

HOT SPRINGS VILLAGE HOME, RESIDENTIAL LOT & PERSONAL PROPERTY ONLINE ONLY ABSOLUTE AUCTION



(Real Estate) ONLINE ONLY

Bidding Starts: May 6, 2020 at 10:00 a.m. | Bidding Ends: May 6th at 3:00 p.m.

(Personal Property) ONLINE ONLY

Bidding Starts: April 10th at 1:00 p.m. | Bidding Ends: May 6th at 8:00 p.m.

WilsonAuctioneers.com

April 2, 2020

Dear Prospective Buyer:

This 1,595+/- square foot, 2 bedroom/ 2 bath brick home was custom-built in 2008 with attention to details. The seller moved out of state in January 2020 to be closer to family. The house is in excellent condition, containing an open living, dining, and kitchen area. The Chef's kitchen has a Viking range (propane) in the center island, a wall oven, and warming drawer, maple cabinets, and granite surfaces. A spacious master suite offers a double tray ceiling, and the bath was remodeled in 2018, including a huge tiled shower, granite surfaces with raised glass bowl sinks, tile flooring, stack washer/dryer connections, and a walk-in closet. The rear porch was enclosed in 2012 and updated with tile floors, ceiling fans, double insulated windows, a heat/air unit and freestanding wood burning antique cookstove. There is an attached 2-car garage with (2) breaker panels, a mud sink, washer/dryer connections, and plenty of room for storage cabinets. This house also has a tankless water heater, and the outside heat/air unit replaced in 2017. The property has a professionally landscaped, low maintenance pebble lawn, and drought-resistant shrubs. The home is in Garland County and Fountain Lake School District. This auction is an excellent opportunity to own a beautiful, low maintenance home in a unique Golf Resort Community! Do not miss your chance to own this perfect home, and **it's selling online only, regardless of price to the highest bidder on auction day!**

Also selling a prime residential lot located at 79 Biarritz Way in Hot Springs Village; Lot 23, Block 3, Baltanas Subdivision. This lot has 68+/- feet of street frontage x 129+/- foot deep x 124+/- foot at the rear. The lot is in Saline County and Fountain Lake School District. This auction is a great opportunity to own a fantastic residential lot in a unique golf resort community! Do not miss this chance to own this beautiful lot near the Ponce De Leon Golf Course, and **it's selling online only, 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**. Remember, the home and lot are selling by Online Bidding Only. ***Bidding Starts on Wednesday, May 6th at 10:00 a.m. and Bidding Ends on Wednesday May 6th at 3:00 p.m.***

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 DESCRIPTIONS: See Attachments

TERMS AND CONDITIONS: Real Estate Offered **ONLINE ONLY** ~ (HOME) \$15,000.00 ~ (LOT) \$2,500.00, All in the Form of a Cashier's Check ***made Payable to Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Earnest Money Must be Delivered by Mail or Electronic Transfer to Wilson Auctioneers, Inc. Escrow Account Prior to Start of Bidding ~ See Website for More Details ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Bidding Starts: Wednesday, May 6th at 10:00 a.m.** ~ **Bidding Ends: Wednesday, May 6th at 3:00 p.m.** ~ **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: (Home – 57 Justa Via Way) This Beautiful Home will be Sold **ONLINE ONLY** ~ 1,595+/- SF, 2 Bedroom/ 2 Bath Brick Home ~ Custom-built in 2008 w/Attention to Details ~ Seller Moved Out of State in January 2020 to be Closer to Family ~ Maintained in Excellent Condition ~ Open Living, Dining & Kitchen Area ~ Chef's Kitchen w/Viking Range (Propane) in Center Island, Wall Oven & Warming Drawer, Maple Cabinets & Granite Surfaces ~ Spacious Master Suite w/Double Tray Ceiling, Bath was Remodeled in 2018 & Includes a Huge Tiled Shower, Granite Surfaces w/Raised Glass Bowl Sinks, Tile Flooring, Stack Washer/Dryer Connections & Walk-in Closet ~ Rear Porch was Enclosed in 2012 & Updated w/Tile Floors, Ceiling Fans, Double Insulated Windows, Heat/Air Unit & Freestanding Wood Burning Antique Cookstove ~ Attached 2-Car Garage w/(2) Breaker Panels, Mud Sink, Washer/Dryer Connections & Plenty of Room for Storage Cabinets ~ Tankless Water Heater ~ Outside Heat/Air Unit Replaced in 2017 ~ Professionally Landscaped w/Low Maintenance Pebble Lawn & Drought-resistant Shrubs ~ Home is Located in Garland County ~ Fountain Lake School District ~ This is a Great Opportunity to Own a Beautiful, Low Maintenance Home in a Unique Golf Resort Community! ~ POA Dues \$69.05 Per Month ~ Do Not Miss Your Chance to Own this Perfect Home ~ **Remember, it's Selling Online Only & Will Sell Regardless of Price to the Highest Bidder on Auction Day!**

(Lot – 79 Biarritz Way) This Prime Residential Lot will be Sold **ONLINE ONLY** ~ Lot 23, Block 3, Baltanas Subdivision ~ 68+/- Ft. of Street Frontage x 129+/- Ft. Deep x 124+/- Ft. at Rear ~ Located in Saline County ~ Excellent Fountain Lake School District ~ Hot Springs Village POA Dues \$39.85 Per Month ~ Real Estate Taxes \$22.25 Yearly ~ This is a Great Opportunity to Own a Beautiful, Residential Lot in a Unique Golf Resort Community! ~ Do Not Miss Your Chance to Own this Beautiful Lot Near the Ponce De Leon Golf Course ~ **REMEMBER, THIS LOT IS SELLING ONLINE ONLY & WILL SELL REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

REAL ESTATE TAXES FOR YEAR 2019:

(Home – 57 Justa Via Way)	\$1,152.00
(Lot – 79 Biarritz Way)	\$22.25

POA DUES:

(Home – 57 Justa Via Way)	\$69.05 (Per Month)
(Lot – 79 Biarritz Way)	\$39.85 (Per Month)

SCHOOL DISTRICT: Fountain Lake

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:

(Home – 57 Justa Via Way)

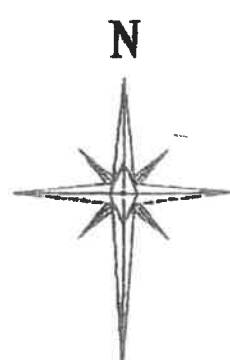
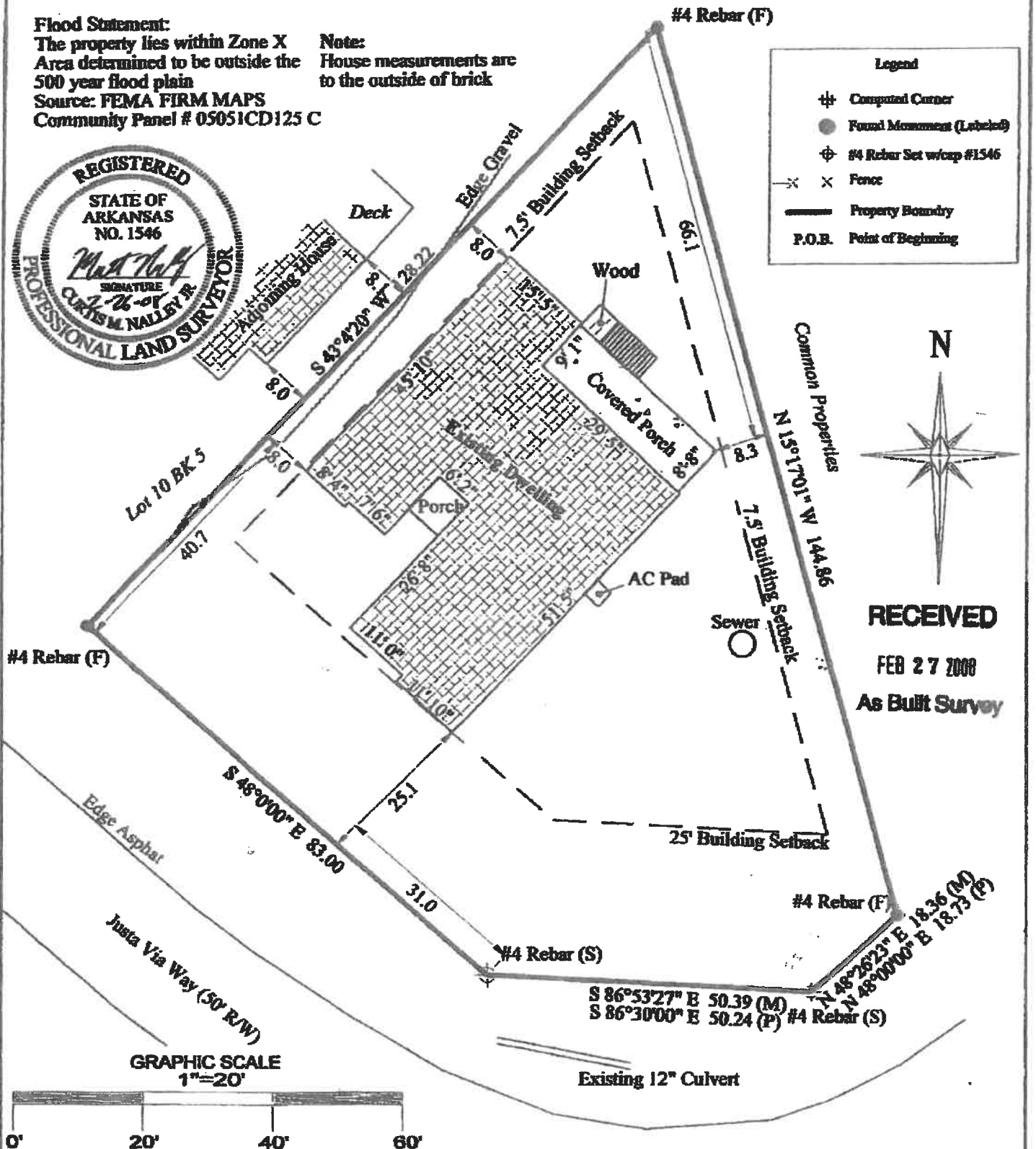
LOT 11, BLOCK 5, BALBOA SUBDIVISION, HOT SPRINGS VILLAGE, GARLAND COUNTY, ARKANSAS.

Flood Statement:
 The property lies within Zone X
 Area determined to be outside the
 500 year flood plain
 Source: FEMA FIRM MAPS
 Community Panel # 05051CD125 C

Note:
 House measurements are
 to the outside of brick



Legend	
⊕	Computed Corner
●	Found Monument (Labelled)
⊕	#4 Rebar Set w/cap #1546
×	Fence
—	Property Boundary
P.O.B.	Point of Beginning



RECEIVED
 FEB 27 2008
 As Built Survey

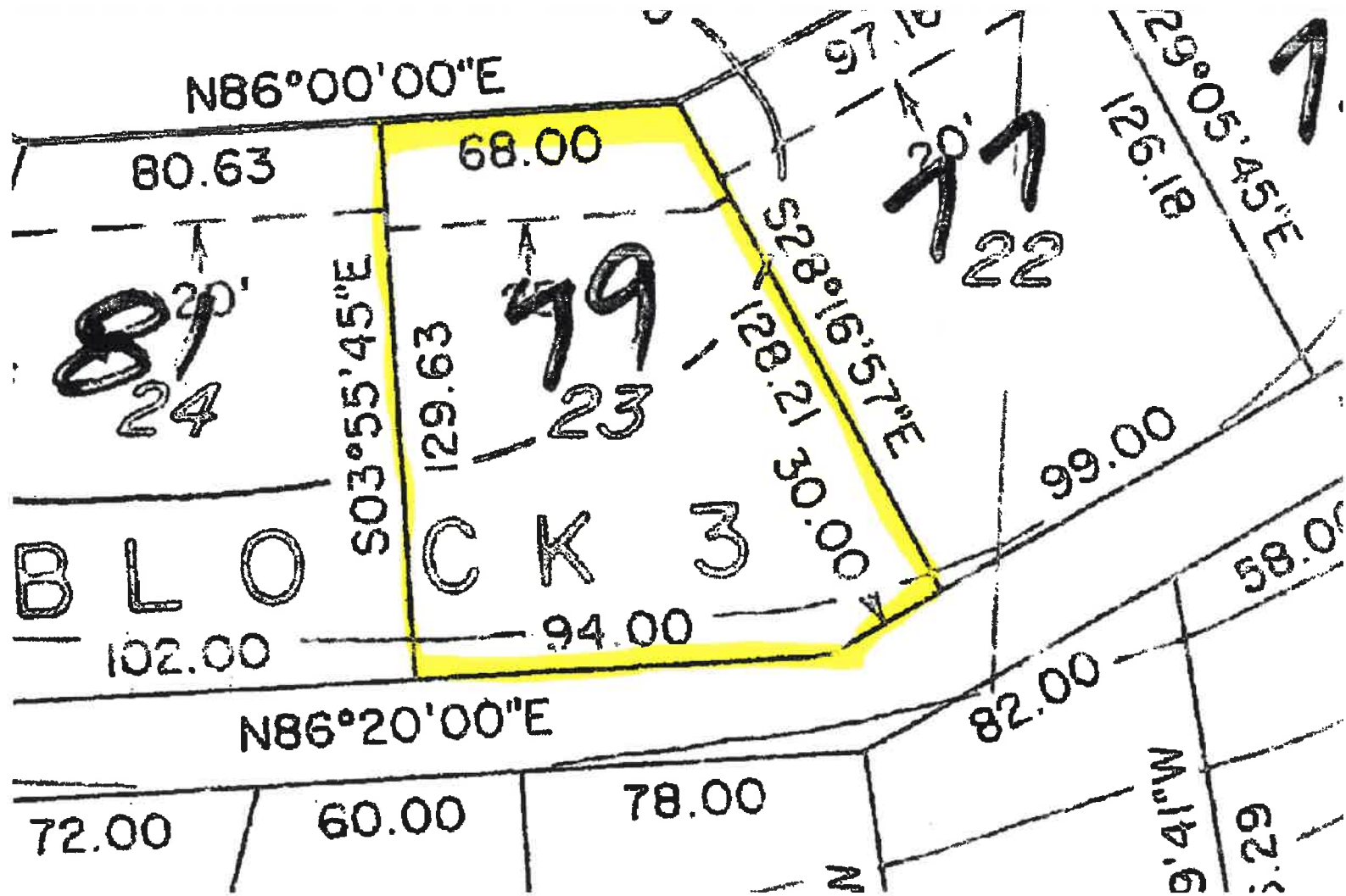


RCC Solutions LLC				LEGAL DESCRIPTION	
PROFESSIONAL SURVEYING				Lot 11, Block 5 of the Balboa Subdivision to Hot Springs Village, Arkansas.	
CLIENT	A K Builders	DESIGN	Mark Nalley		
LOCATION	Justa Via Way	OWNER	Mark Nalley		
City, State	Hot Springs Village, AR	CREATED BY	Mark Nalley		
Date Drawn	2-26-08	APPROVED			
Date of Survey	2-26-08	SCALE	1" = 20'		
2023 Military Road, Suite 3 Rutledge, Arkansas 72015				501-460-6451 FAX: 501-776-2644	

LEGAL DESCRIPTION:

(Lot – 79 Biarritz Way)

LOT 23, BLOCK 3, BALTANAS SUBDIVISION, HOT SPRINGS VILLAGE, SALINE
COUNTY, ARKANSAS.



WILSON REAL ESTATE AUCTIONEERS, INC.

TERMS OF AUCTION

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

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

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid, unless the auction is ordered by the court. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. Earnest Money, to be *Placed in Wilson Auctioneers, Inc. Escrow Account Prior to Online Bidding*; Contact Our Office for Earnest Money Deposit Instructions. 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.

Beautiful Hot Springs Village Home Adjacent to Balboa Golf Course ~ 1,595+/- SF, 2BR/2BA ~ 2-Car Garage ~ Brick Exterior ~ Built in 2008 ~ Maintained in Excellent Condition ~ Also Selling S/S Fridge, Freezer, Washer/Dryer ~ Household Furnishings & Accessories ~ Antique Wooden Icebox, China, Crystal, Quilts & Dinnerware ~ Garage Full of Power Tools! ~

Real Estate & Personal Property Offered ONLINE ONLY ~

EVERYTHING, SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!

HOT SPRINGS VILLAGE HOME & PERSONAL PROPERTY ONLINE ONLY ABSOLUTE AUCTION

(REAL ESTATE) WED. ~ MAY 6, 2020 ~ 10:00 A.M. until 3:00 P.M.

(PERSONAL PROPERTY) FRI., APRIL 10TH @ 1:00 P.M. UNTIL WED., MAY 6TH @ 8:00 P.M.

57 JUSTA VIA WAY ~ HOT SPRINGS VILLAGE, AR 71909

REAL ESTATE DESCRIPTION: This Beautiful Home will be Sold ONLINE ONLY ~ 1,595+/- SF, 2 Bedroom/ 2 Bath Brick Home ~ Custom-built in 2008 w/Attention to Details ~ Seller Moved Out of State in January 2020 to be Closer to Family ~ Maintained in Excellent Condition ~ Open Living, Dining & Kitchen Area ~ Chef's Kitchen w/Viking Range (Propane) in Center Island, Wall Oven & Warming Drawer, Maple Cabinets & Granite Surfaces ~ Spacious Master Suite w/Double Tray Ceiling, Bath was Remodeled in 2018 & Includes a Huge Tiled Shower, Granite Surfaces w/Raised Glass Bowl Sinks, Tile Flooring, Stack Washer/Dryer Connections & Walk-in Closet ~ Rear Porch was Enclosed in 2012 & Updated w/Tile Floors, Ceiling Fans, Double Insulated Windows, Heat/Air Unit & Freestanding Wood Burning Antique Cookstove ~ Attached 2-Car Garage w/(2) Breaker Panels, Mud Sink, Washer/Dryer Connections & Plenty of Room for Storage Cabinets ~ Tankless Water Heater ~ Outside Heat/Air Unit Replaced in 2017 ~ Professionally Landscaped w/Low Maintenance Pebble Lawn & Drought-resistant Shrubs ~ Home is Located in Garland County ~ Fountain Lake School District ~ This is a Great Opportunity to Own a Beautiful, Low Maintenance Home in a Unique Golf Resort Community! ~ POA Dues \$69.05 Per Month ~ Do Not Miss Your Chance to Own this Perfect Home ~ **Remember, it's Selling Online Only & Will Sell Regardless of Price to the Highest Bidder on Auction Day!** ~ For Online Bidding Instructions, Additional Information, Photos & Plat, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825 ~ **REAL ESTATE Bidding Starts: Wednesday, May 6th at 10:00 a.m. ~ REAL ESTATE Bidding Ends: Wednesday, May 6th at 3:00 p.m.**

PARTIAL LIST OF PERSONAL PROPERTY: Whirlpool S/S Double Door Fridge w/(2) Ice Makers & Bottom Mount Freezer, Kenmore Commercial Upright Freezer, Kenmore Stack Washer/Dryer, Hamlin Park Oversized Sofa, Oak Dining Table & Chairs, Oak Bedroom Suite, Chairs, Armoire, China Cabinet, Granite Topped Chests, Oak Side Table, China, Dinnerware, Flatware, Crystal, Quilts, Linens ~ Ladies Full Length Fur Coat ~ Accessories, Rugs, Lamps & Household Items ~ Antique Wooden Icebox ~ Christmas Dinnerware & Serving Pieces ~ Kitchen Appliances ~ Garage Full of Power Equipment & Air Tools Including Drills, Rotary Hammer, Saws, Drill Press, Sanders, Portable Air Compressors & More ~ Older Washer/Dryer ~ (2) Gas Grills ~ Push Mower & Tiller ~ Hand & Lawn Tools ~ Iron Patio Furniture & Much More! ~ **All Personal Property will be Sold ONLINE ONLY ~ Selling Regardless of Price to the Highest Bidder! ~ Bidding Starts: Friday, April 10th at 1:00 p.m. ~ Bidding Ends: Wednesday, May 6th at 8:00 p.m.**

TERMS ON REAL ESTATE: Real Estate Offered ONLINE ONLY ~ \$15,000.00 Cashier's Check *made Payable to Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Earnest Money Must be Delivered by Mail or Electronic Transfer to Wilson Auctioneers, Inc. Escrow Account Prior to Start of Bidding ~ See Website for More Details ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Bidding Starts: Wednesday, May 6th at 10:00 a.m. ~ Bidding Ends: Wednesday, May 6th at 3:00 p.m. ~ Offers Prior to Auction Day are Welcome!**

TERMS ON PERSONAL PROPERTY: All Items Selling ONLINE ONLY ~ All Major Credit Cards Accepted ~ 10% Buyer's Premium ~ **Bidding Starts: Friday, April 10th at 1:00 p.m. ~ Bidding Ends: Wednesday, May 6th at 8:00 p.m. ~ Pick up for All items Will be Saturday, May 9th, from 9:00 a.m. until 2:00 p.m. ~ Please Enter the East Gate Located at HWY 5 & DeSoto Blvd. ~ BE SURE TO VIEW OUR WEBSITE FOR UPDATES!**

INSPECTION: In Accordance with the Current Hot Springs Village Guidelines, You May View the Home & Personal Property *by Appointment Only* ~ Please Enter the East Gate Located at HWY 5 & DeSoto Blvd. ~ Contact Broker, *Gladys Webb* at 501-766-0605/ gladys@wilsonauctioneers.com to Schedule an Appointment or Any Questions ~ **BE SURE TO VIEW OUR WEBSITE FOR UPDATES!**

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

Beautiful Hot Springs Village Residential Lot Near Ponce De Leon Golf Course ~ 0.29+/- Acre Tract ~
Located in Saline County ~ POA Dues \$39.85 Monthly ~ Fountain Lake School District ~ **OFFERED
ONLINE ONLY ON AUCTION DAY ~ SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

HOT SPRINGS VILLAGE RESIDENTIAL LOT ONLINE ONLY ABSOLUTE AUCTION

**WEDNESDAY~ MAY 6, 2020 ~ 10:00 A.M. UNTIL 3:00 P.M.
79 BIARRITZ WAY ~ HOT SPRINGS VILLAGE, AR 71909**

REAL ESTATE DESCRIPTION: NOTE: This Prime Residential Lot will be Sold **ONLINE ONLY** ~ Lot 23, Block 3, Baltanas Subdivision ~ 68+/- Ft. of Street Frontage x 129+/- Ft. Deep x 124+/- Ft. at Rear ~ Located in Saline County ~ Excellent Fountain Lake School District ~ Hot Springs Village POA Dues \$39.85 Per Month ~ Real Estate Taxes \$22.25 Yearly ~ This is a Great Opportunity to Own a Beautiful, Residential Lot in a Unique Golf Resort Community! ~ Do Not Miss Your Chance to Own this Beautiful Lot Near the Ponce De Leon Golf Course ~ **REMEMBER, THIS LOT IS SELLING ONLINE ONLY & WILL SELL REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ For Online Bidding Instructions, Additional Information, Photos & Plat, Visit WilsonAuctioneers.com or Contact Broker, Gladys Webb at 501-766-0605 or our Office at 501-624-1825 ~ **Bidding Starts: Wednesday, May 6th at 10:00 a.m. ~ Bidding Ends: Wednesday, May 6th at 3:00 p.m.**

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