

# 660± ACRE LAND, HOME & EQUIPMENT ABSOLUTE AUCTION



## On-site & Online Auction

Wednesday | July 22, 2020 | 11:00 A.M.

80 Friday Lane | Sherwood, Arkansas 72120

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



June 24, 2020

Dear Prospective Buyer:

This beautiful, 660+/- contiguous acre farm is up for sale for the first time in 40 years! This wonderful farm is gated and offers a great mix of pasture and hardwood stands. The custom home sits on 43+/- acre Friday Lake conveniently located just 20 minutes from Conway and 20 minutes from the Little Rock Air Force Base! This property is selling regardless of price to the highest bidder on auction day!

**Tract 1** contains 159.09+/- acres with a 1,700+/- square foot, 3 bedroom/ 3 bath custom home, built in 2012, with an in-ground pool, 30x30 foot Ark-La-Tex insulated shop building, RV carport, and dock, all sitting on the beautiful 43+/- acre Friday Lake. The home offers 3 bedrooms, each with its own bathroom. There is tile flooring throughout the main level, with hardwood floors upstairs, recessed lighting, and granite countertops in the bathrooms. The main level bedrooms each have safe room closets and En-Suite baths. And the main level open concept kitchen has solid surface counters, matching stainless appliances, and breakfast bar seating. The living room has a wood burning fireplace, and the upstairs has one room with a full bathroom. This tract has approximately 90+/- acres of hardwood mix timber that could be thinned. Also, this tract offers a large pole barn used for hay storage.

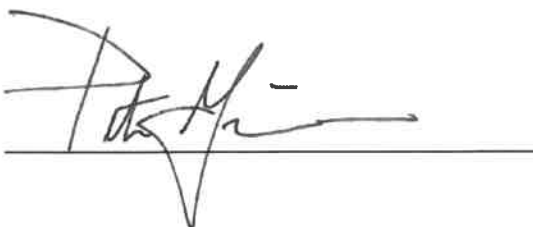
**Tract 2** is a 53.10+/- acre tract of mostly pasture, with a small creek running through it, located in the northwest corner of the farm. This tract has a new waterline across it and would be a great tract to build homes on.

**Tract 3** has 53.59+/- acres off the west side of Friday Lane, southwest corner of the farm. This tract is fenced pasture with (3) ponds, a small barn, (2) feed bins, fenced garden area, feed trough shed, and a well.

**Tract 4** contains 238.84+/- acres accessed from Friday Lane. This tract consists of 60+/- acres of hay pasture and 195+/- acres of solid hardwood mix timber that has been used mostly as a wildlife resting area and does not get hunted like the rest of the farm. A pond and food plot are located on this tract, making it ideal for future hunting. This tract has timber value and could be fenced off for cattle grazing.

**Tract 5** has 161.64+/- acres on the north side of the farm, east of Gunstock Lane. This tract is partially fenced and features (2) ponds, multiple food plot areas, 40+/- acres of hay pasture and 115+/- acres of mixed hardwood and some pine.

If you have further questions after reviewing this information packet, please don't hesitate to call me, **Peter Guerin II**, at **(501) 733-6795**. We look forward to working with you on auction day at **80 Friday Lane in Sherwood, Arkansas at 11:00 a.m. on July 22nd**.

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

Peter Guerin II, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTION:** See Attachment

**TERMS AND CONDITIONS:** \$25,000.00 (PER 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 ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome!**

**Buyer acknowledges that it is aware that this property was formerly an artillery impact area and Buyer assumes whatever risk is created by such condition and forever releases Seller from any liability of such condition.**

**CLOSING COMPANY:** Lenders Title Company ~ Closing Agent: Pete Braunfisch ([pbraunfisch@lenderstitle.com](mailto:pbraunfisch@lenderstitle.com)) ~ 1501 North University Avenue (Suite 100), Little Rock, Arkansas 72207 ~ (501) 320-2900 ~ Fax/320-2901.

**GENERAL INFORMATION:** This Beautiful, 660+/- Contiguous Acre Farm is up for Sale for the First Time in 40 Years! ~ This Wonderful Farm is Gated & Offers a Great Mix of Pasture & Hardwood Stands ~ The Custom Home Sits on 43+/- Acre Friday Lake Conveniently Located just 20 Minutes from Conway & 20 Minutes from Little Rock Air Force Base!

**(TRACT 1)** 159.09+/- Acres w/a 1,700+/- SF, 3BR/ 3BA Custom Home, Built in 2012, w/an In-ground Pool, 30x30 Ft. Ark-La-Tex Insulated Shop Building, RV Carport & Dock, All Sitting on the Beautiful 43+/- Acre Friday Lake ~ Home Offers 3 Bedrooms, Each w/its Own Bathroom ~ Tile Flooring Throughout the Main Level, w/Hardwood Floors Upstairs, Recessed Lighting & Granite Countertops in Bathrooms ~ Main Level Bedrooms Each have Safe Room Closets & En-Suite Baths ~ Main Level Open Concept Kitchen w/Solid Surface Counters, Matching Stainless Appliances & Breakfast Bar Seating ~ Living Room has a Wood Burning Fireplace ~ Upstairs has One Room w/a Full Bath ~ This Tract has Approx. 90+/- Acres of Hardwood Mix Timber that Could be Thinned ~ Tract Also Offers a Large Pole Barn Used for Hay Storage.

**(TRACT 2)** 53.10+/- Acre Tract of Mostly Pasture, w/a Small Creek Running Through it, Located in the Northwest Corner of the Farm ~ This Tract has a New Waterline Across it & Would be a Great Tract to Build Homes.

**(TRACT 3)** 53.59+/- Acres off the West Side of Friday Lane, Southwest Corner of the Farm ~ This Tract is Fenced Pasture w/ (3) Ponds, a Small Barn, (2) Feed Bins, Fenced Garden Area, Feed Trough Shed & a Well.

**(TRACT 4)** 238.84+/- Acres Accessed from Friday Lane ~ Consists of 60+/- Acres of Hay Pasture & 195+/- Acres of Solid Hardwood Mix Timber that has been Used Mostly as a Wildlife Resting Area & Does Not get Hunted like the Rest of the Farm ~ Pond & Food Plot Located on this Tract, Makes it Ideal for Future Hunting ~ This Tract has Timber Value & Could be Fenced off for Cattle Grazing.

**(TRACT 5)** 161.64+/- Acres on the North Side of the Farm, East of Gunstock Lane ~ This Tract is Partially Fenced & Features (2) Ponds, Multiple Food Plot Areas, 40+/- Acres of Hay Pasture & 115+/- Acres of Mixed Hardwood & Some Pine.

**Remember, it's Selling Regardless of Price to the Highest Bidder! ~ Offers Prior to Auction Day are Welcome.**

**REAL ESTATE TAXES FOR YEAR 2019:** \$2,571.00

**SCHOOL DISTRICT:** Mayflower

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:**

THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 4 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ALUMINUM MONUMENT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER, S1°02'59"W A DISTANCE OF 1,322.38 FEET TO A FOUND AXLE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER, S1°31'13"W A DISTANCE OF 1,330.35 FEET TO FOUND AXLE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, S1°36'36"W A DISTANCE OF 1,328.87 FEET TO A SET 5/8" 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 SOUTHEAST QUARTER, N89°03'42"W A DISTANCE OF 1,323.10 FEET TO A FOUND STONE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, N88°47'11"W A DISTANCE OF 1,320.24 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, N88°47'09"W A DISTANCE OF 1,321.91 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, N88°29'51"W A DISTANCE OF 1,326.77 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, N88°28'46"W A DISTANCE OF 1,327.67 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER OF NORTHWEST QUARTER, S0°58'24"W A DISTANCE OF 574.77 FEET TO A FOUND 1/2" REBAR; THENCE S87°02'02"W A DISTANCE OF 1,332.14 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER, N1°09'50"E A DISTANCE OF 682.14 FEET TO A FOUND 1 1/2" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, N1°39'33"E A DISTANCE OF 1,329.20 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER, N1°41'08"E A DISTANCE OF 1,329.54 FEET TO A FOUND 5/8" PIPE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER, S88°37'45"E A DISTANCE OF 1,323.03 FEET TO FOUND 3/4" PIPE, 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 SOUTHEAST QUARTER, S88°37'58"E A DISTANCE OF 1,322.86 FEET TO A FOUND 3/4" PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER, N1°19'11"E A DISTANCE OF 1,321.94 FEET TO A FOUND 1" PIPE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER, S88°14'05"E A DISTANCE OF 1,308.58 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 15, S89°24'48"E A DISTANCE OF 1,342.49 FEET TO A FOUND STONE, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER, S88°31'57"E A DISTANCE OF 1,319.21 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER, S88°31'57"E A DISTANCE OF 1,319.21 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 666.30 ACRES, MORE OR LESS.

A 50 FOOT WIDE STRIP OF LAND BEING IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 4 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, AND BEING 25 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A FOUND STONE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, S0°58'24"W A DISTANCE OF 274.83 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N59°41'41"W A DISTANCE OF 110.03 FEET TO A POINT; THENCE N34°45'50"W A DISTANCE OF 51.63 FEET TO A POINT; THENCE N13°44'51"W A DISTANCE OF 54.07 FEET TO A POINT; THENCE N1°11'30"W A DISTANCE OF 620.40 FEET TO A POINT; THENCE N6°49'08"W A DISTANCE OF 259.73 FEET TO A POINT; THENCE N4°17'15"W A DISTANCE OF 224.57 FEET TO A POINT; THENCE N14°07'17"E A DISTANCE OF 110.50 FEET TO A POINT; THENCE N25°46'18"E A DISTANCE OF 120.13 FEET TO A POINT; THENCE N34°40'25"E A DISTANCE OF 103.86 FEET TO A POINT; THENCE N42°53'51"E A DISTANCE OF 313.03 FEET TO A POINT; THENCE N37°24'58"E A DISTANCE OF 103.79 FEET TO A POINT; THENCE N30°38'33"E A DISTANCE OF 205.78 FEET TO A POINT; THENCE N59°56'08"E A DISTANCE OF 104.59 FEET TO A POINT; THENCE N87°06'21"E A DISTANCE OF 101.92 FEET TO A POINT; THENCE S82°10'22"E A DISTANCE OF 208.10 FEET TO A POINT; THENCE S85°57'51"E A DISTANCE OF 204.67 FEET TO A POINT; THENCE S89°40'32"E A DISTANCE OF 311.23 FEET TO A POINT; THENCE N86°04'39"E A DISTANCE OF 208.87 FEET TO A POINT; THENCE N85°57'08"E A DISTANCE OF 103.64 FEET TO A POINT; THENCE S85°39'38"E A DISTANCE OF 104.66 FEET TO A POINT; THENCE S84°44'41"E A DISTANCE OF 101.14 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

A 25 FOOT WIDE STRIP OF LAND BEING IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, AND BEING 12.5 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A FOUND STONE, SAID POINT BEING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, S0°58'24"W A DISTANCE OF 274.83 FEET TO A POINT; THENCE N59°41'41"W A DISTANCE OF 110.03 FEET TO A POINT; THENCE N34°45'50"W A DISTANCE OF 51.63 FEET TO A POINT; THENCE N13°44'51"W A DISTANCE OF 54.07 FEET TO A POINT; THENCE N1°11'30"W A DISTANCE OF 620.40 FEET TO A POINT; THENCE N6°49'08"W A DISTANCE OF 259.73 FEET TO A POINT; THENCE N4°17'15"W A DISTANCE OF 224.57 FEET TO A POINT; THENCE N14°07'17"E A DISTANCE OF 110.50 FEET TO A POINT; THENCE N25°46'18"E A DISTANCE OF 120.13 FEET TO A POINT; THENCE N34°40'25"E A DISTANCE OF 103.86 FEET TO A POINT; THENCE

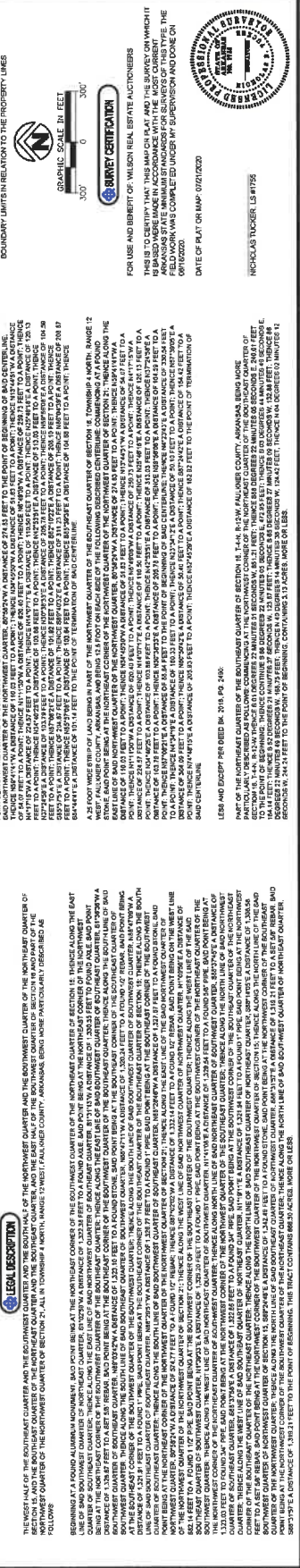
N42°53'51"E A DISTANCE OF 313.03 FEET TO A POINT; THENCE N37°24'58"E A DISTANCE OF 103.79 FEET TO A POINT; THENCE N30°38'33"E A DISTANCE OF 205.78 FEET TO A POINT; THENCE N59°56'08"E A DISTANCE OF 104.59 FEET TO A POINT; THENCE N87°06'21"E A DISTANCE OF 88.64 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N4°23'43"E A DISTANCE OF 330.54 FEET TO A POINT; THENCE N4°34'19"E A DISTANCE OF 180.33 FEET TO A POINT; THENCE N23°34'12"E A DISTANCE OF 50.10 FEET TO A POINT; THENCE N57°39'05"E A DISTANCE OF 304.09 FEET TO A POINT; THENCE N80°50'42"E A DISTANCE OF 50.40 FEET TO A POINT; THENCE S87°24'42"E A DISTANCE OF 154.42 FEET TO A POINT; THENCE N74°48'15"E A DISTANCE OF 205.93 FEET TO A POINT; THENCE N82°45'29"E A DISTANCE OF 182.92 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

LESS AND EXCEPT PER DEED BK. 2016, PG. 2490:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T-4-N, R-12-W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T-4-N, R-12-W THENCE S 01 DEGREES 22 MINUTES 01 SECONDS W, 851.21 FEET; THENCE S88 DEGREES 22 MINUTES 05 SECONDS E, 240.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88 DEGREES 22 MINUTES 05 SECONDS E, 472.95 FEET; THENCE S 03 DEGREES 44 MINUTES 46 SECONDS E, 184.14 FEET; THENCE S 52 DEGREES 21 MINUTES 37 SECONDS W, 123.67 FEET; THENCE S 65 DEGREES 27 MINUTES 09 SECONDS W, 132.88 FEET; THENCE 86 DEGREES 22 MINUTES 49 SECONDS W, 168.75 FEET; THENCE N 40 DEGREES 14 MINUTES 38 SECONDS W, 124.42 FEET, THENCE N 04 DEGREES 02 MINUTES 12 SECONDS W, 244.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3.13 ACRES, MORE OR LESS.

**Buyer acknowledges that it is aware that this property was formerly an artillery impact area and Buyer assumes whatever risk is created by such condition and forever releases Seller from any liability of such condition.**











**TRACT 5**  
**161.64± AC**

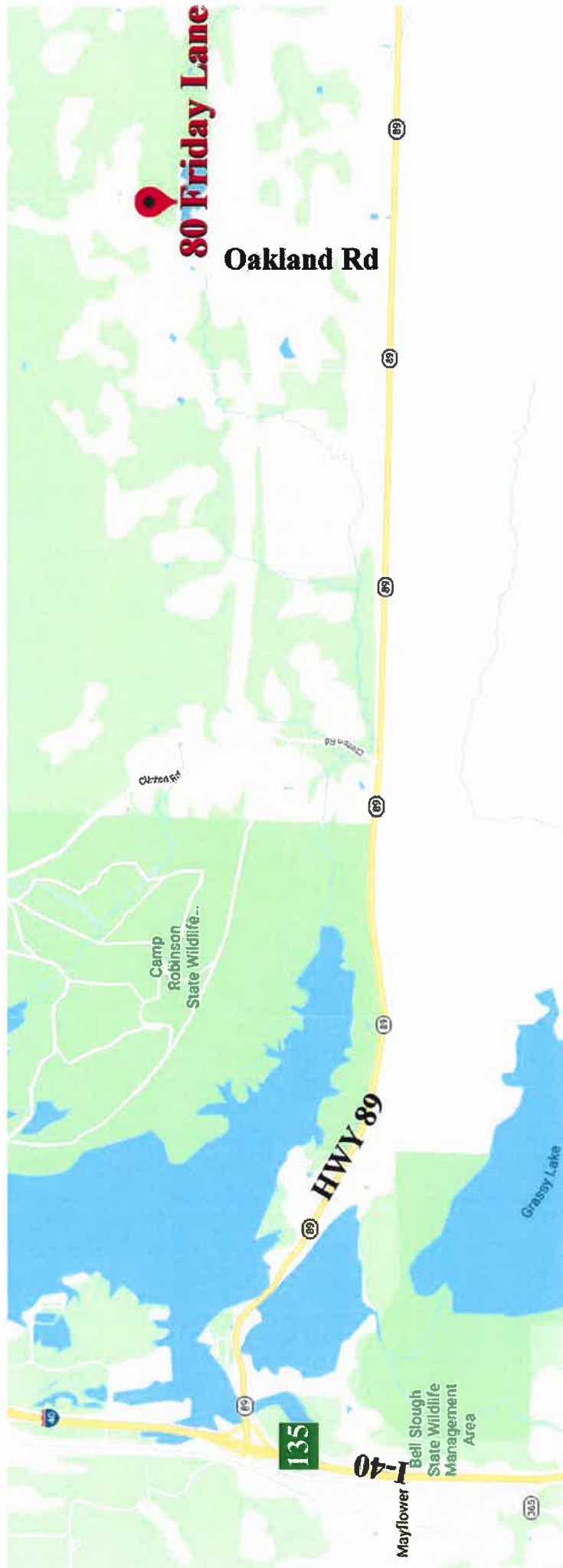
**TRACT 1**  
**159.09± AC**

**TRACT 4**  
**238.84± AC**

**TRACT 2**  
**53.10± AC**

*Friday Lake*

**TRACT 3**  
**53.59± AC**







US Army Corps  
of Engineers °



# Former Camp Robinson, Faulkner County, Arkansas

## Fact Sheet

### OVERVIEW

The U.S. Army Corps of Engineers (USACE) is the U.S. Department of Defense (DoD) organization responsible for environmental restoration of properties formally owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense. Such properties are known as Formerly Used Defense Sites (FUDS).

The former Camp Robinson is a FUDS that historically consisted of 48,000 acres in Pulaski and Faulkner Counties, Arkansas. The installation was located east and north of Interstate 40 between North Little Rock and Conway, Arkansas. During World War II, the installation was used as a U.S. Army infantry basic training facility. Ordinance training took place at multiple ranges and designated impact areas across the camp, involving the use of machine guns, mortars, live grenades and assorted field artillery.

After World War II, portions of Camp Robinson were declared surplus and designated for transfer. This included land north of State Highway 89 that was transferred to private owners and the State of Arkansas, now part of the Camp Robinson State Wildlife Management Area. Based on results of investigations within the Camp Robinson FUDS, the DoD identified the following remedies for five Munitions Response Sites (MRS) located at the former Camp Robinson:

- *North Central and Southeast: Focused Surface and Sub-surface Munitions and Explosives of Concern (MEC) Removal and Educational Awareness*
- *East Central: Surface MEC Removal and Educational Awareness*
- *Northwest and Northeast: Educational Awareness*

### REMEDIAL ACTION

The remedial action requiring surface and sub-surface MEC removal at the North Central and Southeast Munitions Response sites will be implemented soon, but even after the removal has occurred, potential explosive hazards may still remain within the portions of the target areas. USACE will re-evaluate the selected remedy every five years to ensure that it is still protective.

In the East Central MRS, the remedy involves the removal and disposal of munitions remaining on the surface, which reduces hazards to potential receptors whose activities primarily involve surface use. An Educational Awareness program will be implemented for each of these five munitions response sites. This includes a public education program to inform current land owners, commercial workers, and the public of possible dangers associated with the area.

### WHAT TO DO IF YOU ENCOUNTER A MUNITION

If you find something that might be a munition, follow the **3Rs of Explosive Safety**:

**RECOGNIZE** when you may have encountered a munition and that munitions are dangerous.

**RETREAT**; do not approach, touch, move, or disturb it, but carefully leave the area.

**REPORT** to 911 what you saw and where it was located.

### DON'T FORGET

**Munitions are dangerous and may not be easily recognizable. Never touch, move or disturb a munition or suspect munition. CALL 911**

Types of munitions found in remedial action areas



3-inch Stokes Mortar



2.36-inch Rocket



60mm Mortar



US Army Corps  
of Engineers °



Types of munitions found in remedial action removal areas



3-inch Stokes Mortar



2.36-inch Rocket



60mm Mortar



#### FOR MORE INFORMATION...

For more information or if you have questions, please go to the links provided, or email USACE, at [CESWF-FUDS-Arkansas@usace.army.mil](mailto:CESWF-FUDS-Arkansas@usace.army.mil)

<https://go.usa.gov/xvPse>

<https://go.usa.gov/xvPH3>

[http://uxoinfo.com/blogcfc/client/includes/uxopages/sitedata1.cfm?uxoinfo\\_id=05AR0002](http://uxoinfo.com/blogcfc/client/includes/uxopages/sitedata1.cfm?uxoinfo_id=05AR0002)



## **Multi-Par Auction Method**

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

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

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

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

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

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

## **Helpful bidding tips**

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

# WILSON REAL ESTATE AUCTIONEERS, INC.

## TERMS OF AUCTION

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

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet (“Information Packet”), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, “Property Information Packet” (available from Auctioneer, online at [www.wilsonauctioneers.com](http://www.wilsonauctioneers.com), and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively “Property Issues”). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder’s sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in **“AS IS, WHERE IS”** condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a “Lead-Based Paint Waiver” in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer’s right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the “Lead Warning Statement” in the Sale Contract. **Buyer acknowledges that it is aware that this property was formerly an artillery impact area and Buyer assumes whatever risk is created by such condition and forever releases Seller from any liability of such condition.**
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: FAULKNER COUNTY LAND INVESTORS, CATTLEMEN, HUNTERS & HOME BUYERS!**

660+/- Contiguous Acres in Faulkner County, Arkansas, w/43+/- Acre Lake ~ 8.5 Miles East of I-40 just Minutes from Conway ~ 1,700+/- SF, 3BR/ 3BA Home w/Pool ~ 30x30 Ft. Ark-La-Tex Shop ~ City Water & Electric Service ~ Offered in (5) Tracts & Any Combination on Auction Day ~ Also Selling, John Deere Tractor, Ranger 800 UTV, Yamaha Golf Cart, Utility Trailer, Honda 250 Rancher, Implements & More! ~ Selling On-site w/Live, Online Bidding Available ~ **ALL SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

## **660+/- ACRE LAND, HOME & EQUIPMENT ABSOLUTE AUCTION WEDNESDAY ~ JULY 22, 2020 ~ 11:00 A.M. 80 FRIDAY LANE ~ SHERWOOD, AR 72120**

**DIRECTIONS:** From I-40 (Exit 135) in Mayflower, Travel East Approx. 7.4 Miles on HWY 89 & Turn Left onto Oakland Rd. ~ Travel Approx. 1 Mile & Road will Dead-end into the Property ~ Watch for Auction Signs & Gate to Property ~ \*Call for Appointment to Tour the Property & Home.

**REAL ESTATE DESCRIPTION:** This Beautiful, 660+/- Contiguous Acre Farm is up for Sale for the First Time in 40 Years! ~ This Wonderful Farm is Gated & Offers a Great Mix of Pasture & Hardwood Stands ~ The Custom Home Sits on 43+/- Acre Friday Lake Conveniently Located just 20 Minutes from Conway & 20 Minutes from Little Rock Air Force Base!

**(TRACT 1)** 159.09+/- Acres w/a 1,700+/- SF, 3BR/ 3BA Custom Home, Built in 2012, w/an In-ground Pool, 30x30 Ft. Ark-La-Tex Insulated Shop Building, RV Carport & Dock, All Sitting on the Beautiful 43+/- Acre Friday Lake ~ Home Offers 3 Bedrooms, Each w/its Own Bathroom ~ Tile Flooring Throughout the Main Level, w/Hardwood Floors Upstairs, Recessed Lighting & Granite Countertops in Bathrooms ~ Main Level Bedrooms Each have Safe Room Closets & En-Suite Baths ~ Main Level Open Concept Kitchen w/Solid Surface Counters, Matching Stainless Appliances & Breakfast Bar Seating ~ Living Room has a Wood Burning Fireplace ~ Upstairs has One Room w/a Full Bath ~ This Tract has Approx. 90+/- Acres of Hardwood Mix Timber that Could be Thinned ~ Tract Also Offers a Large Pole Barn Used for Hay Storage.

**(TRACT 2)** 53.10+/- Acre Tract of Mostly Pasture, w/a Small Creek Running Through it, Located in the Northwest Corner of the Farm ~ This Tract has a New Waterline Across it & Would be a Great Tract to Build Homes.

**(TRACT 3)** 53.59+/- Acres off the West Side of Friday Lane, Southwest Corner of the Farm ~ This Tract is Fenced Pasture w/ (3) Ponds, a Small Barn, (2) Feed Bins, Fenced Garden Area, Feed Trough Shed & a Well.

**(TRACT 4)** 238.84+/- Acres Accessed from Friday Lane ~ Consists of 60+/- Acres of Hay Pasture & 195+/- Acres of Solid Hardwood Mix Timber that has been Used Mostly as a Wildlife Resting Area & Does Not get Hunted like the Rest of the Farm ~ Pond & Food Plot Located on this Tract, Makes it Ideal for Future Hunting ~ This Tract has Timber Value & Could be Fenced off for Cattle Grazing.

**(TRACT 5)** 161.64+/- Acres on the North Side of the Farm, East of Gunstock Lane ~ This Tract is Partially Fenced & Features (2) Ponds, Multiple Food Plot Areas, 40+/- Acres of Hay Pasture & 115+/- Acres of Mixed Hardwood & Some Pine.

**Remember, it's Selling Regardless of Price to the Highest Bidder!** ~ Offers Prior to Auction Day are Welcome ~ For Additional Information, Photos, Survey & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

**PARTIAL LIST OF PERSONAL PROPERTY:** 2007 6320 John Deere Air Conditioned Cab Tractor w/ 1,180 Hrs., Box Blade & Hydraulic Front End w/ Bucket, John Deere Disc., 12 Ft. Brush Hog, Polaris Ranger 800EFI Side-by-Side w/ 280 Hrs., 2014 Yamaha Electric Golf Cart, 2006 Honda Recon 250 4-Wheeler, 14 Ft. Single Axle Utility Trailer, Furniture & More! ~ **All Selling Regardless of Price on Auction Day!**

**TERMS ON REAL ESTATE:** \$25,000.00 (PER 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 ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome!** ~ **Buyer acknowledges that it is aware that this property was formerly an artillery impact area and Buyer assumes whatever risk is created by such condition and forever releases Seller from any liability of such condition.**

**TERMS ON PERSONAL PROPERTY:** **ON-SITE BIDDERS:** Cash, Check & All Major Credit Cards Accepted ~ 10% Buyer's Premium ~ **ONLINE BIDDERS:** **Live Simulcast Auction begins Wednesday, July 22nd, Immediately after the Real Estate Sells** ~ All Major Credit Cards Accepted ~ 15% Buyer's Premium.

**INSPECTION:** Call for Appointment to Inspect the Land & Home ~ Contact Agent, ***Peter Guerin II*** at 501-733-6795/ [peter@wilsonauctioneers.com](mailto:peter@wilsonauctioneers.com) for Additional Information ~ Auctioneers will be On-site 9:00 a.m. Day of Auction.

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

**WILSON REAL ESTATE AUCTIONEERS, INC.**

***Leading Real Estate Auctioneers "Since 1961"***

501-624-1825 \* PB00000481, Joe Wilson ~ WEBSITE: [WilsonAuctioneers.com](http://WilsonAuctioneers.com) - AAL #4