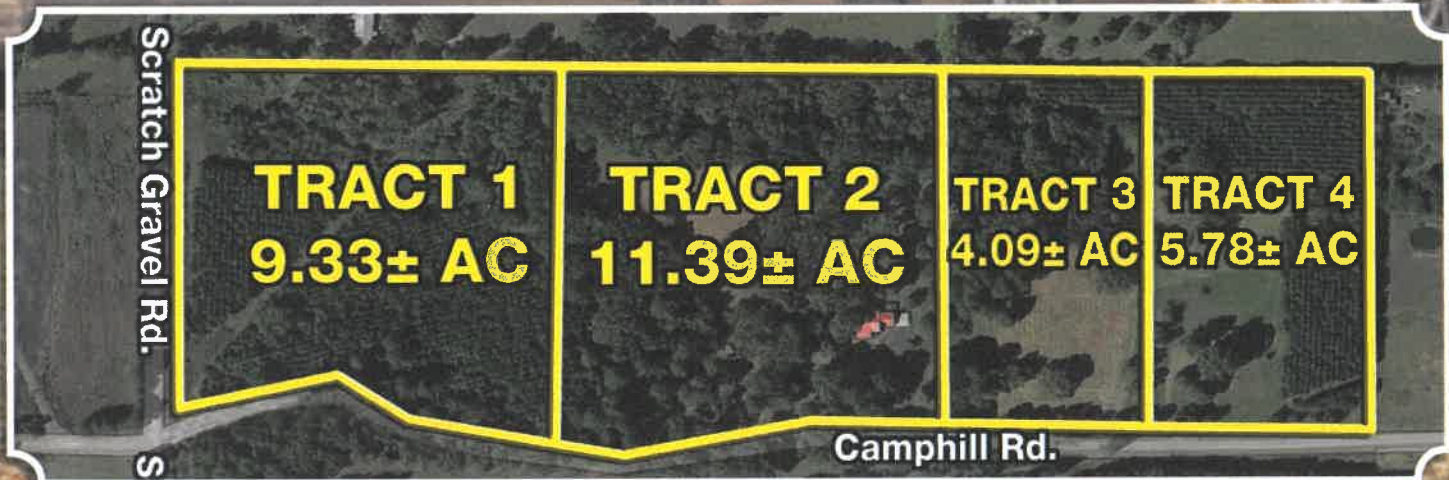


# VAN BUREN COUNTY ABSOLUTE HOME & LAND AUCTION



**On-site & Online Auction**

**Wednesday | March 31, 2021 | 11:00 A.M.**  
**Camphill Road | Damascus, Arkansas 72039**

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



February 26, 2021

Dear Prospective Buyer:

This 30+/- acres with two well-maintained, (3) bedroom/ (2) bath homes, close to Highway 65 in Damascus, Arkansas, is being offered for sale for the first time in over 30 years. This wonderful property will be offered in (4) parcels on auction day and **selling regardless of price to the highest bidder!**

**Tract 1** contains 9.33+/- acres fronting along Camphill Road and the paved scratch gravel road. It offers several nice potential building spots. This tract has a large stand of pines that will be marketable in the future, and it also has a 1+/- acre Walnut Tree stand.

**Tract 2** features a (3) bedroom/ (2) bath, 2,750+/- square foot cabin style home with a bonus room on 11.39+/- private acres along Camphill Road. This fabulous home has been updated recently and maintained and designed to keep the rustic charm with modern updates. The home offers a large open concept living, dining, and kitchen area. There is new tile in the kitchen, dining, and sitting area, with refinished tongue and groove oak flooring throughout the rest of the main level. The (3) large bedrooms are downstairs and (2) full bathrooms. The large bonus room upstairs has many possible uses and currently set-up as a 4th guest bedroom. A large deck off the back and a covered porch in the front have plenty of space for enjoying the peace and quiet. This home has new aluminum energy-efficient windows installed two years ago. The formal living area has a large stone surround, wood-burning fireplace, and the sitting area features a wood-burning stove. A small log cabin is also conveying on this tract. It was taken down and re-assembled from an old homestead on Bee Branch Mountain years ago. The roof needs repairs, but the cabin is a cool feature! This tract also offers a large stand of pine trees, a pond, and a barn.

**TRACT 3** is a 4.09+/- acre empty lot on Camphill Road. It is a level spot that looks great for future building.

**TRACT 4** contains a (3) bedroom/ (2) bath, 1,642+/- square foot home on 5.78+/- acres on Camphill Road. The house is currently used as a guesthouse and has been meticulously maintained. There is refinished tongue and groove oak flooring throughout the living area and all the bedrooms. The large living room has a wood-burning fireplace. This home has electric appliances with a refrigerator to convey. This tract also features a stand of pine trees, as well as a CCC Camp Historical Marker.

This wonderful property is only 15 minutes to Choctaw Marina on Greers Ferry Lake and 20 miles north of Conway, Arkansas. Both houses are fantastic move-in ready homes, and they have the charm for short-term vacation rentals as well! **Remember, these properties are selling regardless of price to the highest bidder on auction day!**

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Peter Guerin II, at (501) 733-6795**. We look forward to working with you on auction day at ***Camphill Road in Damascus, Arkansas, at 11:00 a.m. on March 31st.***

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

**CLOSING COMPANY:** Cannaday Abstract & Title Company ~ Closing Agent: Jenny Dunham ~ 232 Griggs Street, Clinton, Arkansas 72031 ~ (501) 745-2115 ~ Fax/ 745-6232.

**GENERAL INFORMATION:** This 30+/- Acres w/ (2) Well-Maintained, 3 Bedroom/ 2 Bath Homes, Close to HWY 65 in Damascus, Arkansas, is being Offered for Sale for the First Time in Over 30 Years ~ This Wonderful Property will be Offered in (4) Parcels on Auction Day & **Selling Regardless of Price to The Highest Bidder!** ~ **(TRACT 1)** 9.33+/- Acres Fronting Along Camphill Road & the Paved Scratch Gravel Road ~ Offers Several Nice Potential Building Spots ~ This Tract has a Large Stand of Pines that will be Marketable in the Future & it Also has a 1+/- Acre Walnut Tree Stand ~ **(TRACT 2)** 3 Bedroom/ 2 Bath, 2,750+/- SF Cabin Style Home w/a Bonus Room on 11.39+/- Private Acres Along Camphill Road ~ This Fabulous Home has been Updated Recently & Maintained & Designed to Keep the Rustic Charm w/Modern Updates ~ Home Offers a Large Open Concept Living, Dining & Kitchen Area ~ New Tile in Kitchen, Dining & Sitting Area, w/Refinished Tongue & Groove Oak Flooring Throughout the Rest of the Main Level ~ (3) Large Bedrooms Downstairs w/ (2) Full Bathrooms ~ Large Bonus Room Upstairs has Many Possible Uses & Currently Set-up as a 4th Guest Bedroom ~ Large Deck off the Back & Covered Porch in the Front w/Plenty of Space for Enjoying the Peace & Quiet ~ New Aluminum Energy-efficient Windows Installed 2 Years Ago ~ Formal Living Area has a Large Stone Surround, Wood-burning Fireplace ~ Sitting Area Features a Wood-burning Stove ~ A Small Log Cabin is Also Conveying on this Tract ~ It was Taken Down & Re-assembled from an Old Homestead on Bee Branch Mountain Years Ago ~ The Roof Needs Repairs, but the Cabin is a Cool Feature! ~ This Tract Also Offers a Large Stand of Pine Trees, Pond & a Barn ~ **(TRACT 3)** 4.09+/- Acre Empty Lot on Camphill Road ~ Level Spot that Looks Great for Future Building ~ **(TRACT 4)** 3 Bedroom/ 2 Bath, 1,642+/- SF Home on 5.78+/- Acres on Camphill Road ~ House is Currently Used as a Guesthouse & has been Meticulously Maintained ~ It Offers Refinished Tongue & Groove Oak Flooring Throughout the Living Area & All Bedrooms ~ Large Living Room w/Wood-burning Fireplace ~ Electric Appliances w/Refrigerator to Convey ~ This Tract Also Features a Stand of Pine Trees, as well as a CCC Camp Historical Marker ~ This Wonderful Property is Only 15 Minutes to Choctaw Marina on Greers Ferry Lake & 20 Miles North of Conway ~ Both Houses are Fantastic Move-in Ready Homes & they have the Charm for Short-term Vacation Rentals as well! ~ **REMEMBER, THESE PROPERTIES ARE SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

**REAL ESTATE TAXES FOR YEAR 2020:**

**(TRACT 1)** \$24.00      **(TRACT 2)** \$1,684.00      **(TRACT 3)** \$11.00      **(TRACT 4)** \$810.27

**SCHOOL DISTRICT:** Southside

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

## **LEGAL DESCRIPTION:**

### **TRACT 1:**

A TRACT OF LAND BEING IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, VAN BUREN COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, N88°37'02"W A DISTANCE OF 655.23 FEET TO A SET 5/8" REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, N1°30'56"E A DISTANCE OF 620.95 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID WEST LINE, S88°37'02"E A DISTANCE OF 653.45 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'06"W A DISTANCE OF 620.95 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 9.33 ACRES MORE OR LESS.

### **TRACT 2:**

A TRACT OF LAND BEING IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, VAN BUREN COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, N1°21'06"E A DISTANCE OF 620.95 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE POINT OF BEGINNING FOR THIS TRACT; THENCE LEAVING SAID EAST LINE, N88°37'02"W A DISTANCE OF 653.45 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE SAID WEST LINE, N1°30'56"E A DISTANCE OF 760.18 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID WEST LINE, S88°38'54"E A DISTANCE OF 651.28 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'06"W A DISTANCE OF 760.53 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 11.39 ACRES MORE OR LESS.

### **TRACT 3:**

A TRACT OF LAND BEING IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, VAN BUREN COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, N1°21'06"E A DISTANCE OF 1381.48 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE POINT OF BEGINNING FOR THIS TRACT; THENCE LEAVING SAID EAST LINE, N88°38'54"W A DISTANCE OF 651.28 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE SAID WEST LINE, N1°30'56"E A DISTANCE OF 274.07 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID WEST LINE, S88°37'02"E A DISTANCE OF 650.50 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'06"W A DISTANCE OF 273.71 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 4.09 ACRES MORE OR LESS.

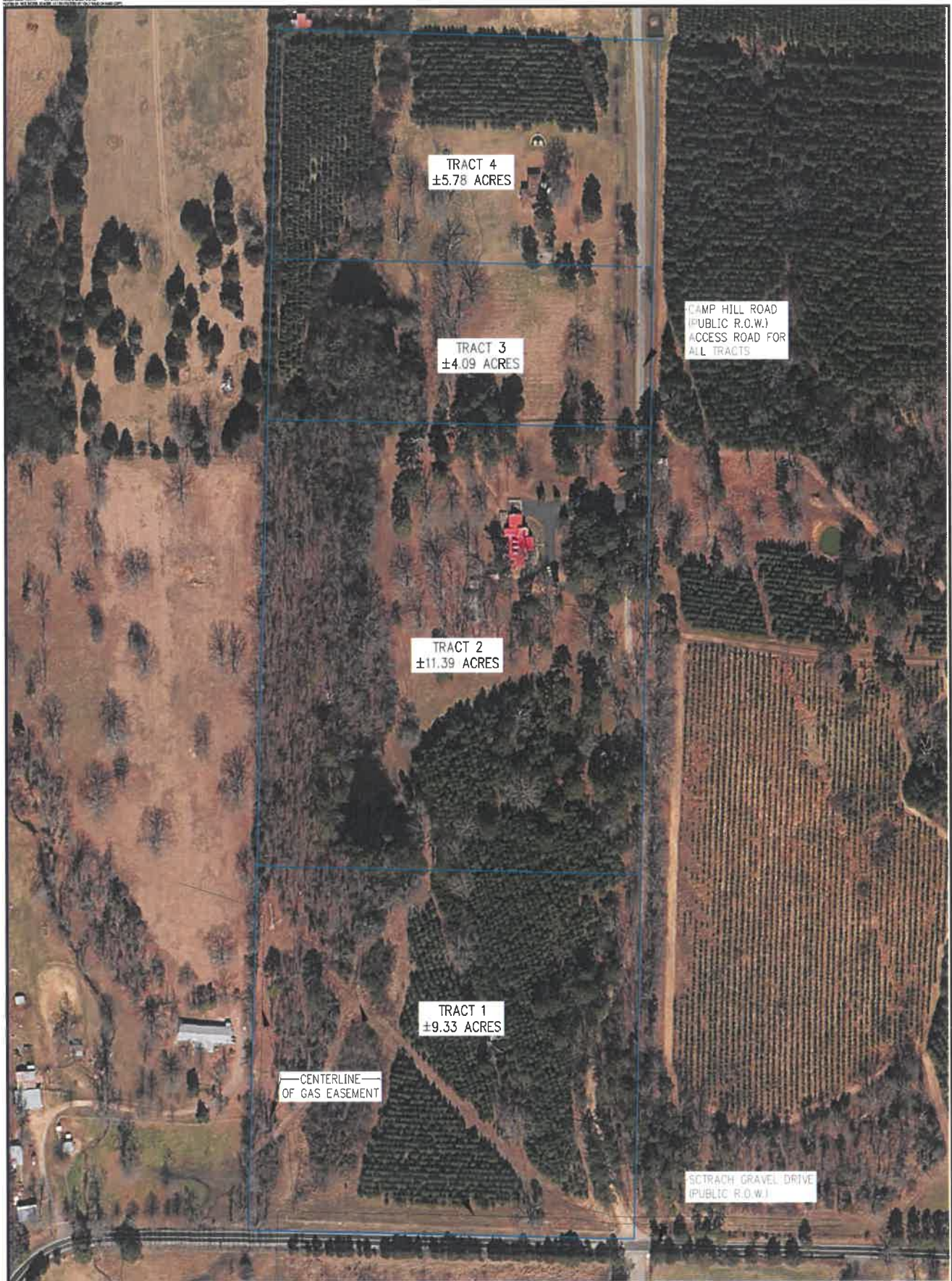
**TRACT 4:**

A TRACT OF LAND BEING IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, VAN BUREN COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, N1°21'06"E A DISTANCE OF 1655.19 FEET TO A SET 5/8" REBAR, SAID POINT BEING THE POINT OF BEGINNING FOR THIS TRACT; THENCE LEAVING SAID EAST LINE, N88°37'02"W A DISTANCE OF 650.50 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE SAID WEST LINE, N1°30'56"E A DISTANCE OF 389.71 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE, S88°09'25"E A DISTANCE OF 649.41 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'06"W A DISTANCE OF 384.49 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 5.78 ACRES MORE OR LESS.







PROPERTY INFORMATION

# Preliminary

03/16/2021 4:11:10 PM

GRAPHIC SCALE IN FEET  
NOT TO SCALE

CRAFTON TULL & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL SURVEYOR  
No. 587

VICINITY MAP

SITE

ACTION EXHIBIT ONLY  
THE E/2 OF THE SE/4 OF THE SE/4  
SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST  
CAMP HILL ROAD

PREPARED FOR:  
WILSON AUCTIONEERS

DAMASCUS, VAN BUREN COUNTY ARKANSAS

DATE	DESCRIPTION

The documents, and the ideas and designs thereon, are the property of Delta, a subsidiary of Crafton, Inc., and are not to be used, in whole or in part, for any other project, without the written authorization of Delta, a subsidiary of Crafton, Inc.

1000 Lodgepole Dr.  
Conway, Arkansas 72034

**Crafton Tull**  
engineering & surveying  
501.248.3516 | 501.248.3525 |  
www.craftontull.com

DELTA, a subsidiary of Crafton, Inc.

PROJECT NO.	21-09500
DATE	03/16/2021
SECTION	1
APPROPRIATE TO	PL. LOCATE
SHEET NO.	



**TRACT 1**  
**9.33± AC**

**TRACT 2**  
**11.39± AC**

**TRACT 3**  
**4.09± AC**

**TRACT 4**  
**5.78± AC**

**Camphill Rd.**

**Scratch Gravel Rd.**

**Scratch Gravel**



Wayne Holden & Company

34

CCC Road

CCC Rd

Total Service Supply

Pruitt's Mid State Livestock

Greenway Equipment

Flayne St

US 63

Nicholson Dr

Carrell Cir

N Rd

Oak St

Camphill Road

Camphill Road

Katie did it salon

First Baptist Church

The Motorcycle Shop

63

Damascus

Scratch Gravel Rd

Scratch Gravel Rd

Scratch Gravel Rd

Red Roof Dairy

Lewis Dr

S Broadway St

205

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

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid, unless the auction is ordered by the court. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues, or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.
14. **OFFERS:** If an offer is submitted to the seller during the marketing period or the online bidding time period, the seller reserves the right to cancel the auction at his / her discretion.



# **ATTENTION: CENTRAL ARKANSAS HOME BUYERS & REAL ESTATE INVESTORS!**

**(2) Homes in Damascus Sitting on 30+/- Newly Surveyed Acres ~ Selling in (4) Tracts from 4+/- to 11+/- Acres ~ Offered in Any Combination on Auction Day ~ Selling On-site w/Live, Online Bidding Available! ~ ALL SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

## **VAN BUREN COUNTY ABSOLUTE HOME & LAND AUCTION**

**WEDNESDAY ~ MARCH 31, 2021 ~ 11:00 A.M.**

**CAMPBILL ROAD ~ DAMASCUS, AR 72039**

**DIRECTIONS:** Turn East on CCC Road in Damascus ~ Travel Approx. 0.2 Mi. to Camphill Road & Turn Right ~ Watch for Signs & Property Along the West Side of Camphill Road.

**REAL ESTATE DESCRIPTION:** This 30+/- Acres w/ (2) Well-Maintained, 3 Bedroom/ 2 Bath Homes, Close to HWY 65 in Damascus, Arkansas, is being Offered for Sale for the First Time in Over 30 Years ~ This Wonderful Property will be Offered in (4) Parcels on Auction Day & **Selling Regardless of Price to The Highest Bidder!** ~ **(TRACT 1)** 9.33+/- Acres Fronting Along Camphill Road & the Paved Scratch Gravel Road ~ Offers Several Nice Potential Building Spots ~ This Tract has a Large Stand of Pines that will be Marketable in the Future & it Also has a 1+/- Acre Walnut Tree Stand ~ **(TRACT 2)** 3 Bedroom/ 2 Bath, 2,750+/- SF Cabin Style Home w/a Bonus Room on 11.39+/- Private Acres Along Camphill Road ~ This Fabulous Home has been Updated Recently & Maintained & Designed to Keep the Rustic Charm w/Modern Updates ~ Home Offers a Large Open Concept Living, Dining & Kitchen Area ~ New Tile in Kitchen, Dining & Sitting Area, w/Refinished Tongue & Groove Oak Flooring Throughout the Rest of the Main Level ~ (3) Large Bedrooms Downstairs w/ (2) Full Bathrooms ~ Large Bonus Room Upstairs has Many Possible Uses & Currently Set-up as a 4th Guest Bedroom ~ Large Deck off the Back & Covered Porch in the Front w/Plenty of Space for Enjoying the Peace & Quiet ~ New Aluminum Energy-efficient Windows Installed 2 Years Ago ~ Formal Living Area has a Large Stone Surround, Wood-burning Fireplace ~ Sitting Area Features a Wood-burning Stove ~ A Small Log Cabin is Also Conveying on this Tract ~ It was Taken Down & Re-assembled from an Old Homestead on Bee Branch Mountain Years Ago ~ The Roof Needs Repairs, but the Cabin is a Cool Feature! ~ This Tract Also Offers a Large Stand of Pine Trees, Pond & a Barn ~ **(TRACT 3)** 4.09+/- Acre Empty Lot on Camphill Road ~ Level Spot that Looks Great for Future Building ~ **(TRACT 4)** 3 Bedroom/ 2 Bath, 1,642+/- SF Home on 5.78+/- Acres on Camphill Road ~ House is Currently Used as a Guesthouse & has been Meticulously Maintained ~ It Offers Refinished Tongue & Groove Oak Flooring Throughout the Living Area & All Bedrooms ~ Large Living Room w/Wood-burning Fireplace ~ Electric Appliances w/Refrigerator to Convey ~ This Tract Also Features a Stand of Pine Trees, as well as a CCC Camp Historical Marker ~ This Wonderful Property is Only 15 Minutes to Choctaw Marina on Greers Ferry Lake & 20 Miles North of Conway ~ **REMEMBER, THESE PROPERTIES ARE SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ For Additional Information & Photos, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

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

**INSPECTION:** Home can be Inspected by Appointment ~ Contact Agent, *Peter Guerin II* at 501-733-6795/ [peter@wilsonauctioneers.com](mailto:peter@wilsonauctioneers.com) ~ 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.**

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