

SKYPOINT ESTATES AIRPARK COMMUNITY LUXURY HOME & HANGAR ABSOLUTE AUCTION



On-site & Online Auction

Wednesday | May 5, 2021 | 11:00 A.M.

54 Airport Rd. | Edgemont, Arkansas 72044

WilsonAuctioneers.com

April 2, 2021

Dear Prospective Buyer:

This 4,000+/- square foot, 3 bedroom/ 2.5 bathroom custom-built, European-inspired home is in Edgemont's exclusive Skypoint Estates, Airpark Subdivision. This amazing house sits on (4) secluded lots totaling over 3+/- acres at the east end of the runway and includes an immaculate 65x65 foot hangar with 15-foot bi-fold automatic doors.

This highly custom home was designed and decorated by an architectural interior designer, and you will know it the second you pull into this property. The house features intricate woodwork with exotic woods, real native stone accents, granite, and antique glass panels. The home's main level offers a 21-foot vaulted living room/dining with stucco-look walls accented by wood beams, oak floors, and a real stone surround fireplace with a hardwood beam mantle. The Chef's kitchen offers Viking appliances, a granite-topped island and countertops, a sitting area with 175-year-old beams accenting the room, and a fireplace complete with natural stonework and an oversized antique wood beam mantle. The formal dining room offers wood veneer timber walls with real chinking, stone surround gas fireplace, and oak floors. Currently, this room is used as an office, and the built-ins are removable to convert back to a formal dining or sitting area. There is a solid wood library area that leads into the master suite off the living room. The master bedroom has a sitting area with a stone and mahogany surround fireplace. And the master bathroom offers a walk-in shower, custom soaker tub nook, and an antique oak custom vanity. Plus, there is a large walk-through closet with a laundry area and a makeup vanity with a sink. This home's **second floor** offers (2) large guest bedrooms that share a large full bathroom. One bedroom has a large sitting area that could convert into another room or bunkbed area. The **basement level** is set up as an entertaining "Pub" themed in WWII style with a custom wet bar. This level also features a safe room that doubles as a wonderful wine cellar with a beverage refrigerator and stone accents. If needed, it would make a 4th bedroom with a 1/2 bath at the top of the stairs.

The exterior features include a small designer potting hobby shop with a dog run, EXTENSIVE landscaping with tens of thousands spent on natural stone waterfall features and (3) fishponds, and (2) screened porches. This home has a complete irrigation system, security system, 2-car attached garage, and a Generac propane backup generator.

The immaculate **hangar** is 65x65 feet and located just off the east end of the 2,800 foot 33R grass runway for a short taxi to the 14x50 foot auto bi-fold doors. This hangar's spacious interior offers an enclosed heated and cooled shop with an office and full bathroom. The upstairs is a full 1,295+/- heated and cooled apartment complete with a bedroom, living area, dining nook, bathroom, and kitchenette. Plus, there is a deck off the hangar. There is plenty of room for your boats, classic cars, RVs, toys, or to host a 4th of July gathering!

This property is a rare opportunity to purchase a large custom home and hangar in an airstrip community close to the lake! To appreciate it, you need to see this house yourself. Do not miss your chance to own this fantastic home, and you can buy it just in time for Lake Season! **This property is 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 **54 Airport Road in Edgemont, Arkansas, at 11:00 a.m. on May 5th**.

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

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

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: \$50,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

CLOSING COMPANY: General Land & Title Service ~ Closing Agent: Tena Ramer ~ 107 S. 3rd Street, Heber Springs, Arkansas 72543 ~ (501) 362-7566 ~ Fax/ 362-8299.

GENERAL INFORMATION: 4,000+/- SF, 3BR/ 2.5BA Custom-Built, European-Inspired Home in Edgemont's Exclusive Skypoint Estates, Airpark Subdivision ~ This Amazing Home Sits on (4) Secluded Lots Totaling Over 3+/- Acres at the East End of the Runway & Includes an Immaculate 65x65 Ft. Hangar w/ 15 Ft. Bi-fold Automatic Doors ~ **HOME DETAILS:** This Highly Custom Home was Designed & Decorated by an Architectural Interior Designer & you Will Know it the Second you pull into this Property ~ The Home Features Intricate Woodwork w/Exotic Woods, Real Native Stone Accents, Granite & Antique Glass Panels ~ The Home's Main Level Offers a 21 Ft. Vaulted Living Room/Dining w/Stucco-Look Walls Accented by Wood Beams, Oak Floors & a Real Stone Surround Fireplace w/Hardwood Beam Mantle ~ Chef's Kitchen Offers Viking Appliances, Granite-topped Island & Countertops, Sitting Area w/ 175-Year-Old Beams Accenting the Room & Fireplace Complete w/Natural Stonework & an Oversized Antique Wood Beam Mantle ~ Formal Dining Room Offers Wood Veneer Timber Walls w/Real Chinking, Stone Surround Gas Fireplace & Oak Floors ~ Currently Used as an Office, the Built-ins are Removable to Convert back to a Formal Dining or Sitting Area ~ There is a Solid Wood Library Area Leading into the Master Suite off the Living Area ~ The Master Bedroom has a Sitting Area w/Stone & Mahogany Surround Fireplace ~ The Master Bath Offers a Walk-in Shower, Custom Soaker Tub Nook & Antique Oak Custom Vanity ~ Large Walk-through Closet has Laundry Area & Makeup Vanity w/Sink ~ **SECOND FLOOR:** Offers (2) Large Guest Bedrooms that Share a Large Full Bathroom ~ One Bedroom has a Large Sitting Area that Could be Converted into Another Room or Bunkbed Area ~ **BASEMENT LEVEL:** Currently Set Up as an Entertaining "Pub" Themed in WWII Style w/Custom Wet Bar ~ This Level Also Features a Safe Room that Doubles as a Wonderful Wine Cellar w/a Beverage Refrigerator & Stone Accents ~ If Needed, it Would Make a 4th Bedroom w/a 1/2 Bath at the Top of Stairs ~ The Exterior Features Include a Small Designer Potting Hobby Shop w/Dog Run, EXTENSIVE Landscaping w/Tens of Thousands Spent on Natural Stone Waterfall Features & (3) Fishponds & (2) Screened Porches ~ Home has a Full Irrigation System, Security System, 2-Car Attached Garage & Generac Propane Backup Generator ~ **HANGAR:** This Immaculate 65x65 Ft. Hangar is Located just off the East End of the 2,800 Ft. 33R Grass Runway for a Short Taxi to the 14x50 Ft. Auto Bi-fold Doors ~ Interior of this Spacious Hangar Offers an Enclosed Heated & Cooled Shop w/Office & Full Bathroom ~ Upstairs is a Full 1,295+/- Heated & Cooled Apartment Complete w/Bedroom, Living Area, Dining Nook, Bathroom & Kitchenette ~ Plus, there is a Deck off the Hangar ~ There is Plenty of Room for your Boats, Classic Cars, RVs, Toys, or to Host a 4th of July Gathering! ~ This is a Rare Opportunity to have a Large Custom Home & Hangar in an Airstrip Community Close to the Lake! ~ To Appreciate it, you Need to See this Home yourself! ~ Do Not Miss your Chance to Own this Amazing Home! ~ Buy it just in Time for Lake Season! ~ **Remember, it is Selling Regardless of Price to the Highest Bidder on Auction Day!**

REAL ESTATE TAXES FOR YEAR 2020: \$2,799.82

POA DUES: \$260.00 (Per Year)

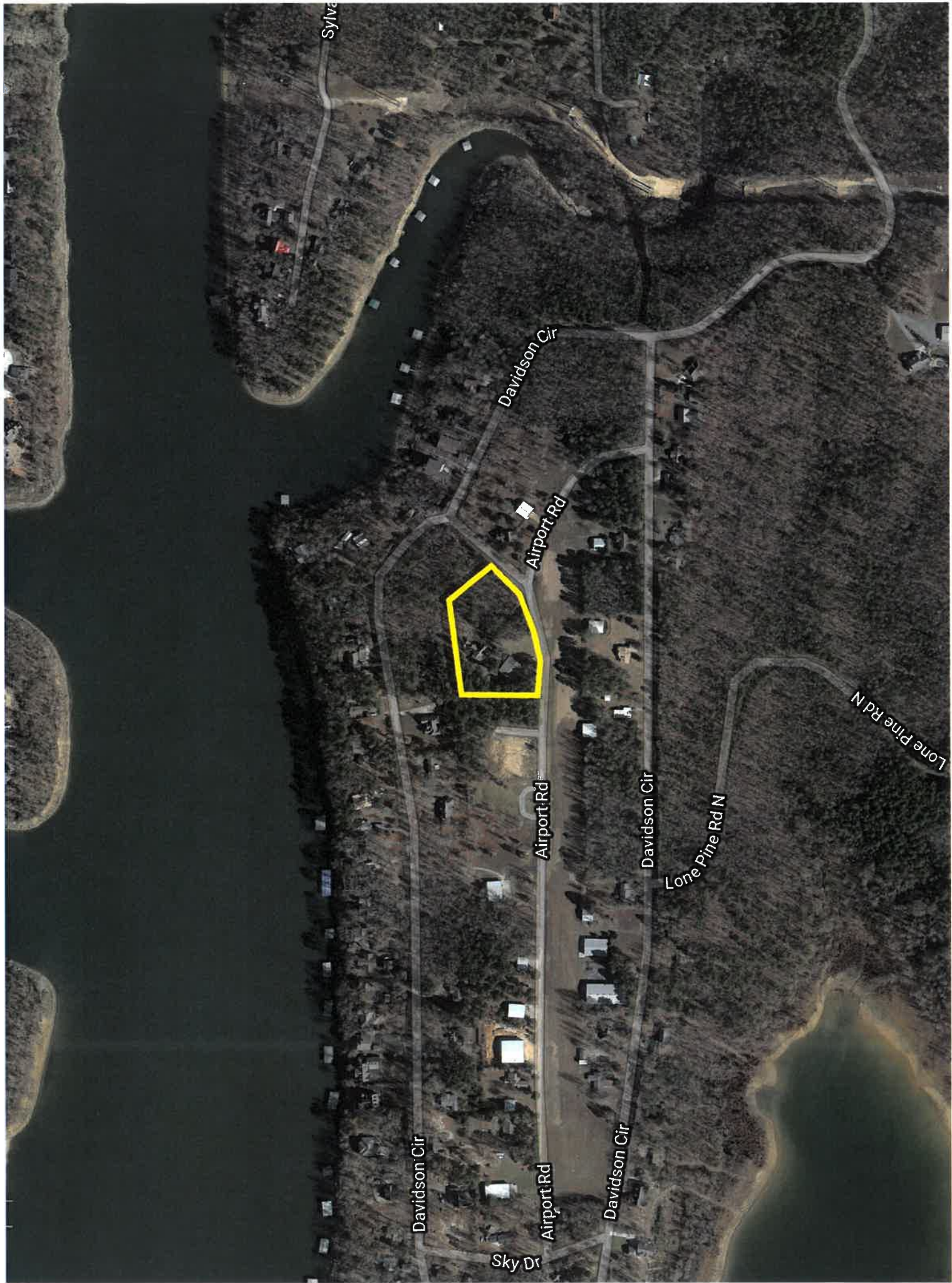
SCHOOL DISTRICT: Greers Ferry

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

LEGAL DESCRIPTION:

The Land is described as follows:

Lots One Hundred Eighty-five (185), One Hundred Eighty-six (186), One Hundred Eighty-seven (187) and One Hundred Eighty (188), Sky Point Estates Subdivision, Cleburne County, Arkansas AND a Part of the Sky Point Estates Subdivision, Plat 1, filed in the Circuit Clerk's Office, Cleburne County, Arkansas, more particularly described as beginning at the Southeast Corner of Lot 188 of said subdivision, thence along the Southerly Right-of-Way of said Platted Street, North 44 degrees 29 minutes 41 seconds W 128.44 feet to the point of curvature of a curve to the right with a radius of forty (40) feet and an arc length of 209.44 feet to the point of tangency on the Northerly Right-of-Way of said platted street, thence along said Northerly Right-of-Way South 44 degrees 29 minutes 41 seconds E 129.88 feet to the Southwest Corner of Lot 185 of said subdivision; thence S 47 degrees 41 minutes 00 seconds W 40.13 feet to the Point of Beginning, containing 0.23 acres, more or less, all in Cleburne County, Arkansas, and as set forth in the Order of the Cleburne County Court on February 23, 2000, in County Court Number 2000-1.



Sylva

Davidson Cir

Airport Rd

Davidson Cir

Airport Rd

Sky Dr

Davidson Cir

Davidson Cir

Lone Pine Rd N



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.

Beautiful Home in The Exclusive Skypoint Estates Airpark Subdivision on Greers Ferry Lake ~ 4,000+/- SF, 3BR/ 2.5BA Lake Home w/ 65x65 Ft. Plane Hangar on 3+/- Acres ~ 2,800+/- Ft. Private Community Turf Runway ~ Convenient to the Community Boat Launch ~ Live & Online Bidding on Auction Day ~ **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

**SKYPOINT ESTATES AIRPARK COMMUNITY
LUXURY HOME & HANGAR ABSOLUTE AUCTION
WEDNESDAY ~ MAY 5, 2021 ~ 11:00 A.M.
54 AIRPORT RD. ~ EDMONT, AR 72044**

DIRECTIONS: From the Junction of HWY 16 & HWY 92 E. in Greers Ferry, Travel East Approx. 2.1 Mi. to Sunny Slope Rd. & Turn Left ~ Travel Approx. 1.5 Mi. to Davidson Cir. & Turn Left ~ Travel Approx. 0.3 Mi. to Airport Rd. & Turn Left ~ Watch for Signs & Home Straight Ahead Around the End of the Runway on Airport Rd.

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INSPECTION: View the Home by Appointment Only ~ Contact Agent, *Peter Guerin II* at 501-733-6795/ peter@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

WEBSITE: WilsonAuctioneers.com - AAL #4