ABSOLUTE REAL ESTATE AUCTION







On-site & Online Auction

Wednesday | November 11, 2020 | 11:00 A.M.

6 Hillcroft Street | Pine Bluff, Arkansas 71603

WilsonAuctioneers.com

October 14, 2020

Dear Prospective Buyer:

A gorgeous 5,300+/- square foot home built in 1975 containing (5) bedrooms, (3) full bathrooms, (3) half bathrooms, a large living room, a family room, kitchenette, laundry room, kitchen, and a breakfast room. This house was designed by local Architect Willard Burks and built by Contractor John Turley and exhibits great appeal, division of space, and quality of workmanship. **This property is selling regardless of price to the highest bidder on auction day!**

Upon entering the home, a large brick planter in the brick-floored foyer leads you into the living room, which exhibits a vaulted ceiling with beams, a woodburning fireplace with marble hearth, plus built-in bookcases and a large Samsung flatscreen television. The dining room features a large cabinet for storing china and serving pieces. The kitchen exhibits Corian countertops and has a cooktop, microwave, compactor, Kitchen-Aid dishwasher, GE Profile double wall oven, and a GE Profile refrigerator/freezer. The master bedroom suite has a sitting area and a separate office area. The master bathroom suite has his and her dressing areas, large walk-in closets, a separate bathtub, and a walk-in shower room. The guest bedroom also has a full bathroom. The lower level features three bedrooms, one full bathroom, and a half bathroom, plus the family room with a woodburning fireplace, bookcases, and a beamed ceiling. There is a kitchenette located off the family room. The laundry room and (2) storage rooms are also on the lower level. There is a 2-car garage with overhead doors, each with an automatic opener, and there are (3) storage rooms are located off the garage. An expansive deck is off the upper level providing a view of the well-landscaped backyard and can be accessed from the living room, breakfast room, or the master bedroom suite. Below the deck is a large patio, both providing a large space for outdoor entertaining!

If you have further questions after reviewing this information packet, please don't hesitate to call me, **Ken Bethge, at (870) 550-5274**. We look forward to working with you on auction day at ***6 Hillcroft Street in Pine Bluff, Arkansas, at 11:00 a.m. on November 11th***.

B.K. (Ken) Bethge, Jr.
Associate Real Estate Broker
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **$35,000.00** Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

CLOSING COMPANY: Pine Bluff Title Company ~ Closing Agent: Lynn Clemons ~ 728 South Main Street, Pine Bluff, Arkansas 71601 ~ (870) 563-4943 ~ Fax/ 534-0554.

GENERAL INFORMATION: A Gorgeous 5,300+/- SF Home Built in 1975 Containing (5) Bedrooms/ (3) Full Baths/ (3) Half Baths, a Large Living Room, a Family Room, Kitchenette, Laundry Room, Kitchen & Breakfast Room ~ This House was Designed by Local Architect Willard Burks & Built by Contractor John Turley & Exhibits Great Appeal, Division of Space & Quality of Workmanship ~ Upon Entering the Home, a Large Brick Planter in the Brick-Floored Foyer Leads you into the Living Room, which Exhibits a Vaulted Ceiling w/Beams, a Woodburning Fireplace w/Marble Hearth, Plus Built-in Bookcases & a Large Samsung Flatscreen Television ~ The Dining Room Features a Large Cabinet for Storing China & Serving Pieces ~ The Kitchen Exhibits Corian Countertops & has a Cooktop, Microwave, Compactor, Kitchen-Aid Dishwasher, GE Profile Double Wall Oven & GE Profile Refrigerator/Freezer ~ The Master Bedroom Suite has a Sitting Area & a Separate Office Area ~ The Master Bathroom Suite has His & Her Separate Dressing Areas, Large Walk-in Closets, a Separate Bathtub & a Walk-in Shower Room ~ The Guest Bedroom Also has a Full Bathroom ~ The Lower Level Features 3 Bedrooms, 1 Full Bathroom & a Half Bathroom ~ Lower Level Also Contains the Family Room w/a Woodburning Fireplace, Bookcases & a Beamed Ceiling ~ A Kitchenette is Located off the Family Room ~ The Laundry Room & (2) Storage Rooms are Also on the Lower Level ~ The 2-Car Garage has Overhead Doors, Each w/an Automatic Opener ~ (3) Storage Rooms are Located off the Garage ~ An Expansive Deck is off the Upper Level Providing a View of the Well-Landscaped Backyard & can be Accessed from the Living Room, Breakfast Room, or the Master Bedroom Suite ~ Below the Deck is a Large Patio, Both of Providing a Large Space for Outdoor Entertaining! ~ ***Remember, it's Selling Regardless of Price to the Highest Bidder on Auction Day!***

REAL ESTATE TAXES FOR YEAR 2019: $2,236.38

SCHOOL DISTRICT: Pine Bluff

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.

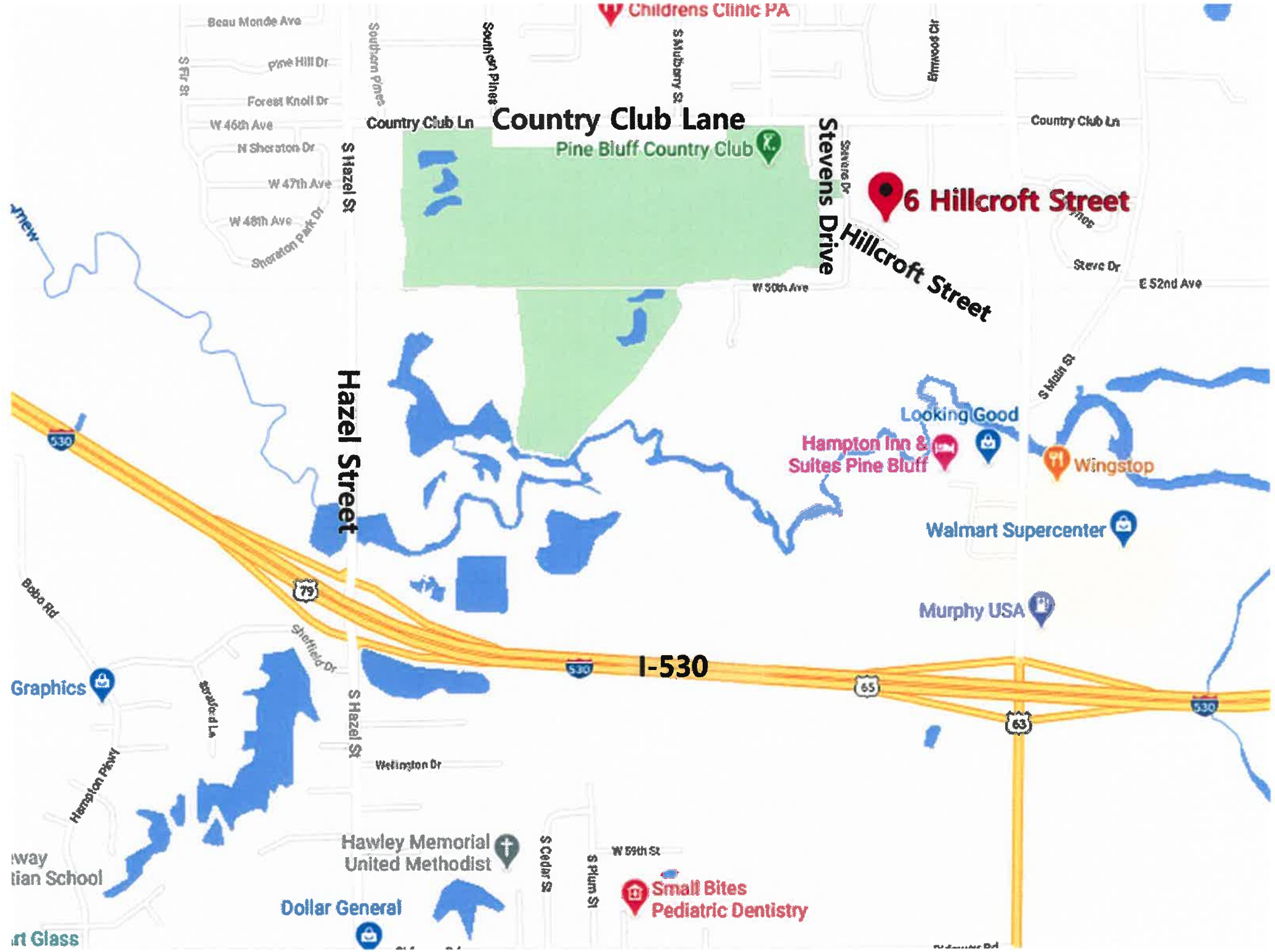
LEGAL DESCRIPTION:

Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section Twenty-one (21), Township Six (6) South, Range Nine (9) West, thence South 654.3 feet, thence North 89 degrees 33 minutes East 337 feet to the point of beginning; thence South 40 degrees 28 minutes East 210 feet; thence North 164 feet, thence South 88 degrees 13 minutes West 136.4 feet to the point of beginning;

AND ALSO,

Lot Six (6) of Hillcroft Subdivision, an addition to the City of Pine Bluff, Arkansas, according to the plat thereof filed for record in the office of the Recorder of Jefferson County, Arkansas, in Plat Book 6 at page 23, located in the South Half of the West Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-one (21), Township Six (6) South, Range Nine (9) West.




Childrens Clinic PA
Beau Monde Ave
Pine Hill Dr
Forest Knoll Dr
W 46th Ave
N Sheraton Dr
W 47th Ave
W 48th Ave
Sheraton Park Dr
S Fir St
Southern Pines
Southern Pines
S Mulberry St
Elmwood Dr
Country Club Ln
Country Club Lane
Country Club Ln
Pine Bluff Country Club
S Hazel St
Stevens Drive
Stevens Dr
6 Hillcroft Street
Hillcroft Street
Steve Dr
E 52nd Ave
W 50th Ave
Hazel Street
S Main St
Looking Good
Hampton Inn & Suites Pine Bluff
Wingstop
Walmart Supercenter
Murphy USA
530
79
65
63
I-530
Bobo Rd
Sheffield Dr
Graphics
Hampton Pkwy
S Hazel St
Wellington Dr
Hawley Memorial United Methodist
S Cedar St
S Plum St
W 59th St
Small Bites Pediatric Dentistry
Dollar General

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 administrated 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.

Most Desirable Pine Bluff Home within Walking Distance to the Pine Bluff Country Club ~ Spectacular, Multi-Level Home in the Hillcroft Subdivision in South Pine Bluff ~ 5,300+/- SF Home on 2 Levels w/ (5) Bedrooms/ (3) Full Baths/ (3) Half Baths ~ Located Less than 5 Minutes to I-530 ~ Selling On-site w/Live, Online Bidding Available ~ SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!

ABSOLUTE REAL ESTATE AUCTION

WEDNESDAY ~ NOVEMBER 11, 2020 ~ 11:00 A.M.

6 HILLCROFT ST. ~ PINE BLUFF, AR 71603

DIRECTIONS: ***From I-530 & Hazel St., Travel North on Hazel St. to West 46th Ave. (Country Club Lane) & Turn Right ~ Go Approx. 1 Mi. & Turn Right onto Stevens Dr. ~ Travel 0.5 Mi. to Hillcroft St. & Turn Left ~ Watch for Home & Auctions Signs.***

REAL ESTATE DESCRIPTION: A Gorgeous 5,300+/- SF Home Built in 1975 Containing (5) Bedrooms/ (3) Full Baths/ (3) Half Baths, a Large Living Room, a Family Room, Kitchenette, Laundry Room, Kitchen & Breakfast Room ~ This House was Designed by Local Architect Willard Burks & Built by Contractor John Turley & Exhibits Great Appeal, Division of Space & Quality of Workmanship ~ Upon Entering the Home, a Large Brick Planter in the Brick-Floored Foyer Leads you into the Living Room, which Exhibits a Vaulted Ceiling w/Beams, a Woodburning Fireplace w/Marble Hearth, Plus Built-in Bookcases & a Large Samsung Flatscreen Television ~ The Dining Room Features a Large Cabinet for Storing China & Serving Pieces ~ The Kitchen Exhibits Corian Countertops & has a Cooktop, Microwave, Compactor, Kitchen-Aid Dishwasher, GE Profile Double Wall Oven & GE Profile Refrigerator/Freezer ~ The Master Bedroom Suite has a Sitting Area & a Separate Office Area ~ The Master Bathroom Suite has His & Her Separate Dressing Areas, Large Walk-in Closets, a Separate Bathtub & a Walk-in Shower Room ~ The Guest Bedroom Also has a Full Bathroom ~ The Lower Level Features 3 Bedrooms, 1 Full Bathroom & a Half Bathroom ~ Lower Level Also Contains the Family Room w/a Woodburning Fireplace, Bookcases & a Beamed Ceiling ~ A Kitchenette is Located off the Family Room ~ The Laundry Room & (2) Storage Rooms are Also on the Lower Level ~ The 2-Car Garage has Overhead Doors, Each w/an Automatic Opener ~ (3) Storage Rooms are Located off the Garage ~ An Expansive Deck is off the Upper Level Providing a View of the Well-Landscaped Backyard & can be Accessed from the Living Room, Breakfast Room, or the Master Bedroom Suite ~ Below the Deck is a Large Patio, Both of Providing a Large Space for Outdoor Entertaining! ~ ***Remember, it's Selling Regardless of Price to the Highest Bidder on Auction Day!*** ~ **For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

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SPECIAL INSPECTION: ***Saturday, November 7th, from 10:00 a.m. until 1:00 p.m.*** to View the Home ~ Contact Broker, ***Ken Bethge at 870-550-5274/ ken@wilsonauctioneers.com*** with Any Questions ~ **Doors Open & Auctioneers will be On-site at 10:00 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
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