

# **740± ACRE ROLLING HILLS RANCH ABSOLUTE LAND & EQUIPMENT AUCTION**



**On-site & Online Auction**

**Thursday | May 21, 2020 | 11:00 A.M.  
178 Sunny Gap Road | Conway, AR 72032**

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



April 23, 2020

Dear Prospective Buyer:

This land is a beautiful 740+/- contiguous acres, and the seller's mineral rights will convey.

**Tract 1** has 11.41+/- acres with a 2,026+/- SF, 3 bedroom/ 2 bath updated brick/vinyl exterior home with a fenced yard at 178 Sunny Gap Road. There is also a 40x80 foot insulated shop, 9+/- acres of fenced pasture, and well and city water. The home offers a split floorplan, 2-car garage, and new tile throughout the home for low maintenance. The house has fresh paint and scraped ceilings throughout, and double-hung, vinyl windows with 2-inch blinds. The master suite has a large bathroom with his/ hers walk-in closets, an updated Jacuzzi tub, and a walk-in shower. There are a large living room and open concept dining area with a wood burning fireplace. The kitchen has a breakfast area, and there is a large mudroom/utility room. This home has an updated well with city water at the street. The fully insulated 2,400+/- square foot Shop has a full bath, and there is a chicken coop on the property.

**Tract 2** consists of 64.05+/- acres along Sunny Gap Road with approximately 650+/- Ft. of Road Frontage. This tract offers a mix of hardwood timber, and (2) ridges that would make wonderful building sites. There is a creek located between the (2) ridges.

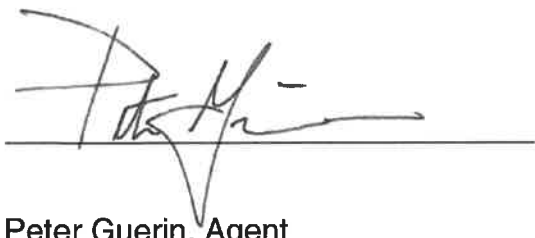
**Tract 3** contains 160.17+/- acres with a 1997 model single wide mobile home. This tract has access on Sunny Gap Road, and it offers some of the most mature timber in one block. The tract consists primarily of hardwood with some pine mix. There are (2) creeks that cross this property with several spots that appear to be spring fed. This tract is partially fenced.

**Tract 4** consists of 144.53+/- acres with access south of Acklin Gap Road/Williams Ranch Road on Lance Drive. This tract has (2) ponds and consists of a mix of mature and mid-growth hardwood. It offers (2) ridges that could have future building spots with spectacular views of the valley looking south.

**Tract 5** contains 239.27+/- acres with 30-foot access easement from Sunny Gap Road. This tract offers a large pond, and (2) smaller ponds with year-round creeks. The land is a mixture of pasture and hardwood stands with established trails, shooting lanes, and multiple food plot areas. This tract is a great mix of hardwood species.

**Tract 6** consists of 119.81+/- acres with access from Eagle Crest Drive off Roden Mill Road. This tract is a great hardwood ridge that could be developed for homesites or recreational use. There are also (2) ponds and multiple trails.

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 **178 Sunny Gap Road in Conway, Arkansas at 11:00 a.m. on May 21st**.

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 Attachment

**TERMS AND CONDITIONS:** \$25,000.00 (EACH TRACT), 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 ~ Seller's Mineral Rights Convey ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome!**

**CLOSING COMPANY:** Attorney's Title Group ~ Closing Agent: Charles Ward ~ 4220 N. Rodney Parham Road, Suite 102, Little Rock, Arkansas 72212 ~ (501) 734-2233 ~ Fax/ 734-4003.

**GENERAL INFORMATION:** This is a Beautiful 740+/- Contiguous Acres ~ Seller's Mineral Rights Convey ~ **(TRACT 1)** 11.45+/- Acres w/a 2,026+/- SF, 3 Bedroom/ 2 Bath Updated Brick/Vinyl Exterior Home w/Fenced Yard at 178 Sunny Gap Road, 40x80 Ft. Insulated Shop, 9+/- Acres of Fenced Pasture, Well & City Water ~ Home Offers a Split Floorplan, 2-Car Garage, New Tile Throughout Home for Low Maintenance ~ Fresh Paint & Scraped Ceilings Throughout ~ Double Hung, Vinyl Windows w/2" Blinds ~ Master Suite has a Large Bathroom w/His & Hers Walk-in Closets, an Updated Jacuzzi Tub & a Walk-in Shower ~ Large Living Room & Open Concept Dining Area w/Wood Burning Fireplace ~ Kitchen w/Breakfast Area ~ Large Mudroom/Utility Room ~ Home has Updated Well w/City Water at the Street ~ Fully Insulated 2,400+/- SF Shop has a Full Bath ~ Chicken Coop ~ **(TRACT 2)** 64+/- Acres Along Sunny Gap Road w/Approx. 650+/- Ft. of Road Frontage ~ This Tract Offers a Mix of Hardwood Timber & (2) Ridges that would make Wonderful Building Sites ~ Creek Located between 2 Ridges ~ **(TRACT 3)** 160.23+/- Acres w/a 1997 Model Single Wide Mobile Home ~ Access to Sunny Gap Road ~ This Tract Offers some of the Most Mature Timber in One Block ~ Consists Primarily of Hardwood w/some Pine Mix ~ (2) Creeks Cross this Property w/Several Spots that Appear to be Spring-fed ~ Tract is Partially Fenced ~ **(TRACT 4)** 144.28+/- Acres w/Access South of Acklin Gap Road/Williams Ranch Road on Lance Drive ~ This Tract has (2) Ponds & Consists of a Mix of Mature & Mid-growth Hardwood ~ It Offers (2) Ridges that could have Future Building Spots w/Spectacular Views of the Valley Looking South ~ **(TRACT 5)** 239.30+/- Acres w/ 30 Ft. Access Easement from Sunny Gap Road ~ This Tract Offers a Large Pond & (2) Smaller Ponds w/Year-round Creeks ~ Land is a Mixture of Pasture & Hardwood Stands w/Established Trails, Shooting Lanes & Multiple Food Plot Areas ~ This Tract is a Great Mix of Hardwood Species ~ **(TRACT 6)** 119.81+/- Acres w/Access from Eagle Crest Drive off Roden Mill Road ~ This is a Great Hardwood Ridge that could be Developed for Homesites or Recreational Use ~ (2) Ponds & Multiple Trails ~ **Remember, it's Selling Regardless of Price to the Highest Bidder!**

**REAL ESTATE TAXES FOR YEAR 2019:** \$2,622.00

**SCHOOL DISTRICT:** Conway and Vilonia

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.

TRACT ONE:

PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND 1" PIPE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER S0°58'31"W A DISTANCE OF 31.25 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF A GRAVEL ROAD FOR FOLLOWING THREE COURSES AND DISTANCES; THENCE N34°09'28"E A DISTANCE OF 89.29 FEET TO A POINT; THENCE N62°16'03"E A DISTANCE OF 292.32 FEET TO A POINT; THENCE N77°32'28"E A DISTANCE OF 112.88 FEET TO A POINT; THENCE DEPARTING THE CENTERLINE OF A GRAVEL ROAD, S25°26'10"E A DISTANCE OF 241.06 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SAID NORTH LINE, S88°23'24"E A DISTANCE OF 554.75 FEET TO A SET 5/8" REBAR; THENCE S1°04'17"W A DISTANCE OF 416.14 FEET TO A FOUND T-POST; THENCE N88°21'57"W A DISTANCE OF 1,003.81 FEET TO A POINT ON THE CENTERLINE OF SUNNY GAP ROAD; THENCE ALONG THE CENTERLINE OF THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE N1°29'48"E A DISTANCE OF 304.49 FEET TO A POINT; THENCE 81.14 FEET ALONG AN ARC OF CURVE TO THE LEFT HAVING RADIUS OF 68.75 FEET AND A CHORD BEARING AND DISTANCE OF N32°18'55"W A DISTANCE OF 76.51 FEET TO A POINT; THENCE N0°58'31"E A DISTANCE OF 16.47 TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 11.41 ACRES MORE OR LESS.

TRACT TWO:

PART OF THE NORTH HALF OF SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" PIPE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, S88°23'24"E A DISTANCE OF 1,077.06 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH LINE, S88°23'24"E A DISTANCE OF 254.55 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER, S88°23'24"E A DISTANCE OF 1,331.61 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SECTION 36, S1°52'08"E A DISTANCE OF 1,318.09 FEET TO A FOUND 6" X 3" STONE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER, N87°59'12"W A DISTANCE OF 924.02 FEET TO A FEET TO A FOUND IRON REBAR; THENCE N1°25'09"E A DISTANCE OF 119.99 FEET TO A FOUND IRON REBAR; THENCE N87°59'27"W A DISTANCE OF 396.25 FEET TO A FOUND IRON REBAR, SAID POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SAID EAST LINE, S1°22'05"W A DISTANCE OF 119.96 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER, N87°59'58"W A DISTANCE OF 824.93 FEET TO A FOUND 5/8" REBAR; THENCE N1°42'59"E A DISTANCE OF 250.00 FEET TO A SET 5/8" REBAR; THENCE N88°17'01"W A DISTANCE OF 321.05 FEET TO A SET 5/8" REBAR, SAID POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUNNY GAP ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;

THENCE 438.25 FEET ALONG AN ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 1,080.02 FEET HAVING A CHORD BEARING AND DISTANCE OF N10°17'30"W A DISTANCE OF 435.25 FEET TO A SET 5/8" REBAR; THENCE N1°19'59"E A DISTANCE OF 156.20 FEET TO A FOUND 3/8" REBAR; THENCE S88°21'57"E 970.48 FEET TO A FOUND T-POST; THENCE N1°04'17"E A DISTANCE OF 417.56 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 64.05 ACRES MORE OR LESS.

TRACT THREE:

THE PART OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, S1°37'49"W A DISTANCE OF 1,320.15 FEET TO A FOUND T-POST, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER, S1°42'34"W A DISTANCE OF 1,326.36 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER, N88°23'24"W A DISTANCE OF 1,331.61 FEET TO A SET 5/8" REBAR, SAID POINT OF BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF NORTHEAST QUARTER, N88°23'24"W A DISTANCE OF 809.30 FEET TO A SET 5/8" REBAR; THENCE N25°26'10"W A DISTANCE OF 241.06 FEET TO A POINT ON THE CENTERLINE OF A GRAVEL ROAD; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE S77°32'28"W A DISTANCE OF 112.88 FEET TO A POINT; THENCE S62°16'03"W A DISTANCE OF 292.32 FEET TO A POINT; THENCE S34°09'28"W A DISTANCE OF 89.29 FEET TO POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF NORTHWEST QUARTER OF SOUTHEAST QUARTER, N0°58'31"E A DISTANCE OF 31.25 FEET TO FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER, N1°50'38"E A DISTANCE OF 1,329.98 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER, N1°48'38"E A DISTANCE OF 1,323.48 FEET TO A FOUND ALUMINUM MONUMENT, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER, S88°22'11"E A DISTANCE OF 1,327.97 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF NORTHEAST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, S88°22'11"E A DISTANCE OF 1,327.97 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 160.17 ACRES, MORE OR LESS.

TRACT FOUR:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER, S1°23'45"W A DISTANCE OF 1,319.69 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, N87°59'02"W A DISTANCE OF 1,319.66 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, N88°07'54"W A DISTANCE OF 1,327.32 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SAID SOUTH LINE OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER, N88°07'54"W A DISTANCE OF 1,227.77 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, N1°37'25"E A DISTANCE OF 1,312.38 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, S88°11'20"E A DISTANCE OF 1,215.51 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, S88°05'14"E A DISTANCE OF 1,331.88 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, S88°17'30"E A DISTANCE OF 331.13 FEET TO A SET 5/8" REBAR; THENCE N2°11'13"E A DISTANCE OF 559.29 FEET TO A POINT ON THE CENTERLINE OF LANCE DRIVE; THENCE ALONG THE CENTERLINE OF LANCE DRIVE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE S78°14'26"E A DISTANCE OF 243.11 FEET TO A POINT; THENCE N89°23'42"E A DISTANCE OF 127.57 FEET TO A POINT; THENCE N83°17'57"E A DISTANCE OF 197.02 FEET TO A POINT; THENCE S85°49'02"E A DISTANCE OF 523.75 FEET TO A POINT; THENCE S87°54'08"E A DISTANCE OF 479.96 FEET TO A POINT; THENCE S83°08'27"E A DISTANCE OF 440.84 FEET TO A POINT; THENCE S86°55'27"E A DISTANCE OF 142.61 FEET TO A POINT; THENCE OF N85°25'15"E A DISTANCE OF 161.30 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER, S1°05'41"W A DISTANCE OF 500.85 FEET TO A FOUND STONE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, N88°14'21"W A DISTANCE OF 1,326.00 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 144.53 ACRES, MORE OR LESS.

TRACT 5:

PART OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 06 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N87°27'00"W A DISTANCE OF 1,314.93 FEET TO A FOUND REBAR, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, N87°51'40"W A DISTANCE OF 1,322.87

FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, N87°51'40"W A DISTANCE OF 1,273.35 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, N1°42'31"E A DISTANCE OF 1,338.78 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, N1°37'50"E A DISTANCE OF 1,328.58 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER, S88°07'54"E A DISTANCE OF 1,227.77 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER, S88°07'54"E A DISTANCE OF 1,327.32 FEET TO A FOUND IRON REBAR, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, S87°59'02"E A DISTANCE OF 1,319.66 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER, S0°52'15"W A DISTANCE OF 1,346.32 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, S0°55'39"W A DISTANCE OF 1,345.90 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 239.27 ACRES, MORE OR LESS.

TRACT 6:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER, N87°42'37"W A DISTANCE OF 1,301.58 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N87°55'19"W A DISTANCE OF 202.45 FEET TO A SET 5/8" REBAR; THENCE N70°15'52"W A DISTANCE OF 235.26 FEET TO A FOUND 5/8" REBAR; THENCE N88°08'13"W A DISTANCE OF 189.92 FEET TO A FOUND 5/8" REBAR; THENCE S88°32'50"W A DISTANCE OF 199.41 FEET TO A FOUND 5/8" REBAR; THENCE S86°56'15"W A DISTANCE OF 199.20 FEET TO A FOUND 5/8" REBAR; THENCE S86°50'34"W A DISTANCE OF 193.87 FEET TO A FOUND 5/8" REBAR; THENCE S86°50'32"W A DISTANCE OF 200.19 FEET TO A FOUND 5/8" REBAR; THENCE S86°53'28"W A DISTANCE OF 200.10 FEET TO A FOUND 5/8" REBAR; THENCE S87°14'12"W A DISTANCE OF 199.30 FEET TO A SET 5/8" REBAR; THENCE S1°47'35"W A DISTANCE OF 300.00 FEET TO A SET 5/8" REBAR; THENCE N85°15'18"W A DISTANCE OF 61.17 FEET TO A FOUND 3/8" REBAR; THENCE N1°54'30"E A DISTANCE OF 119.06 FEET TO A FOUND 3/8" REBAR; THENCE N81°40'54"W A DISTANCE OF 310.10 FEET TO FOUND 3/8" REBAR; THENCE N88°18'15"W A DISTANCE OF 445.50 FEET TO A FOUND 1/2" PIPE, SAID POINT BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N0°38'31"E A DISTANCE OF 166.65 FEET TO A FOUND 6" X 3" STONE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST

QUARTER OF SOUTHWEST QUARTER, N1°52'08"E A DISTANCE OF 1,318.09 FEET TO A FOUND 1" PIPE, SAID POINT AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER, S87°51'40"E A DISTANCE OF 1,273.35 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S87°51'40"E A DISTANCE OF 1,322.87 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, N87°27'00"W A DISTANCE OF 1,314.93 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER, S1°18'34"W A DISTANCE OF 1,298.32 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 119.81 ACRES, MORE OR LESS.

**30' INGRESS/EGRESS EASEMENT:**

A 30 FOOT WIDE STRIP OF LAND BEING IN PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, AND BEING 15 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 1" PIPE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE S0°58'31"W A DISTANCE OF 31.25 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N34°09'28"E A DISTANCE OF 89.29 FEET TO A POINT; THENCE N62°16'03"E A DISTANCE OF 292.32 FEET TO A POINT; THENCE N87°45'40"E A DISTANCE OF 100.72 FEET TO A POINT; THENCE S60°09'03"E A DISTANCE OF 247.80 FEET TO A POINT; THENCE S64°50'39"E A DISTANCE OF 210.90 FEET TO A POINT; THENCE S88°58'35"E A DISTANCE OF 352.81 FEET TO A POINT; THENCE N63°26'50"E A DISTANCE OF 254.72 FEET TO A POINT; THENCE N80°42'17"E A DISTANCE OF 180.03 FEET TO A POINT; THENCE N50°03'18"E A DISTANCE OF 193.54 FEET TO A POINT; THENCE N85°37'35"E A DISTANCE OF 452.72 FEET TO A POINT; THENCE S84°32'00"E A DISTANCE OF 390.62 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.



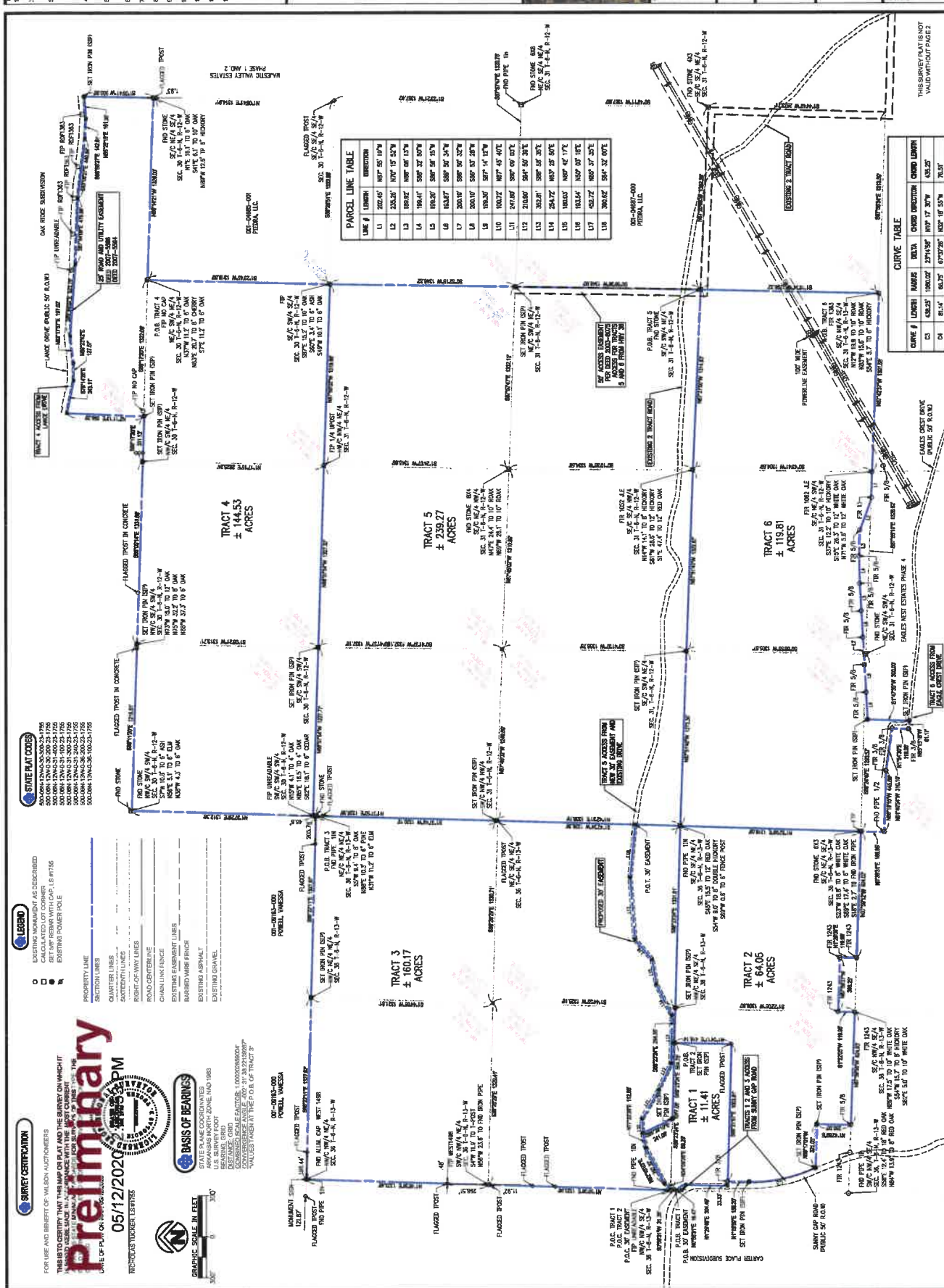
ARIZONA  
CONWAY, FAULKNER COUNTY  
WILSON AUCTIONEERS  
PREPARED FOR:  
ROLLING HILLS RANCH PROPERTY  
PARTS OF SECTION 36, T-6-N, R-13-W  
PARTS OF SECTIONS 30 AND 31, T-6-N, R-12-W

[illegible]

 **Crafton Tull**  
engineering | services  
1000 Ledgewood Ct.  
Conway, Arkansas 72034  
501.226.2034 | 501.226.3325 |  
[www.craftontull.com](http://www.craftontull.com)



PROJECT NO:	00000000
ISSUE DATE:	01/01/2000
DATE:	01/01/2000
BY:	01/01/2000
DATE:	01/01/2000
BY:	01/01/2000



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BY: \_\_\_\_\_  
PAGE: \_\_\_\_\_

[illegible]

FOR USE AND BENEFIT OF VALUATION ACTUARIES

THIS IS TO CERTIFY THAT THE ABOVE SLIP AND THE SURVEY, ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE CURRENT PRACTICES AND STANDARDS OF THE SOCIETY OF ACTUARIES, AND THAT THE PERSONS WHO MADE THEM WERE QUALIFIED TO DO SO.

05/12/2020 2:33 PM  
PRELIMINARY

THIS SURVEY PLUS IS NOT  
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VALUATION ACTUARIES

THE SOCIETY OF ACTUARIES  
VALUATION ACTUARIES  
1000 AVENUE OF THE AMERICANS  
SUITE 1000  
WASHINGTON, DC 20004-4001  
TEL: 202-462-7000  
WWW.SOCIETYOFACTUARIES.ORG

PROPERTY IN ITS ENTIRETY

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, AND PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST, AND PART OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 12 WEST, ALL IN FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND 1" PIPE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  $N1^{\circ}50'38''E$  A DISTANCE OF 1,323.98 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER,  $N1^{\circ}48'38''E$  A DISTANCE OF 1,323.48 FEET TO A FOUND ALUMINUM MONUMENT, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER,  $S88^{\circ}22'11''E$  A DISTANCE OF 1,327.97 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF NORTHEAST QUARTER OF NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER,  $S88^{\circ}22'11''E$  A DISTANCE OF 1,327.97 FEET TO A FOUND PIPE, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 30,  $N1^{\circ}37'26''E$  A DISTANCE OF 1,333.24 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,  $S88^{\circ}08'09''E$  A DISTANCE OF 1,215.53 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER,  $S88^{\circ}08'09''E$  A DISTANCE OF 1,331.86 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,  $S88^{\circ}17'30''E$  A DISTANCE OF 331.13 FEET TO A SET 5/8" REBAR; THENCE  $N2^{\circ}11'13''E$  A DISTANCE OF 559.29 FEET TO A POINT ON THE CENTERLINE OF LANCE DRIVE; THENCE ALONG THE CENTERLINE OF LANCE DRIVE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE  $S78^{\circ}14'26''E$  A DISTANCE OF 243.11 FEET TO A POINT; THENCE  $N89^{\circ}23'42''E$  A DISTANCE OF 127.57 FEET TO A POINT; THENCE  $N83^{\circ}17'57''E$  A DISTANCE OF 197.02 FEET TO A POINT; THENCE  $S85^{\circ}49'02''E$  A DISTANCE OF 523.75 FEET TO A POINT; THENCE  $S87^{\circ}54'08''E$  A DISTANCE OF 479.96 FEET TO A POINT; THENCE  $S83^{\circ}08'27''E$  A DISTANCE OF 440.84 FEET TO A POINT; THENCE  $S86^{\circ}55'27''E$  A DISTANCE OF 142.61 FEET TO A POINT; THENCE  $N85^{\circ}25'15''E$  A DISTANCE OF 161.30 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER,  $S1^{\circ}05'41''W$  A DISTANCE OF 500.85 FEET TO A FOUND STONE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,  $N88^{\circ}14'21''W$  A DISTANCE OF 1,326.00 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER,



S1°23'45"W A DISTANCE OF 1,319.69 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31, S0°52'15"W A DISTANCE OF 1,346.32 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, S0°55'39"W A DISTANCE OF 1,345.90 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER, S1°18'34"W A DISTANCE OF 1,298.32 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER, N87°42'37"W A DISTANCE OF 1,301.58 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CONER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N87°55'19"W A DISTANCE OF 202.45 FEET TO A SET 5/8" REBAR; THENCE N70°15'52"W A DISTANCE OF 235.26 FEET TO A FOUND 5/8" REBAR; THENCE N88°08'13"W A DISTANCE OF 189.92 FEET TO A FOUND 5/8" REBAR; THENCE S88°32'50"W A DISTANCE OF 199.41 FEET TO A FOUND 5/8" REBAR; THENCE S86°56'15"W A DISTANCE OF 199.20 FEET TO A FOUND 5/8" REBAR; THENCE S86°50'34"W A DISTANCE OF 193.87 FEET TO A FOUND 5/8" REBAR; THENCE S86°50'32"W A DISTANCE OF 200.19 FEET TO A FOUND 5/8" REBAR; THENCE S86°53'28"W A DISTANCE OF 200.10 FEET TO A FOUND 5/8" REBAR; THENCE S87°14'12"W A DISTANCE OF 199.30 FEET TO A SET 5/8" REBAR; THENCE S1°47'35"W A DISTANCE OF 300.00 FEET TO A SET 5/8" REBAR; THENCE N85°15'18"W A DISTANCE OF 61.17 FEET TO A FOUND 3/8" REBAR; THENCE N1°54'30"E A DISTANCE OF 119.06 FEET TO A FOUND 3/8" REBAR; THENCE N81°40'54"W A DISTANCE OF 310.10 FEET TO FOUND 3/8" REBAR; THENCE N88°18'15"W A DISTANCE OF 445.50 FEET TO A FOUND 1/2" PIPE, SAID POINT BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, N0°38'31"E A DISTANCE OF 166.65 FEET TO A FOUND 6" X 3" STONE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 36, N87°59'12"W A DISTANCE OF 924.02 FEET TO A FEET TO A FOUND IRON REBAR; THENCE N1°25'09"E A DISTANCE OF 119.99 FEET TO A FOUND IRON REBAR; THENCE N87°59'27"W A DISTANCE OF 396.25 FEET TO A FOUND IRON REBAR, SAID POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SAID EAST LINE, S1°22'05"W A DISTANCE OF 119.96 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER, N87°59'58"W A DISTANCE OF 824.93 FEET TO A FOUND 5/8" REBAR; THENCE N1°42'59"E A DISTANCE OF 250.00 FEET TO A SET 5/8" REBAR; THENCE N88°17'01"W A DISTANCE OF 321.05 FEET TO A SET 5/8" REBAR, SAID POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUNNY GAP ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE 498.13 FEET ALONG AN ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 1,106.84 FEET HAVING A CHORD BEARING AND DISTANCE OF N11°42'04"W A DISTANCE OF 493.94 FEET TO A SET 5/8" REBAR; THENCE N1°19'59"E A DISTANCE OF 156.20 FEET TO A FOUND 3/8" REBAR; THENCE N88°21'57"W A DISTANCE OF 33.33 FEET TO A POINT ON THE CENTERLINE OF SUNNY GAP ROAD; THENCE ALONG THE CENTERLINE OF THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE N1°29'48"E A DISTANCE OF 304.49 FEET TO A POINT; THENCE 81.14 FEET ALONG AN ARC OF CURVE TO THE LEFT HAVING RADIUS OF 68.75 FEET AND A CHORD BEARING AND DISTANCE OF N32°18'55"W A DISTANCE OF 76.51 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 739.21 ACRES MORE OR LESS.




**Craftern Tull**  
 www.crafterntull.com  
 1000 Independence Dr.  
 Cary, NC 27513  
 Tel: 919.232.1111







LANCE DRIVE

**TRACT 4**  
**144.53± AC**

**TRACT 5**  
**239.27± AC**

**TRACT 6**  
**119.81± AC**

EAGLE CREST RD

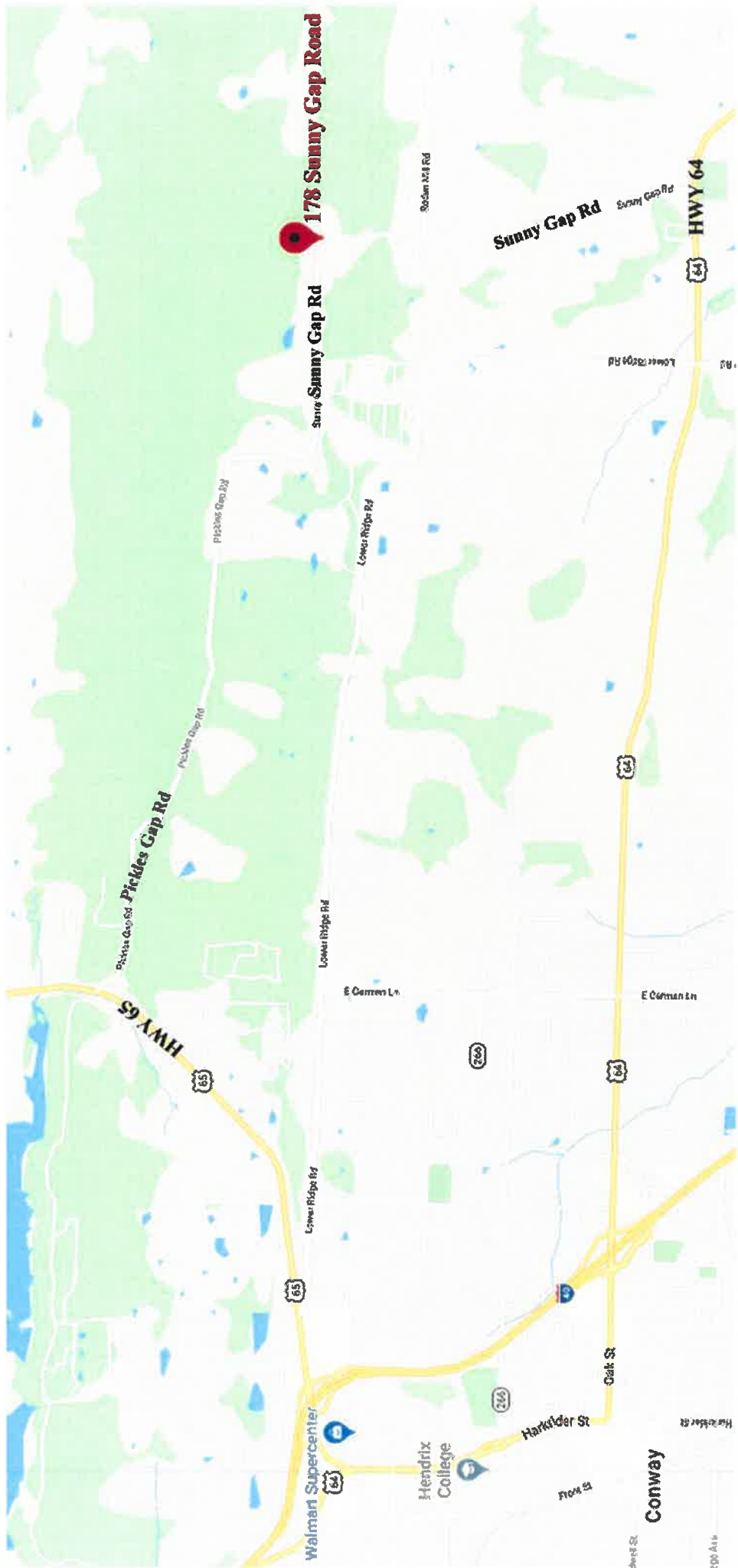
**TRACT 3**  
**160.17± AC**  
**w/MOBILE HOME**

**TRACT 2**  
**64.05± AC**

**TRACT 1**  
**11.41± AC**  
**w/HOME**

SUNNY GAP RD

SUNNY GAP RD



178 Sunny Gap Rd

Sunny Gap Rd

Pickles Gap Rd

Sunny Gap Rd

HWY 64

Walmart Supercenter

Hendrix College

Conway



# 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 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: LAND INVESTORS, DEVELOPERS, HUNTERS & HOME BUYERS!**

740+/- Contiguous Acres in Conway, Arkansas ~ 4 Miles off HWY 65 & 1.8 Miles off HWY 64 ~ 2,026+/- SF, 3BR/ 2BA Home ~ Shop ~ Mobile Home ~ Established Road System w/Culverts ~ Offered in (6) Tracts & Any Combination on Auction Day ~ Also Selling, John Deere 5425 Tractor, Cat D5G Dozer & Implements ~ Live, Online Bidding Available ~ **ALL SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

## **740+/- ACRE ROLLING HILLS RANCH ABSOLUTE LAND & EQUIPMENT AUCTION THURSDAY ~ MAY 21, 2020 ~ 11:00 A.M. 178 SUNNY GAP ROAD ~ CONWAY, AR 72032**

**DIRECTIONS:** From HWY 65 & Pickles Gap Road, Travel East 4 Miles ~ Watch for Auction Signs on the Left ~ From HWY 64 & Sunny Gap Road, Travel North on Sunny Gap 1.8 Miles ~ Watch for Auction Signs on the Right ~ \*Call for Appointment to tour the Property & Home.

**REAL ESTATE DESCRIPTION:** This is a Beautiful 740+/- Contiguous Acres ~ Seller's Mineral Rights Convey ~ **(TRACT 1)** 11.41+/- Acres w/a 2,026+/- SF, 3 Bedroom/ 2 Bath Updated Brick/Vinyl Exterior Home w/Fenced Yard at 178 Sunny Gap Road, 40x80 Ft. Insulated Shop, 9+/- Acres of Fenced Pasture, Well & City Water ~ Home Offers a Split Floorplan, 2-Car Garage, New Tile Throughout Home for Low Maintenance ~ Fresh Paint & Scraped Ceilings Throughout ~ Double Hung, Vinyl Windows w/2" Blinds ~ Master Suite has a Large Bathroom w/His & Hers Walk-in Closets, an Updated Jacuzzi Tub & a Walk-in Shower ~ Large Living Room & Open Concept Dining Area w/Wood Burning Fireplace ~ Kitchen w/Breakfast Area ~ Large Mudroom/Utility Room ~ Home has Updated Well w/City Water at the Street ~ Fully Insulated 2,400+/- SF Shop has a Full Bath ~ Chicken Coop ~ **(TRACT 2)** 64.05+/- Acres Along Sunny Gap Road w/Approx. 650+/- Ft. of Road Frontage ~ This Tract Offers a Mix of Hardwood Timber & (2) Ridges that would make Wonderful Building Sites ~ Creek Located between 2 Ridges ~ **(TRACT 3)** 160.17+/- Acres w/a 1997 Model Single Wide Mobile Home ~ Access to Sunny Gap Road ~ This Tract Offers some of the Most Mature Timber in One Block ~ Consists Primarily of Hardwood w/some Pine Mix ~ (2) Creeks Cross this Property w/Several Spots that Appear to be Spring-fed ~ Tract is Partially Fenced ~ **(TRACT 4)** 144.53+/- Acres w/Access South of Acklin Gap Road/Williams Ranch Road on Lance Drive ~ This Tract has (2) Ponds & Consists of a Mix of Mature & Mid-growth Hardwood ~ It Offers (2) Ridges that could have Future Building Spots w/Spectacular Views of the Valley Looking South ~ **(TRACT 5)** 239.27+/- Acres w/ 30 Ft. Access Easement from Sunny Gap Road ~ This Tract Offers a Large Pond & (2) Smaller Ponds w/Year-round Creeks ~ Land is a Mixture of Pasture & Hardwood Stands w/Established Trails, Shooting Lanes & Multiple Food Plot Areas ~ This Tract is a Great Mix of Hardwood Species ~ **(TRACT 6)** 119.81+/- Acres w/Access from Eagle Crest Drive off Roden Mill Road ~ This is a Great Hardwood Ridge that could be Developed for Homesites or Recreational Use ~ (2) Ponds & Multiple Trails ~ **Remember, it's Selling Regardless of Price to the Highest Bidder!** ~ For Additional Information, Photos, Survey & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

**TERMS ON REAL ESTATE:** \$25,000.00 (EACH TRACT), 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 ~ Seller's Mineral Rights Convey ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome!**

**PARTIAL LIST OF PERSONAL PROPERTY:** Selling Online through the Wilson Auctioneers App & Live on Auction Day ~ **Bidding Starts: Monday, May 11th at 1:00 p.m.** ~ John Deere 5425 Cab Tractor, Caterpillar D5G Dozer, John Deere Disc, Bush Hog, Auger, Grapple, Lots of Fence Material & More ~ **Selling Regardless of Price!**

**TERMS ON PERSONAL PROPERTY:** **ON-SITE BIDDERS:** Cash, Check & All Major Credit Cards Accepted ~ 10% Buyer's Premium ~ **ONLINE BIDDERS:** **Live Simulcast Auction begins Thursday, May 21st, Immediately after the Real Estate Sells** ~ All Major Credit Cards Accepted ~ 10% Buyer's Premium.

**INSPECTION:** By Appointment Only ~ Contact Agent, *Peter Guerin* at 501-733-6795/ [peter@wilsonauctioneers.com](mailto:peter@wilsonauctioneers.com) for Additional Information ~ Auctioneers will be On-site at 9:00 a.m. Day of Auction ~ **Pickup for Equipment Items will be Immediately after the Live Auction until 5:00 p.m.**

*Announcements made day of sale take precedence over printed material.*

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