

BENTON COUNTY MULTI-PARCEL COMMERCIAL REAL ESTATE AUCTION

(TRACT 1) 3.11± Acres

(TRACT 2) 3.11± Acres

(TRACT 3) 3.11± Acres

(TRACT 4) 3.11± Acres

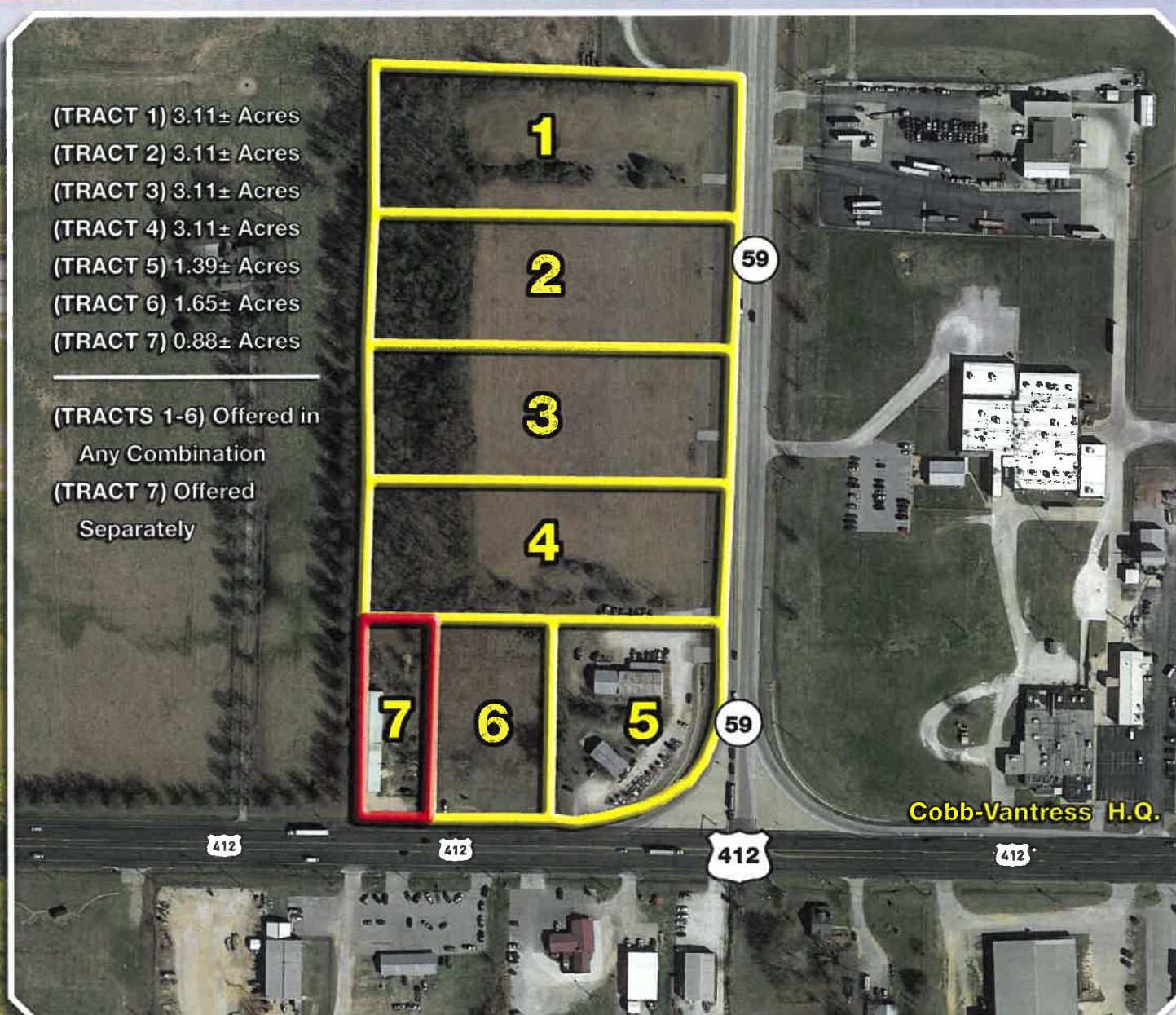
(TRACT 5) 1.39± Acres

(TRACT 6) 1.65± Acres

(TRACT 7) 0.88± Acres

(TRACTS 1-6) Offered in
Any Combination

(TRACT 7) Offered
Separately



On-site & Online Auction

Tuesday | October 6, 2020 | 1:00 P.M.

190 Highway 59 | Siloam Springs, AR 72761

WilsonAuctioneers.com

October 8, 2020

Dear Prospective Buyer:

This 16.36+/- acre high traffic count parcel Zoned C-2, conveniently located at the corner of Highway 59 and Highway 412 in Siloam Springs, is being offered in (7) surveyed, subdivided highway front tracts, and in combinations of tracts on auction day. These tracts range in size from 0.88+/- acres to 3.11+/- acres, each fronting the highway. This parcel is just south of the Siloam Springs Airport and east of Walmart Super Center. The Arkansas Department of Transportation (ARDOT) Traffic Count for Highway 412 is 25,000 vehicles per day and for Highway 59 is 14,000 vehicles per day. This property would make an excellent location for many different types of businesses, with Siloam Springs growing rapidly. This parcel is less than 20 miles from Interstate 49 in Springdale and 20 miles to XNA Northwest Arkansas Regional Airport. This valuable property is in an opportunity zone, according to the AEDC Website! Any offers made before auction day are welcome! Drive by anytime to view this property.

Tract 1 contains 3.11+/- acres with 232+/- feet of frontage on Highway 59.

Tract 2 has 3.11+/- acres with 233+/- feet on Highway 59.

Tract 3 consists of 3.11+/- acres with 233+/- feet along Highway 59.

Tract 4 has 3.11+/- acres with 234+/- feet along Highway 59.

Tract 5 is a 1.39+/- acre corner tract with 500+/- feet of frontage on Highway 59 and Highway 412. This tract contains a 1,800+/- square foot commercial building formerly operated as an auto sales lot and a 5,000+/- square foot commercial building previously operating as an automotive shop.

Tract 6 has 1.65+/- acres on Highway 412 with 233+/- feet of frontage.

Tract 7 will be offered separately. It contains 0.88+/- acres on Highway 412 with 125+/- feet of frontage and has a 7,000+/- square foot commercial building formally operated as an auto garage.

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 **190 Highway 59 in Siloam Springs, Arkansas, at 1:00 p.m. on October 6th.**

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:

TRACTS 1-6 (see Survey)

TRACT 7 (see Attachment Exhibit A)

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 Made Prior to Auction Day are Encouraged & Welcome.**

CLOSING COMPANY: City Title & Closing ~ Closing Agent: Blake Hanby (commercial@citytitlellc.com) ~ 5431 Pinnacle Point Drive, Suite 105, Rogers, Arkansas 72758 ~ (479) 935-4177 ~ Fax/ (866) 889-7709.

GENERAL INFORMATION: This 16.36+/- Acre High Traffic Count Parcel Zoned C-2, Conveniently Located at the Corner of HWY 59 & HWY 412 in Siloam Springs, is being Offered in (7) Surveyed, Subdivided Highway Front Tracts & in Combinations of Tracts on Auction Day ~ Tracts Range in Size from 0.88+/- Acres to 3.11+/- Acres, Each Fronting the Highway ~ All Located just South of the Siloam Springs Airport & East of Walmart Super Center ~ ARDOT Traffic Count for HWY 412 is 25,000 VPD & for HWY 59 is 14,000 VPD ~ This Property Would Make an Excellent Location for Many Different Types of Businesses, w/Siloam Springs Growing Rapidly ~ Less than 20 Miles from Interstate 49 in Springdale & 20 Miles to XNA Northwest Arkansas Regional Airport ~ This Valuable Property is in an Opportunity Zone, According to the AEDC Website! ~ **(TRACT 1)** 3.11+/- Acres w/ 232+/- Ft. of Frontage on HWY 59 ~ **(TRACT 2)** 3.11+/- Acres w/ 233+/- Ft. on HWY 59 ~ **(TRACT 3)** 3.11+/- Acres w/ 233+/- Ft. Along HWY 59 ~ **(TRACT 4)** 3.11+/- Acres w/ 234+/- Ft. Along HWY 59 ~ **(TRACT 5)** 1.39+/- Acre Corner Tract w/ 500+/- Ft. of Frontage on HWY 59 & HWY 412 ~ 1,800+/- SF Commercial Building Formerly Operated as an Auto Sales Lot & a 5,000+/- SF Commercial Building Formerly Operated as an Automotive Shop ~ **(TRACT 6)** 1.65+/- Acres on HWY 412 w/ 233+/- Ft. of Frontage ~ **(TRACT 7)** Offered Separately ~ 0.88+/- Acres on HWY 412 w/ 125+/- Ft. of Frontage & a 7,000+/- SF Commercial Building Formally Operated as an Auto Garage ~ ***Offers Made Prior to Auction Day are Welcome!*** ~ Drive by Anytime to View this Property.

REAL ESTATE TAXES FOR YEAR 2019: \$6,670.00

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.

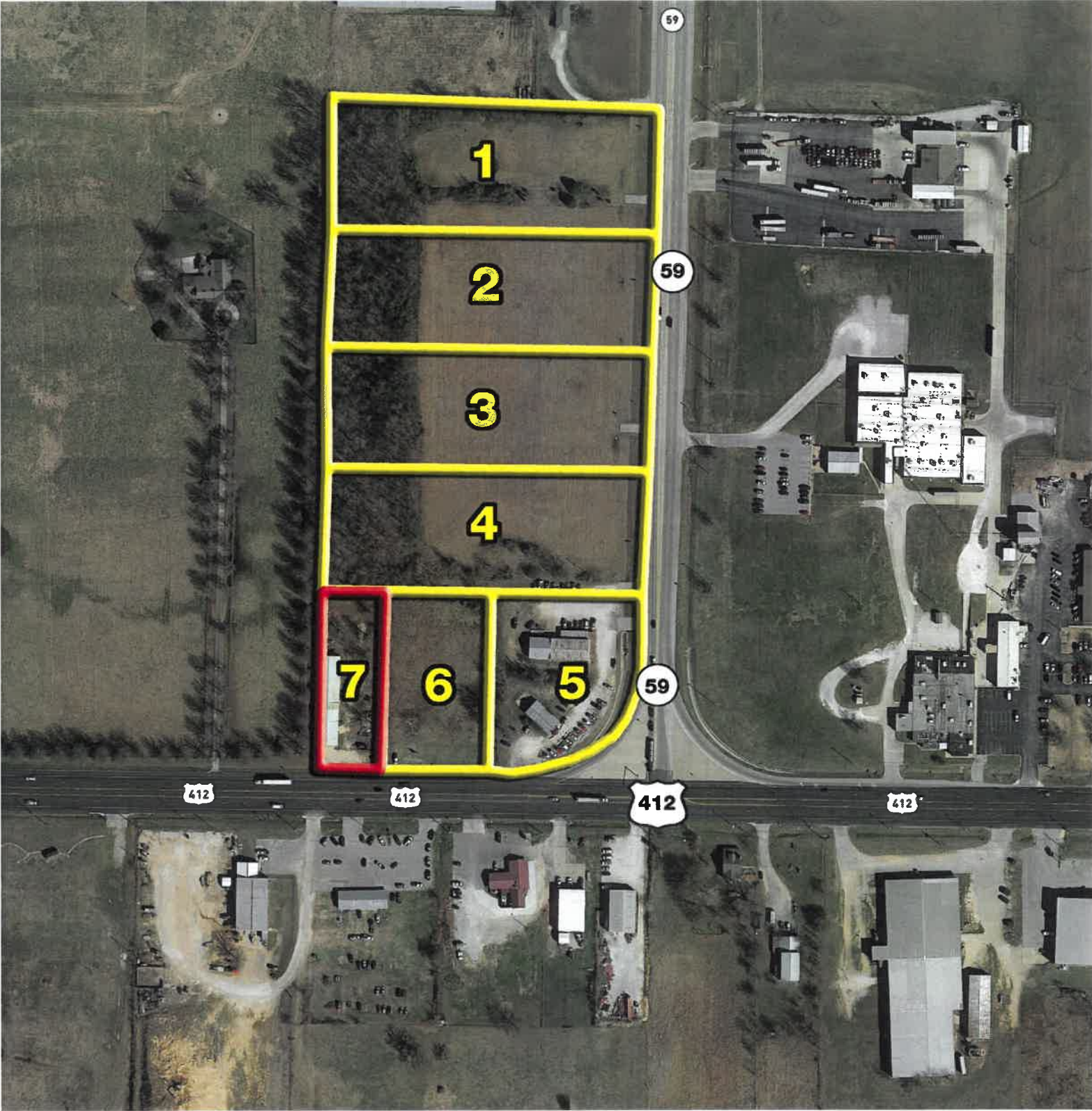
LEGAL DESCRIPTION - TRACT 7:

Book 2008 Page 10510A
Recorded in the Above
DEED Book & Page
03/20/2008 3:17PM

Part of the E/2 of the SE/4 of the NE/4 of Section 4, Township 17 North, Range 33 West, Siloam Springs, Benton County, Arkansas; being more particularly described as follows: Commencing at the SW corner of said E/2 of the SE/4 of the NE/4, thence N 02°16'12" E 79.96 feet to a found iron pin and the Point of Beginning, thence S 88°21'40" E 120.27 feet to a found iron pin, thence N 02°18'55" E 285.62 feet to a found iron pin, thence N 47°05'46" E 15.28 feet, thence N 42°50'02" W 15.00 feet to a found iron pin, thence S 47°08'43" W 15.06 feet to a found iron pin, thence N 87°42'26" W 110.01 feet to a steel fence corner post, thence S 02°16'12" W 297.74 feet to the Point of Beginning, containing 0.82 acres. }

Benton County, AR
I certify this instrument was filed on
03/20/2008 3:22:38PM
and recorded in DEED Book
2008 at pages 0010509 - 0010510
Brenda DeShields-Circuit Clerk





City of Siloam Springs Web Map



8/24/2020, 2:55:51 PM

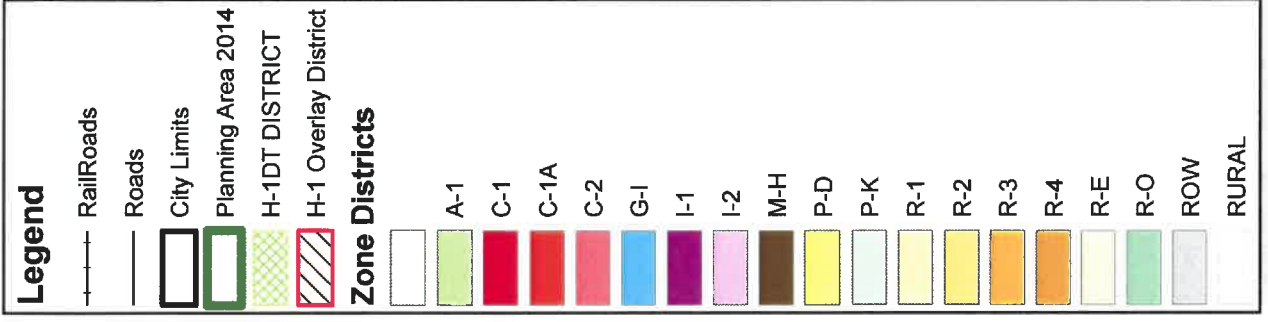
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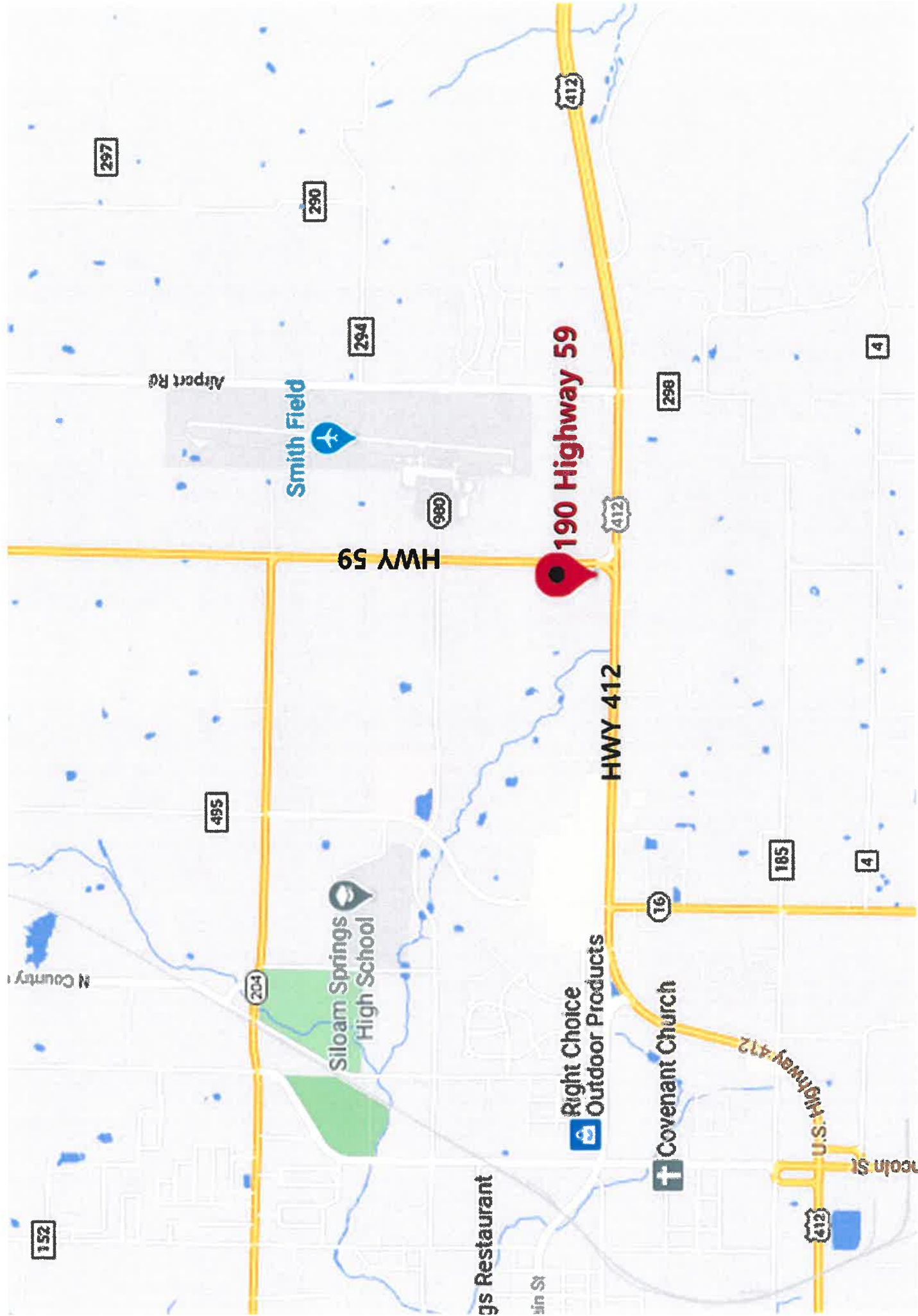


the City of Siloam Springs, AR.
the City of Siloam Springs, AR.

| | | | | | |
|------------------|-----------------|------------------|--------------------|----------------|-------------|
| Hydrants | 8" - 12" | Sewer Fitting | Abandoned in Place | Street Labels | Major Local |
| Water Fitting | 16" - 24" | Sewer Mains | Sewer Force Mains | US Numbered | Minor |
| Water Meter | Treatment Plant | Diameter Unknown | Diameter Unknown | State Highway | |
| Water Mains | Lift Stations | 4" - 8" | 2" - 6" | Major Arterial | |
| Diameter Unknown | Root Control | 10" - 18" | 8" - 10" | Minor Arterial | |
| 0.75" - 6" | Sewer Manholes | 20" - 48" | >10" | Collectors | |

This map displays the City of Lincoln, Nebraska, with various colored zones and street names. The map includes a north arrow and a scale bar in miles (0, 0.75, 1.5, 2.25, 3). The zones are color-coded: purple, red, green, yellow, blue, and orange. The map shows a dense network of streets, including major highways like I-80 and I-480, and local roads like N Dodge St, N 4th St, and N 6th St. The map also shows the city's boundaries and surrounding areas.





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, 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: COMMERCIAL DEVELOPERS & BENTON COUNTY INVESTORS!

16.36+/- Total Acres w/ 1,800+/- Ft. of Frontage Along HWY 412 & HWY 59 in Siloam Springs, Arkansas ~ Zoned C-2 ~ Offered in (7) Total Tracts ~ (Tracts 1 - 6) Offered in Any Combination ~ Selling On-site w/Live, Online Bidding Available

BENTON COUNTY MULTI-PARCEL COMMERCIAL REAL ESTATE AUCTION

TUESDAY ~ OCTOBER 6, 2020 ~ 1:00 P.M.

190 HIGHWAY 59 ~ SILOAM SPRINGS, AR 72761

DIRECTIONS: Located Along the Corner of HWY 59 & 412 in Siloam Springs, Arkansas.

REAL ESTATE DESCRIPTION: This 16.36+/- Acre High Traffic Count Parcel Zoned C-2, Conveniently Located at the Corner of HWY 59 & HWY 412 in Siloam Springs, is being Offered in (7) Surveyed, Subdivided Highway Front Tracts & in Combinations of Tracts on Auction Day ~ Tracts Range in Size from 0.88+/- Acres to 3.11+/- Acres, Each Fronting the Highway ~ All Located just South of the Siloam Springs Airport & East of Walmart Super Center ~ ARDOT Traffic Count for HWY 412 is 25,000 VPD & for HWY 59 is 14,000 VPD ~ This Property Would Make an Excellent Location for Many Different Types of Businesses, w/Siloam Springs Growing Rapidly ~ Less than 20 Miles from Interstate 49 in Springdale & 20 Miles to XNA Northwest Arkansas Regional Airport ~ This Valuable Property is in an Opportunity Zone, According to the AEDC Website! ~ **(TRACT 1)** 3.11+/- Acres w/ 232+/- Ft. of Frontage on HWY 59 ~ **(TRACT 2)** 3.11+/- Acres w/ 233+/- Ft. on HWY 59 ~ **(TRACT 3)** 3.11+/- Acres w/ 233+/- Ft. Along HWY 59 ~ **(TRACT 4)** 3.11+/- Acres w/ 234+/- Ft. Along HWY 59 ~ **(TRACT 5)** 1.39+/- Acre Corner Tract w/ 500+/- Ft. of Frontage on HWY 59 & HWY 412 ~ 1,800+/- SF Commercial Building Formerly Operated as an Auto Sales Lot & a 5,000+/- SF Commercial Building Formerly Operated as an Automotive Shop ~ **(TRACT 6)** 1.65+/- Acres on HWY 412 w/ 233+/- Ft. of Frontage ~ **(TRACT 7)** Offered Separately ~ 0.88+/- Acres on HWY 412 w/ 125+/- Ft. of Frontage & a 7,000+/- SF Commercial Building Formally Operated as an Auto Garage ~ ***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 or Contact our Office at 501-624-1825.**

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INSPECTION: Contact Agent, ***Peter Guerin II at 501-733-6795/ peter@wilsonauctioneers.com*** with Questions Regarding this Property or to View the inside of the Buildings ~ **Auctioneers will be On-site at 11:30 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 - AAL #4