

# **PULASKI COUNTY ABSOLUTE COMMERCIAL REAL ESTATE AUCTION**

**Tues. | June 30, 2020 | 2:00 P.M.**  
**9119, 9213 & 9215 Col. Glenn Rd.**  
**Little Rock, Arkansas 72204**

5.29± Total Acres with 675± Ft. of Frontage Along Colonel Glenn Road in Little Rock  
Contains a Former Auto Repair Shop, Wrecker Service & Detail Shop w/Room for  
New Development  
1.5 Miles East of I-430 (Exit 4) | Offered in (2) Tracts & the Entirety  
Selling Regardless of Price to the Highest Bidder on Auction Day!

**TRACT 2 ~ 1.58± AC**

**TRACT 1 ~ 3.71± AC**

**9119 Col. Glenn Rd**

**9213 & 9215 Colonel Glenn Rd**



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



May 21, 2020

Dear Prospective Buyer:

This prime commercial property is at the 3-way traffic light stop intersection of Old Stagecoach Road and Colonel Glenn Road with an average daily traffic count of 21,000+/- vehicles per day. This 5.3+/- acres will be offered in (2) tracts and its entirety, and it's **all selling regardless of price to the highest bidder on auction day!**

**Tract 1** consists of 3.7+/- acres with 445+/- feet of Colonel Glenn Road frontage, consisting of 2.2+/- acres Zoned C-4 and 1.5+/- acres currently zoned residential. This tract contains **(9215 Colonel Glenn Road)**, a 1,032+/- square foot, concrete block building containing (2) wash bays with overhead doors, an office space, and an asphalt parking area; it is currently rented month-to-month as 'Suds N Bubbles' Auto Wash and Detail. Tract 1 also contains **(9213 Colonel Glenn Road)**, a 1,340+/- square foot, metal building with a metal roof, 16-foot sidewalls, (2) service bays with hydraulic vehicle lifts, a large open drive thru bay across the back of the building, (4) overhead doors, an office space, restroom, parts room, and gas shop heater with asphalt parking. There is light pole security lighting and lighted raised street signage; it was (formerly Jenkins Automotive and Mitchell Motors). Approximately an acre was cleared behind the buildings for future development, equipment storage, or additional parking.

**Tract 2** contains 1.58+/- acres with 225+/- feet of Colonel Glenn Road frontage, Zoned C-4 with a small portion Zoned C-3. This tract contains **(9119 Colonel Glenn Road)**, a 1,680+/- square foot, brick building with a corrugated metal roof, security barred windows, security chain link fencing with 3-strand barbed wire topper around approximately 1/2 acre of asphalt parking and a vehicle storage area. There is light pole security lighting and lighted raised street signage; it was (formerly a wrecker and towing service).

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 ***9119 Colonel Glenn Road in Little Rock, Arkansas at 2:00 p.m. on June 30th.***

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

Doug Westgate, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTION:** See Attachment

**TERMS AND CONDITIONS:** \$15,000.00 (PER TRACT) Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ 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 Made Prior to Auction Day are Encouraged & Welcome.**

**CLOSING COMPANY:** American Abstract & Title Company ~ Closing Agent: Andrew Adkins ~ 12814 Cantrell Road, Little Rock, Arkansas 72223 ~ (501) 227-8602 ~ Fax/ 227-9160.

**GENERAL INFORMATION:** This Prime Commercial Property is at the 3-Way Traffic Light Stop Intersection of Old Stagecoach Rd. & Colonel Glenn Rd. w/an Average Daily Traffic Count of 21,000+/- VPD ~ This 5.3+/- Acres will be Offered in (2) Tracts & its Entirety & it's **All Selling Regardless of Price to the Highest Bidder on Auction Day!** ~ **TRACT 1 DESCRIPTION:** 3.7+/- Acres w/ 445+/- Ft. of Colonel Glenn Rd. Frontage, Consisting of 2.2+/- Acres Zoned C-4 & 1.5+/- Acres Currently Zoned Residential ~ Tract 1 Contains **(9215 Colonel Glenn Rd.)**, a 1,032+/- SF, Concrete Block Building Containing (2) Wash Bays w/Overhead Doors, Office Space & Asphalt Parking Area; Currently Rented Month-to-Month as 'Suds N Bubbles' Auto Wash & Detail ~ Also Contains **(9213 Colonel Glenn Rd.)**, a 1,340+/- SF, Metal Building w/Metal Roof, 16 Ft. Sidewalls, (2) Service Bays w/Hydraulic Vehicle Lifts, Large Open Drive Thru Bay Across the Back of the Building, (4) Overhead Doors, Office Space, Restroom, Parts Room & Gas Shop Heater w/Asphalt Parking, Light Pole Security Lighting & Lighted, Raised Street Signage (Formerly Jenkins Automotive & Mitchell Motors) ~ Approx. an Acre has been Cleared behind the Buildings for Future Development, Equipment Storage, or Additional Parking ~ **TRACT 2 DESCRIPTION:** 1.58+/- Acres w/ 225+/- Ft. of Colonel Glenn Rd. Frontage, Zoned C-4 w/a Small Portion Zoned C-3 ~ Tract 2 Contains **(9119 Colonel Glenn Rd.)**, a 1,680+/- SF, Brick Building w/Corrugated Metal Roof, Security Barred Windows, Security Chain Link Fencing w/ 3-Strand Barbed Wire Topper Around Approx. 1/2 Acre of Asphalt Parking & Vehicle Storage Area, Light Pole Security Lighting & Lighted, Raised Street Signage (Formerly a Wrecker & Towing Service) ~ **Remember, it's Selling Regardless of Price on Auction Day!**

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

**(TRACT 1)** \$2,367.40 (total)

**(TRACT 2)** \$2,174.90 (total)

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

## **LEGAL DESCRIPTION: (TRACT 1)**

Part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 22, Township 1 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: From the Northeast corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  run South 00 degrees 32 minutes West along the East line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  135.1 feet to the point of beginning; thence South 00 degrees 32 minutes West 378.0 feet; thence North 50 degrees 49 minutes West 478.0 feet to the South Right of Way line of Asher Avenue (old Hot Springs Highway); thence North 41 degrees 05 minutes East along said South Right of Way line 100 feet; thence North 81 degrees 33 minutes East 115.0 feet; thence South 85 degrees 06 minutes East 196.2 feet to the point of beginning, (Tract 1)

**AND**

Part of the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 22, Township 1 North, Range 13 West, Pulaski County, Arkansas; more particularly described as follows: Commencing at the NE corner of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence North 0 degrees 32 minutes East 26.6 feet to the South line of State Highway #5; thence South 81 degrees 57 minutes West 85.4 feet along said highway to the point of beginning; thence South 1 degree 05 minutes West 142.5 feet; thence North 85 degrees 06 minutes West 100 feet; thence North 12 degrees 01 minutes West 94.0 feet to the South line of said highway; thence North 65 degrees 13 minutes East 75.0 feet along said highway; thence North 79 degrees 13 minutes East 55 feet to the point of beginning, (Tract 2)

**AND**

Part of the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 22, Township 1 North, Range 13 West, Pulaski County, Arkansas; more particularly described as follows: Beginning at the NE corner of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 22; thence South 0 degrees 32 minutes West 135.1 feet; thence North 85 degrees 06 minutes West 95.0 feet; thence North 0 degrees 12 minutes East 138.9 feet to the Southerly right of way line of Highway #5; thence North 79 degrees 13 minutes East 10.0 feet; thence North 81 degrees 57 minutes East 85.4 feet; thence South 0 degrees 32 minutes West 26.6 feet to the point of beginning, (Tract 3)

**LESS AND EXCEPT** that part conveyed out to the Arkansas State Highway Commission in Warranty Deed recorded as Instrument No. 2001008113, records of Pulaski County, Arkansas, more particularly described as follows: Part of the Southeast Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Starting at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 22, thence North 87 degrees 31 minutes 27 seconds West along the North line thereof a distance of 143.17 feet to a point on the existing Southerly right of way line of State Highway 5; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 310.03 feet a distance of 151.20 feet to a point; thence South 42 degrees 19 minutes 22 seconds West along said existing right of way line a distance of 64.15 feet to a point for the point of beginning; thence North 83 degrees 30 minutes 13 seconds East a distance of 31.31 feet to a point in the proposed Southerly right of way line of said State Highway 5; thence South 36 degrees 20 minutes 43 seconds West along said proposed right of way line a distance of 90.12 feet to a point; thence South 50 degrees 27 minutes 08 seconds West along said proposed right of way line a distance of 39.63 feet to a point; thence North 50 degrees 31 minutes 21 seconds West a distance of 24.43 feet to a point on the existing Southerly right of way line of State Highway 5; thence North 42 degrees 19 minutes 22 seconds East along said existing right of way line a distance of 106.51 feet to the point of beginning,  
**AND**

Part of the Southeast Quarter of the Northeast Quarter of Section 22, and Lot 13, Block 10, Euclid Place Subdivision to the City of Little Rock, all being in Township 1 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Starting at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 22, thence North 87 degrees 31 minutes 27 seconds West along the North line thereof a distance of 70.77 feet to a point on the proposed Southerly right of way line of State Highway 5 for the point of beginning; thence South 71 degrees 15 minutes 17 seconds West along said proposed right of way line a distance of 20.29 feet to a point; thence 72 degrees 04 minutes 10 seconds West along said proposed right of way line a distance of 44.19 feet to a point; thence South 65 degrees 26 minutes 40 seconds West along said proposed right of way line a distance of 44.19 feet to a point; thence South 58 degrees 49 minutes 10 seconds West along said proposed right of way line a distance of 32.78 feet to a point; thence North 10 degrees 04 minutes 41 seconds West a distance of 28.51 feet to a point on the existing Southerly right of way line of said State Highway 5; thence in a Northeasterly direction along said existing right of way line on a curve to the right having a radius of 310.03 feet a distance of 69.40 feet to a point on the North line of the Southeast Quarter of the Northeast Quarter of Section 22; thence North 87 degrees 31 minutes 27 seconds West along said existing right of way and said North line a distance of 12.66 feet to a point; thence in a Northeasterly direction along said existing right of way line on a curve to the right having a radius of 315.03 feet a distance of 84.49 feet to a point; thence North 83 degrees 30 minutes 02 seconds East along said existing right of way line a distance of 55.40 feet to a point; thence South 01 degree 46 minutes 43 seconds West along said existing right of way line a distance of 19.43 feet to a point on the proposed Southerly right of way line of said State Highway 5; thence South 81 degrees 38 minutes 52 seconds West along said proposed right of way line a distance of 32.49 feet to a point; thence South 71 degrees 15 minutes 17 seconds West along said proposed right of way line a distance of 20.06 feet to the point of beginning.

Part of the SE ¼ of the NE ¼ of Section 22, Township 1 North, Range 13 West, in the City of Little Rock, Pulaski County, Arkansas, described as: Commencing at the Northeast corner of the SE ¼ NE ¼ of said Section 22; thence South 0 degrees 32 minutes West 135.1 feet; thence North 85 degrees 06 minutes West 186.2 feet to the point of beginning of the tract to be described; thence North 85 degrees 65 minutes West 10.0 feet; thence South 81 degrees 33 minutes West 115.0 feet to the southerly right of way of Highway 5; thence North 41 degrees 01 minutes East 75 feet; thence North 46 degrees 53 minutes East 75.0 feet; thence South 12 degrees 01 minute East 94.0 feet to the point of beginning.

**LESS AND EXCEPT:**

Starting at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 22; thence North 87 degrees 31 minutes 27 seconds West along the North line thereof a distance of 143.17 feet to a point on the existing Southerly right of way line of State Highway 5; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 310.03 feet a distance of 69.40 feet to a point for the point of beginning; thence South 10 degrees 04 minutes 41 seconds East a distance of 28.51 feet to a point on the proposed Southerly right of way line of said State Highway 5; thence South 58 degrees 49 minutes 10 seconds West along said proposed right of way line a distance of 11.41 feet to a point; thence South 52 degrees 11 minutes 40 seconds West along said proposed right of way line a distance of 44.19 feet to a point; thence South 45 degrees 36 minutes 10 seconds West along said proposed right of way line a distance of 43.75 feet to a point; thence South 36 degrees 20 minutes 43 seconds West along said proposed right of way line a distance of 5.91 feet to a point; thence South 83 degrees 30 minutes 13 seconds West a distance of 31.31 feet to a point on the existing Southerly right of way line of said State Hwy. 5; thence North 42 degrees 19 minutes 22 seconds East along said existing right of way line a distance of 64.15 feet to a point; thence in a Northeasterly direction along said existing right of way line on a curve to the right having a radius of 310.03 feet a distance of 81.80 feet to the point of beginning and containing 0.07 acres more or less or 2,878 square feet more or less.

**AND**

A part of Lot 9, Block 5, Westwood Addition to the City of Little Rock, Pulaski County, Arkansas, more particularly described as starting at the Southeast Corner of said Lot 9, thence run Westerly along the South line of said Lot 9 a distance of 176.55 feet to the point of beginning, thence continue Westerly along said South line a distance of 613.85 feet to the West line of said Lot 9, thence run Northerly along said West line of Lot 9, a distance of 108.00 feet to the North line of said Lot 9, thence run Easterly along said North line a distance of 815.08 feet, thence Southerly a distance of 108.33 feet to the Point of beginning and containing 1.52 acres, more or less.

## LEGAL DESCRIPTION: (TRACT 2)

All of Lot 1, Block 5, Westwood Addition, now in the City of Little Rock, Pulaski County, Arkansas, EXCEPT that part described as follows, to-wit: Beginning at the Northwest corner of said Lot 1, run Northeasterly along the South line of the Little Rock-Hot Springs Highway (which South line is also the North line of said Lot 1), a distance of 50 feet; thence South, parallel to the West line of said Lot 1, a distance of 150 feet; thence Southwesterly, parallel to the North line of said Lot 1, a distance of 50 feet to a point on the West line of said Lot 1, which is 150 feet South of the Point of Beginning; thence North a distance of 150 feet to the Point of Beginning.

AND

A PART OF LOT 1, BLOCK 5, WESTWOOD ADDITION, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF THE LITTLE ROCK-HOT SPRINGS HIGHWAY (WHICH SOUTH LINE IS ALSO THE NORTH LINE OF SAID LOT 1) A DISTANCE OF 50 FEET; THENCE RUN SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION, PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 1 WHICH IS 150 FEET SOUTH OF POINT OF BEGINNING; THENCE RUN NORTH 150 FEET TO POINT OF BEGINNING. SAID LOT 1, LOCATED PARTLY IN SW 1/4, NW 1/4 AND PARTLY IN NW 1/4, NW 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 13 WEST IN PULASKI COUNTY, ARKANSAS.

### LESS AND EXCEPT:

PART OF LOT 1, BLOCK 5, WESTWOOD ADDITION TO THE CITY OF LITTLE ROCK, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, WESTWOOD ADDITION TO THE CITY OF LITTLE ROCK; THENCE NORTH 01° 51' 23" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 317.98 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 5; THENCE SOUTH 83° 30' 02" WEST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 59.78 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 01° 46' 43" WEST A DISTANCE OF 12.07 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 5; THENCE SOUTH 81° 38' 52" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 50.26 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, WHICH IS ALSO THE WEST LINE OF LOT 1, BLOCK 5, WESTWOOD ADDITION TO THE CITY OF LITTLE ROCK; THENCE NORTH 01° 46' 43" EAST ALONG SAID WEST LINE A DISTANCE OF 13.71 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 5; THENCE NORTH 83° 30' 02" EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

The E1/2 of Lot 2, Block 5, Westwood Addition to the City of Little Rock, Pulaski County, Arkansas, and as shown on plat recorded in Plat Book 2, Page 167, records of Pulaski County, Arkansas.

LESS AND EXCEPT:

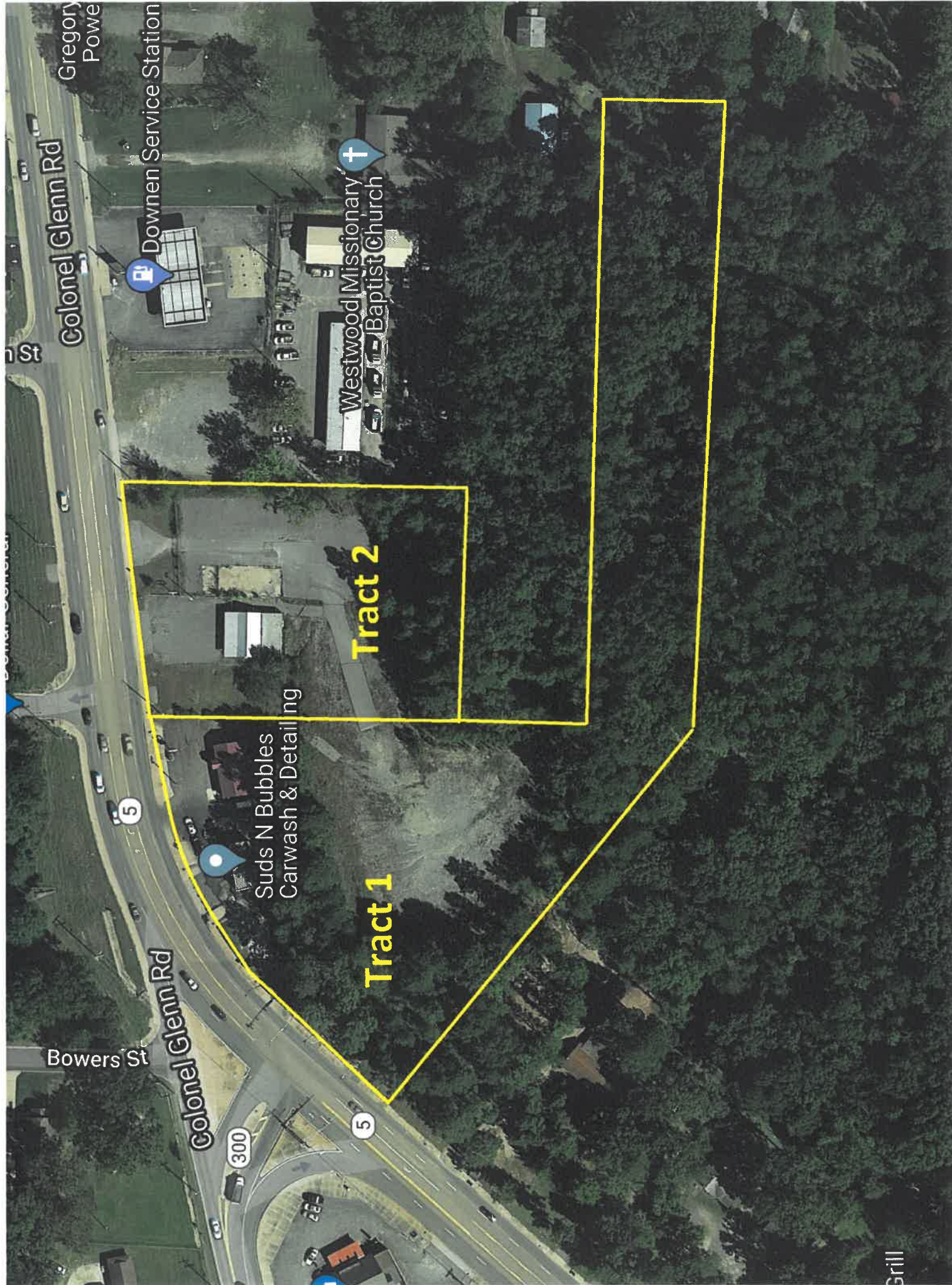
That part deeded to Arkansas State Highway Commission by Warranty Deed filed for record May 12, 1999, of record as Instrument No. 99035956, records of Pulaski County, Arkansas, being described as follows: Part of Lot 2, Block 5, Westwood Addition to the City of Little Rock, more particularly described as follows: Starting at the Southwest corner of Lot 2, Block 5, Westwood Addition to the City of Little Rock; thence North 01 degree 51 minutes 23 seconds East along the West line thereof a distance of 307.87 feet to a point on the proposed Southerly right of way line of State Highway 5 for the point of beginning; thence continue North 01 degree 51 minutes 23 seconds East along said West line of said State Highway 5; thence North 83 degrees 30 minutes 02 seconds East along said existing right of way line a distance of 108.32 feet to a point; thence South 01 degree 29 minutes 58 seconds West along said existing right of way line a distance of 10.10 feet to a point; thence continue South 01 degree 29 minutes 58 seconds West a distance of 2.40 feet to a point on the proposed Southerly right of way line of said State Highway 5; thence South 84 degrees 45 minutes 40 seconds West along said proposed right of way line a distance 108.07 feet to the point of beginning.



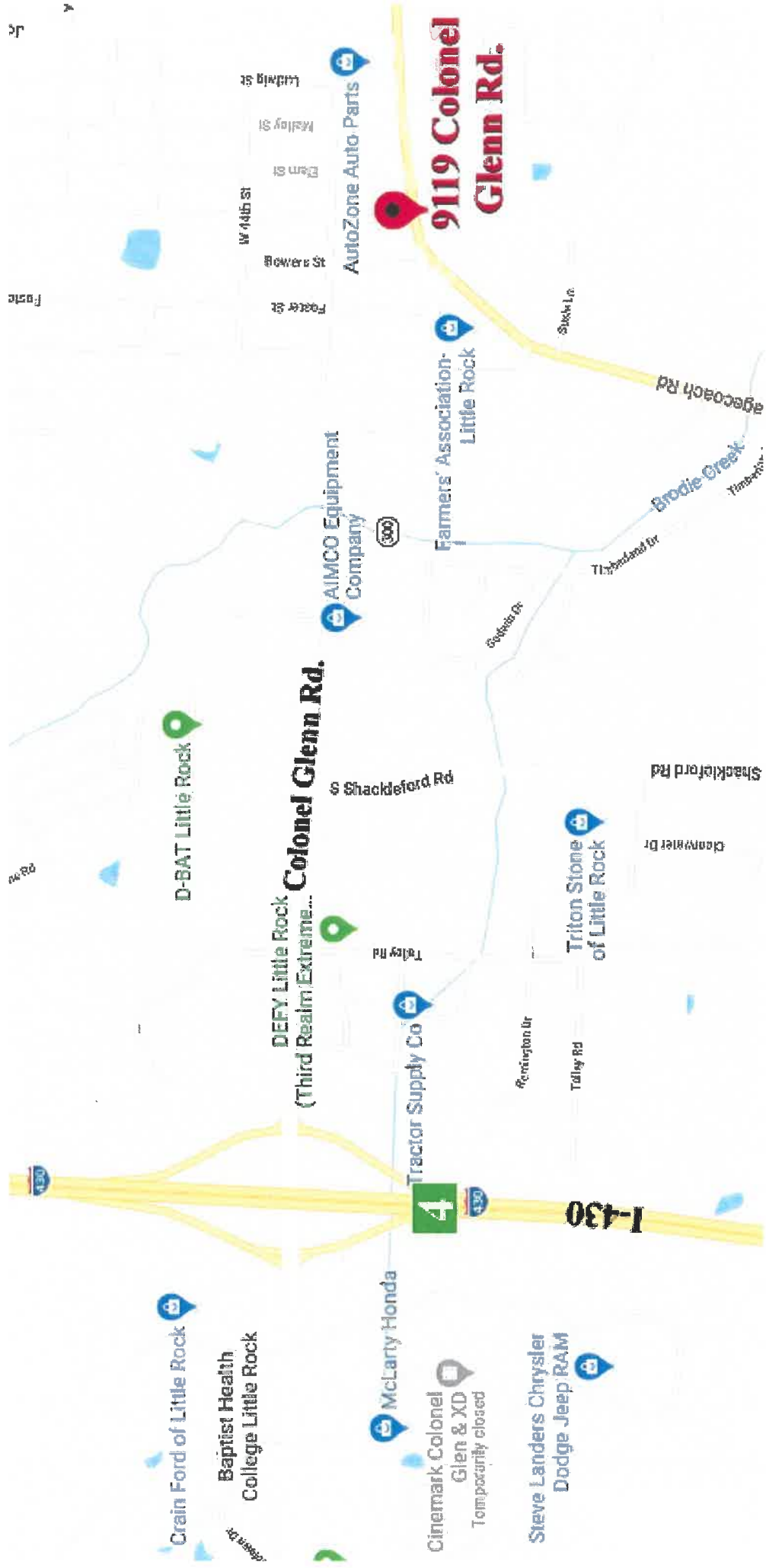
**The W1/2 of Lot 2, Block 5, Westwood Addition to the City of Little Rock, Pulaski County, Arkansas, and as shown on plat recorded in Plat Book 2, Page 167, records of Pulaski County, Arkansas.**

**LESS AND EXCEPT:**

**That part deeded to Arkansas State Highway Commission by Warranty Deed filed for record May 12, 1999, of record as Instrument No. 99035956, records of Pulaski County, Arkansas, being described as follows: Part of Lot 2, Block 5, Westwood Addition to the City of Little Rock, more particularly described as follows: Starting at the Southwest corner of Lot 2, Block 5, Westwood Addition to the City of Little Rock; thence North 01 degree 51 minutes 23 seconds East along the West line thereof a distance of 307.87 feet to a point on the proposed Southerly right of way line of State Highway 5 for the point of beginning; thence continue North 01 degree 51 minutes 23 seconds East along said West line of said State Highway 5; thence North 83 degrees 30 minutes 02 seconds East along said existing right of way line a distance of 108.32 feet to a point; thence South 01 degree 29 minutes 58 seconds West along said existing right of way line a distance of 10.10 feet to a point; thence continue South 01 degree 29 minutes 58 seconds West a distance of 2.40 feet to a point on the proposed Southerly right of way line of said State Highway 5; thence South 84 degrees 45 minutes 40 seconds West along said proposed right of way line a distance 108.07 feet to the point of beginning.**







# 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: BUSINESS OWNERS, COMMERCIAL DEVELOPERS & INVESTORS!**

5.29+/- Total AC w/ 675+/- Ft. of Frontage Along Colonel Glenn Road in Little Rock Containing a Former Auto Repair Shop, Wrecker Service & Detail Shop w/Room for New Development ~ 1.5 Miles East of I-430 (Exit 4) ~ Offered in (2) Tracts & the Entirety ~ Selling On-site w/Live, Online Bidding Available ~ **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

**PULASKI COUNTY ABSOLUTE  
COMMERCIAL REAL ESTATE AUCTION**

**TUESDAY ~ JUNE 30, 2020 ~ 2:00 P.M.**

**9119, 9213 & 9215 COLONEL GLENN RD. ~ LITTLE ROCK, AR 72204**

**DIRECTIONS:** *From (Exit 4) on I-430, Travel 1.3 Mi. East on Colonel Glenn Rd. ~ Watch for Auction Signs & Property on the Right, Across the Street from the New Dollar General Store.*

**REAL ESTATE DESCRIPTION:** This Prime Commercial Property is at the 3-Way Traffic Light Stop Intersection of Old Stagecoach Rd. & Colonel Glenn Rd. w/an Average Daily Traffic Count of 21,000+/- VPD ~ This 5.3+/- Acres will be Offered in (2) Tracts & its Entirety & it's **All Selling Regardless of Price to the Highest Bidder on Auction Day!** ~ **TRACT 1 DESCRIPTION:** 3.7+/- Acres w/ 445+/- Ft. of Colonel Glenn Rd. Frontage, Consisting of 2.2+/- Acres Zoned C-4 & 1.5+/- Acres Currently Zoned Residential ~ Tract 1 Contains **(9215 Colonel Glenn Rd.)**, a 1,032+/- SF, Concrete Block Building Containing (2) Wash Bays w/Overhead Doors, Office Space & Asphalt Parking Area; Currently Rented Month-to-Month as 'Suds N Bubbles' Auto Wash & Detail ~ Also Contains **(9213 Colonel Glenn Rd.)**, a 1,340+/- SF, Metal Building w/Metal Roof, 16 Ft. Sidewalls, (2) Service Bays w/Hydraulic Vehicle Lifts, Large Open Drive Thru Bay Across the Back of the Building, (4) Overhead Doors, Office Space, Restroom, Parts Room & Gas Shop Heater w/Asphalt Parking, Light Pole Security Lighting & Lighted, Raised Street Signage (Formerly Jenkins Automotive & Mitchell Motors) ~ Approx. an Acre has been Cleared behind the Buildings for Future Development, Equipment Storage, or Additional Parking ~ **TRACT 2 DESCRIPTION:** 1.58+/- Acres w/ 225+/- Ft. of Colonel Glenn Rd. Frontage, Zoned C-4 w/a Small Portion Zoned C-3 ~ Tract 2 Contains **(9119 Colonel Glenn Rd.)**, a 1,680+/- SF, Brick Building w/Corrugated Metal Roof, Security Barred Windows, Security Chain Link Fencing w/ 3-Strand Barbed Wire Topper Around Approx. 1/2 Acre of Asphalt Parking & Vehicle Storage Area, Light Pole Security Lighting & Lighted, Raised Street Signage (Formerly a Wrecker & Towing Service) ~ **Remember, it's Selling Regardless of Price on Auction Day! ~ Offers Made Prior to Auction Day are Welcome!** ~ Drive by Anytime to View this Property! ~ **For Additional Information, Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.**

**TERMS ON REAL ESTATE:** \$15,000.00 (PER TRACT) Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ 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 Made Prior to Auction Day are Encouraged & Welcome.**

**INSPECTION:** Contact Agent, *Doug Westgate at 501-815-4004/ [doug@wilsonauctioneers.com](mailto:doug@wilsonauctioneers.com)* with Questions Regarding this Property or to View the inside of the Buildings ~ **Auctioneers will be On-site at 1:00 p.m. Day of Auction.**

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

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