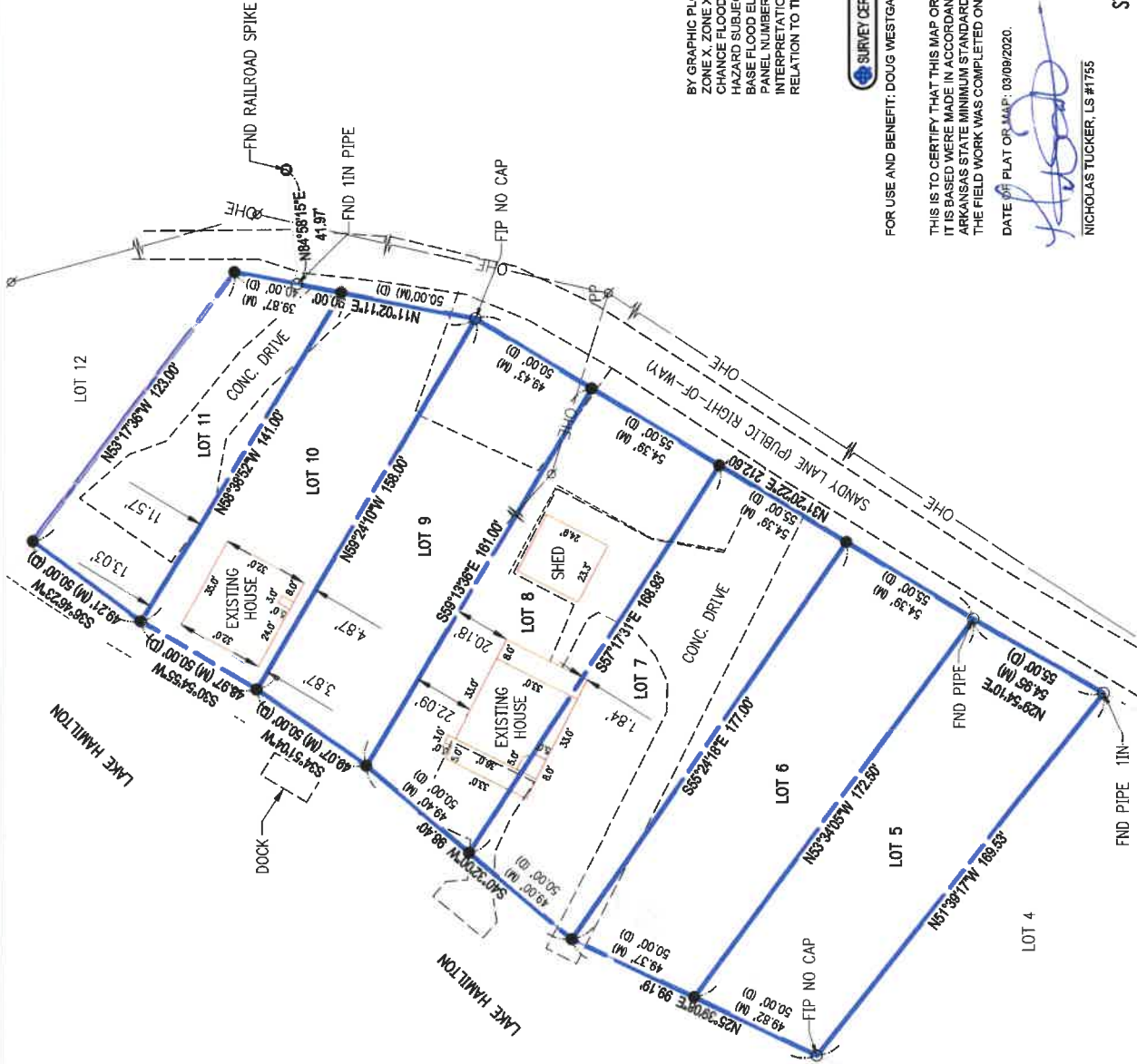
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH  
IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT  
AR KANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.  
THE FIELD WORK WAS COMPLETED ON 03/05/2020.

DATE OF PLAT OR MAP: 03/09/2020

*Nicholas Tucker*

NICHOLAS TUCKER, LS #1755

STATE PLAT CODE: PLATTED SUBDIVISION





**TRACT 1**

**265 Ledgerrock Rd.**





**TRACT 2**

**277 Ledgerrock Rd.**





**TRACT 3**

**289 Ledgerock Rd.**







**AUCTION LOCATION:**

**277 Ledgerock Rd**

## **Multi-Par Auction Method**

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

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

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

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

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

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

## **Helpful bidding tips**

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



# WILSON REAL ESTATE AUCTIONEERS, INC.

## TERMS OF AUCTION

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

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at [www.wilsonauctioneers.com](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.



**ATTENTION: LAKE HAMILTON HOME & LOT BUYERS, VACATION RENTAL OWNERS & INVESTORS!**

**(7) Lots w/ 350+/- Ft. of Lake Hamilton Frontage, (2) Homes, (3) Docks, Launch Ramp & RV Pad ~ Conveniently Located Less than a Mile from the MLK Expressway ~ Both Homes are Completely Remodeled, Updated & Move-in Ready ~ Selling Onsite w/Live, Online Bidding Available ~ SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

# **LAKE HAMILTON ABSOLUTE (2) HOMES & LOT AUCTION**

**TUESDAY ~ MAY 19, 2020 ~ 11:00 A.M.**

**265, 277 & 289 LEDGEROCK RD. ~ HOT SPRINGS, AR 71913**

**DIRECTIONS:** From Exit 1 at the West End of MLK EXPWY in Hot Springs, go 1/4 Mi. West on HWY 270/Albert Pike Rd., Turn Right onto Ledgerock Rd. & Travel 0.3 Mi. ~ Watch for Auction Sign & Home on the Left.

**REAL ESTATE DESCRIPTION:** Conveniently Located Less than 1 Mile from Exit 1 on the MLK Expressway & Only 10 Minutes from Oaklawn Racing & Gaming Casino ~ Lots 5-11 in the Judy Acres Subdivision Feature 350+/- Ft. of Lake Frontage & Incredible Views of Lake Hamilton ~ This Incredible Property will be Offered in 3 Individual Tracts & Combinations & is **Selling Regardless of Price on Auction Day!** ~ **(TRACT 1) 265 Ledgerock Rd.** ~ Lots 5 & 6 in the Judy Acres Subdivision Selling as a Package ~ This Exceptional Building Lot of Approximately 0.4+/- Acres has been Selectively Cleared, Leaving Mature Trees as it Slopes Down to the 100+/- Ft. of Lake Hamilton Frontage ~ Located 1/2 Mile North of HWY 270 W. Bridge w/Paved Road Frontage on Ledgerock Road ~ **(TRACT 2) 277 Ledgerock Rd.** ~ This Newly Updated, Move-in Ready, 3 Bedroom/ 2 Bath, 2,060+/- SF Multi-level Vinyl Siding Exterior Home Built in 2006 w/Wrap-around Multi-level Covered Patios & Decks w/Hot Tub & Detached Metal 2-Car Garage Built in 2018 ~ Sits on Lots 7 & 8 w/ 100+/- Ft. of Lake Hamilton Frontage w/a Poured Concrete Driveway, Private Boat Launch Ramp & Swim Dock w/Boat Tie-up ~ New 2020 Updates Include New Carpet in All Bedrooms & Sleeping Loft, Refinished Hardwood Floors in Living Room, All New Interior & Exterior LED Lighting Fixtures & Ceiling Fans, Freshly Painted Interior Walls Throughout, New Faux Wood Blinds, All New GE Kitchen Appliances, Wine Chiller & More! ~ Newer Roof ~ **Main Level** Consists of a Master Bedroom w/Walk-in Closet ~ Vaulted Ceiling in Dining/Living Room w/Incredible Lake Views ~ Kitchen w/Painted Cabinets & New GE Appliances Including Fridge, Range, Dishwasher & Microwave ~ Full Bathroom ~ **Upper Level** 15x15 Ft. Sleeping Loft Accessed by a Spiral Staircase ~ **Lower Level** Contains a Huge Open Room for Entertaining w/Pool Table, Wet Bar & 3 Double Windows Overlooking the Lake ~ (2) Additional Spacious Bedrooms ~ Full Bathroom ~ Laundry Closet ~ **(TRACT 3) 289 Ledgerock Rd.** ~ This Completely Remodeled & Updated, 3 Bedroom/ 2 Bath, 1,105+/- SF Single-story Concrete Home was Built in 1992 on Lots 9, 10 & 11, w/ 150+/- Ft. of Lake Hamilton Frontage & Seawall in the Judy Acres Subdivision ~ 2020 Updates Include All New Vinyl Plank & Carpet Flooring, New Kitchen Cabinets, Countertops & Sink, All New LED Light Fixtures & Ceiling Fans, Freshly Painted Interior Walls & Ceilings, New Vinyl Windows, New Water Heater, New Toilets & New Interior Doors ~ Newer Roof & Newly Wrapped Soffit & Fascia ~ Wide, Poured Concrete Driveway Leads to a 25x40 Ft. Concrete Parking Pad that would be an Excellent Place to Build a Multi-car Carport or Garage ~ RV Pad ~ (2) Permanent Swim Docks w/Boat Tie-ups & Lakeside Patio ~ All City Utilities Including Electricity, Water, Gas & Sewer ~ Hot Springs School District ~ **Offers Made Prior to Auction Day are Welcome! ~ REMEMBER, THESE INCREDIBLE LAKE HAMILTON PROPERTIES ARE SELLING REGARDLESS OF PRICE ON AUCTION DAY!** ~ For Additional Information, Survey, Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

**AUCTIONEER'S NOTE:** Both homes would make excellent primary residences, weekender/vacation homes, or exceptional income producing VRBO properties!

**TERMS ON REAL ESTATE:** **(TRACT 1) \$10,000.00 ~ (TRACT 2) \$25,000.00 ~ (TRACT 3) \$15,000.00**, All in the Form of a Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

**INSPECTION:** Properties can be Viewed at Any Time ~ Contact Agent, **Doug Westgate at 501-815-4004/ [doug@wilsonauctioneers.com](mailto:doug@wilsonauctioneers.com)** ~ Doors Open & Auctioneers will be On-site at 10:00 a.m. for Inspection 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](http://WilsonAuctioneers.com) - AAL #4**