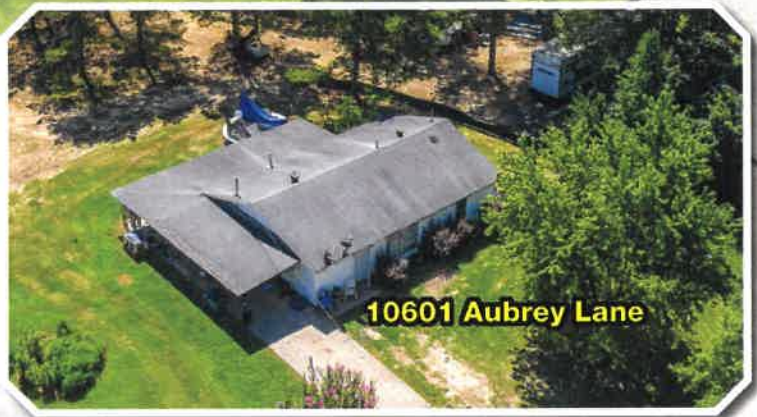


SALINE COUNTY ABSOLUTE HOMES & SUBDIVISION LOTS AUCTION



On-site & Online Auction

Tuesday | August 18, 2020 | 11:00 A.M.

10601 Aubrey Lane | Shannon Hills, AR 72103

WilsonAuctioneers.com

July 21, 2020

Dear Prospective Buyer:

The AJ Bass Subdivision, consisting of (21) residential building lots totaling 6.8+/- acres off North Sardis Road, is conveniently less than 5 miles south of I-30 (Exit 128) Bass Pro Shops and the Outlets of Little Rock, and it's **selling regardless of price to the highest bidder!**

This subdivision lies just west of the newly developed Agua Blanca Village with many new construction homes and the well-established Pleasant Oaks Subdivision, and it's south of Piney Woods Subdivision. The (2) existing, currently rented homes located at 10601 and 10525 Aubrey Lane will be offered separately, and the (19) ready to build lots will be offered in several groups, based on the updated survey, and in combinations. City utilities, including city water and electricity, are available along Sardis Road.

Tract 1 (lots 1 and 22) with frontage on N. Sardis Road and Aubrey Lane and selling as a package; consists of 0.73+/- acres.

Tract 2 (lot 2) has frontage on N. Sardis Road and Aubrey Lane; it contains 0.52+/- acres.

Tract 3 (lots 4 and 5) with frontage on Aubrey Lane and selling as a package; consists of 0.73+/- acres.

Tract 4 (lots 6 and 7) contains **10525 Aubrey Lane** a 1,452+/- square foot, 2 bedroom/ 2 bath home built in 1988 and currently rented month-to-month for \$650.00/month; consists of 0.61+/- acres.

Tract 5 (Lots 8 and 9) contains **10601 Aubrey Lane** a 1,560+/- square foot, 3 bedroom/ 2 bath home built in 2002 and currently rented month-to-month for \$700.00/month; consists of 0.72+/- acres.

Tract 6 (lots 10, 11, and 12) has frontage on Aubrey Lane and selling as a package; it contains 0.78+/- acres.

Tract 7 (lots 13, 14, and 15) with frontage on Aubrey Lane and selling as a package; consists of 0.85+/- acres.

Tract 8 (lots 16, 17, and 18) has frontage on Aubrey Lane and selling as a package; it contains 0.93+/- acres.

Tract 9 (lots 19, 20, and 21) with frontage on Aubrey Lane and selling as a package; consists of 0.93+/- acres.

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 **10601 Aubrey Lane in Shannon Hills, Arkansas, at 11:00 a.m. on August 18th**.



Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **(TRACTS 4 & 5) \$5,000.00 (PER TRACT) ~ (TRACTS 1-3 & 6-9) \$2,500.00 (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 Day are Welcome.**

CLOSING COMPANY: Lenders Title Company ~ Closing Agent: Stacey Westpheling (swestpheling@lenderstitle.com) ~ 3300 Commonwealth Drive (Suite 200), Bryant, Arkansas 72022 ~ (501) 847-1129 ~ Fax/ 847-3655.

GENERAL INFORMATION: The AJ Bass Subdivision, Consisting of (21) Residential Building Lots Totaling 6.8+/- Acres off N. Sardis Road, is Conveniently Located Less than 5 Miles South of I-30 (Exit 128) Bass Pro Shops & the Outlets of Little Rock & it's **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!** ~ This Subdivision lies just West of the Newly Developed Agua Blanca Village w/Many New Construction Homes & the Well-established Pleasant Oaks Subdivision & South of Piney Woods Subdivision ~ The (2) Existing, Currently Rented Homes Located at 10601 & 10525 Aubrey Lane will be Offered Separately & the (19) Ready to Build Lots will be Offered in Several Groups, Based on the Updated Survey & in Combinations ~ City Utilities, Including City Water & Electricity, are Available Along Sardis Road ~ **(TRACT 1)** Lots 1 & 22, w/Frontage on N. Sardis Rd. & Aubrey Ln., Selling as a Package ~ 0.73+/- Acres ~ **(TRACT 2)** Lot 2 w/Frontage on N. Sardis Rd. & Aubrey Ln. ~ 0.52+/- Acres ~ **(TRACT 3)** Lots 4 & 5, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.73+/- Acres ~ **(TRACT 4)** Lots 6 & 7 Containing **10525 Aubrey Lane** a 1,452+/- SF, 2BR/ 2BA Home Built in 1988 & Currently Rented Month-to-Month for \$650.00/mo. ~ 0.61+/- Acres ~ **(TRACT 5)** Lots 8 & 9 Containing **10601 Aubrey Lane** a 1,560+/- SF, 3BR/ 2BA Home Built in 2002 & Currently Rented Month-to-Month for \$700.00/mo. ~ 0.72+/- Acres ~ **(TRACT 6)** Lots 10, 11 & 12, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.78+/- Acres ~ **(TRACT 7)** Lots 13, 14 & 15, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.85+/- Acres ~ **(TRACT 8)** Lots 16, 17 & 18, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.93+/- Acres ~ **(TRACT 9)** Lots 19, 20 & 21, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.93+/- Acres ~ **Offers Made Prior to Auction Day are Welcome! ~ REMEMBER, BOTH HOMES & ALL THE LOTS ARE SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

REAL ESTATE TAXES FOR YEAR 2019: \$1,801.00 (Total for all Tracts)

SCHOOL DISTRICT: Pulaski County Special

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, aerials, 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: Lots 1 & 22, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 2: Lot 2, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 3: Lots 4 & 5, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 4: Lots 6 & 7, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 5: Lots 8 & 9, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 6: Lots 10, 11 & 12, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 7: Lots 13, 14 & 15, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 8: Lots 16, 17 & 18, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

Tract 9: Lots 19, 20 & 21, A.J. Bass Subdivision as recorded in Book 256, page 785 Saline County Circuit Clerk's Office, Saline County, AR

- EXISTING MONUMENT AS DESCRIBED
CALCULATED LOT CORNER
SET 50' REBAR WITH CAP, LS #1755
EXISTING POWER POLE

PROPERTY LINE

SECTION LINES

QUARTER LINES

SIXTEENTH LINES

EIGHT-OF-TEN LINES

HEIGHT-OF-WAY LINES

ROAD CENTERLINE

CENTRALINE RAILROAD

EXISTING BASEMENT LINES

EXISTING PIPE FENCE

FLOODPLAIN LINES

PROPOSED CENTERLINE

PROPOSED RIGHT-OF-WAY LINES

OVERHEAD ELECTRIC LINES

CROSSING LOT LINES

DESCRIPTION UPON WHICH SURVEY IS BASED -
DEED BOOK 238, AT PAGE 785,
SALINE COUNTY CIRCUIT CLERK'S OFFICE
LOTS 1-22 OF A. J. BAESS SUBDIVISION

GENERAL SURVEY NOTES

1. THE SURVEYOR WAS NOT PHYSICALLY LOCATED THE INFORMATION UTILIZED.
2. EXIST DOCUMENTS OF RECORDS INTERVIEWED AND A PORTION OF THE SURVEY IS NOTED HEREIN. ONLY THE INFORMATION THAT WAS SUPPLIED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORDS WHICH WOULD AFFECT THIS MATTER.
3. THIS SURVEY WOULD ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY MEETS OR EXCEEDED CURRENT ARIZONA'S STATE MINIMUM STANDARDS FOR SURVEY OF THIS TYPE. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL OWNERS.

COURSE #	LENGTH	RADIUS	CURVE DATA		CHORD LENGTH
			DELTA	CHORD DIRECTION	
C3	53.17	50.00	93°13"	N59°57'48"	52.42
C4	34.14	50.00	30°07'02"	S69°01'58"	33.48
C5	33.17	50.00	30°05'55"	S33°18'07"	30.55
C6	61.89	50.00	70°55'28"	N67°06'28"	50.02
C7	8.54	50.00	94°47'30"	S59°28'24"	8.53
C8	37.12	50.00	42°13'54"	S30°18'42"	34.27
C9	111.47	50.00	127°46'50"	S59°47'33"	86.76
C10	58.84	50.00	106°04'50"	N41°35'36"	49.87

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY. THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE K. ZONE K BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE AREAS ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS PER FLOODPLAIN DATED JUNE 01, 2020, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

 SURVEY CERTIFICATION

FOR USE AND BENEFIT OF: DEBORAH COLLIE AND RENEE CALDWELL AND WILSON REAL ESTATE AUCTIONEERS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN FILED IN THE PUBLIC RECORDS OF THE STATE OF KANSAS IN ORDER TO ESTABLISH A MINIMUM REQUIREMENT FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION AND DATED ON: 07/14/2020.

DATE OF PLAT OR MAP: 07/15/2020

NICHOLAS TUCKER, LS #1756

500.01S-13W-C-22-340-02-1755

BOUNDARY SURVEY
PART OF THE NW 1/4 OF SW 1/4 SEC. 22, T2S, R13W
10601 AUBREY LANE
PREPARED FOR:
DEBORAH COLLIE AND RENEE CALDWELL
SHANNON HILLS, SATINE COUNTY
ARKANSAS

[illegible]

This document, and the ideas and design incorporated herein, as an artistic part of prefunctional works, is the property of Crafton, Tull & Associates, Inc., and it is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

1000 Ledgeland Dr.
Conway, Arkansas 72334

Crafton Tull
Engineering & Surveying
501.228.3316 • 501.228.2325 • www.craftontull.com

[illegible]

CENTRAL
 ASSOCIATES, INC.
 No. 119
 REGISTERED
 PATENT
 ATTORNEY

PROJECT NO. _____ DATE _____
 DRAWN BY _____
 CHECKED BY _____
 SCALE _____
 SHEET NO. _____

1061

1 OF 1



SARDIS ROAD

#1

#22 **TRACT 1**
0.73± AC

#2

TRACT 2
0.52± AC

NOT
IN
AUCTION

TRACT 3
0.73± AC

#4

#5

AUBREY LANE

TRACT 9
0.93± AC

#21

#20

#19

#18

TRACT 8
0.93± AC

#17

#16

#15

TRACT 7
0.85± AC

#14

#13

#12

TRACT 6
0.78± AC

#11

#10

#6

TRACT 4
0.61± AC

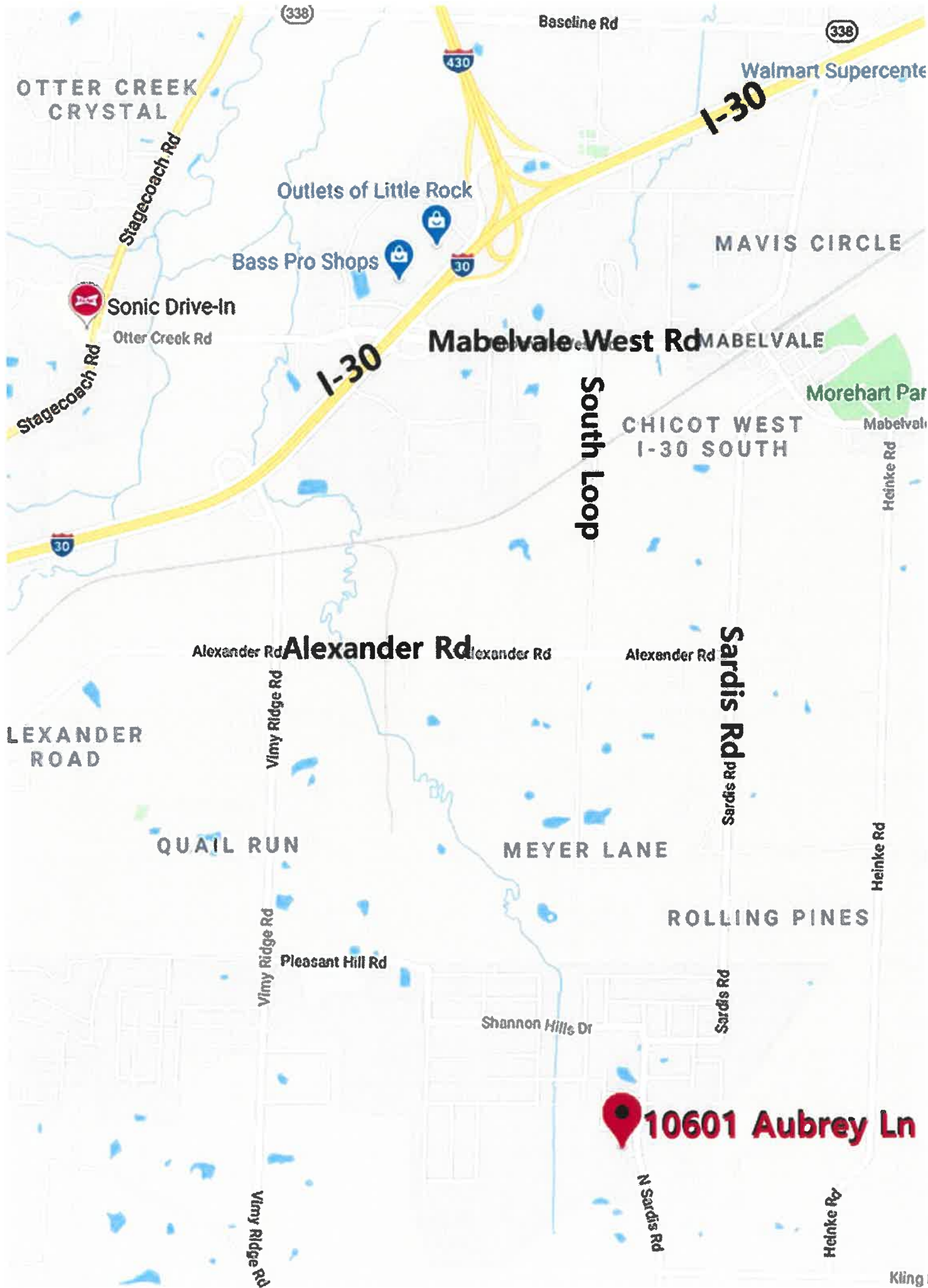
#7

#8

TRACT 5
0.72± AC

#9

AUBREY LANE
NOT PUBLIC ROAD



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.

WILSON REAL ESTATE AUCTIONEERS, INC.

TERMS OF AUCTION

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

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

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

(21) Residential Building Lots Totaling 6.8+/- Acres off N. Sardis Rd. ~ (2) Homes Currently Rented ~ Offered in 9 Newly Surveyed Tracts & Combinations ~ Conveniently Located 5 Miles South of I-30 Exit 128 (Bass Pro Shops & Outlets of LR) ~ Selling Onsite w/Live, Online Bidding Available ~ SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!

**SALINE COUNTY ABSOLUTE HOMES
& SUBDIVISION LOTS AUCTION**

TUESDAY ~ AUGUST 18, 2020 ~ 11:00 A.M.

10601 AUBREY LANE ~ SHANNON HILLS, AR 72103

DIRECTIONS: From I-30 (Exit 128), Travel East 1 Mi. on Mabelvale West Rd. ~ Turn Right onto South Loop & Travel 1 Mi. ~ Turn Left onto Alexander Rd. & Travel 1/2 Mi. ~ Turn Right onto Sardis Rd. & Travel 2 Mi. ~ Watch for Auction Signs & Property on the Right.

REAL ESTATE DESCRIPTION: The AJ Bass Subdivision, Consisting of (21) Residential Building Lots Totaling 6.8+/- Acres off N. Sardis Road, is Conveniently Located Less than 5 Miles South of I-30 (Exit 128) Bass Pro Shops & the Outlets of Little Rock & it's **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!** ~ This Subdivision lies just West of the Newly Developed Agua Blanca Village w/Many New Construction Homes & the Well-established Pleasant Oaks Subdivision & South of Piney Woods Subdivision ~ The (2) Existing, Currently Rented Homes Located at 10601 & 10525 Aubrey Lane will be Offered Separately & the (19) Ready to Build Lots will be Offered in Several Groups, Based on the Updated Survey & in Combinations ~ City Utilities, Including City Water & Electricity, are Available Along Sardis Road ~ **(TRACT 1)** Lots 1 & 22, w/Frontage on N. Sardis Rd. & Aubrey Ln., Selling as a Package ~ 0.73+/- Acres ~ **(TRACT 2)** Lot 2 w/Frontage on N. Sardis Rd. & Aubrey Ln. ~ 0.52+/- Acres ~ **(TRACT 3)** Lots 4 & 5, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.73+/- Acres ~ **(TRACT 4)** Lots 6 & 7 Containing **10525 Aubrey Lane** a 1,452+/- SF, 2BR/ 2BA Home Built in 1988 & Currently Rented Month-to-Month for \$650.00/mo. ~ 0.61+/- Acres ~ **(TRACT 5)** Lots 8 & 9 Containing **10601 Aubrey Lane** a 1,560+/- SF, 3BR/ 2BA Home Built in 2002 & Currently Rented Month-to-Month for \$700.00/mo. ~ 0.72+/- Acres ~ **(TRACT 6)** Lots 10, 11 & 12, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.78+/- Acres ~ **(TRACT 7)** Lots 13, 14 & 15, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.85+/- Acres ~ **(TRACT 8)** Lots 16, 17 & 18, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.93+/- Acres ~ **(TRACT 9)** Lots 19, 20 & 21, w/Frontage on Aubrey Ln., Selling as a Package ~ 0.93+/- Acres ~ **Offers Made Prior to Auction Day are Welcome! ~ REMEMBER, BOTH HOMES & ALL THE LOTS ARE SELLING REGARDLESS OF PRICE ON AUCTION DAY!** ~ For Additional Information, Survey, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

TERMS ON REAL ESTATE: **(TRACTS 4 & 5) \$5,000.00 (PER TRACT) ~ (TRACTS 1-3 & 6-9) \$2,500.00 (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 Day are Welcome.**

INSPECTION: Homes are Currently Rented, Lots can be Viewed at Any Time ~ Contact Agent, **Doug Westgate at 501-815-4004/ doug@wilsonauctioneers.com** ~ Doors Open & Auctioneers will be On-site at 10:00 a.m. for Inspection on Auction Day.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

501-624-1825 * PB00000481, Joe Wilson

WEBSITE: WilsonAuctioneers.com - AAL #4