

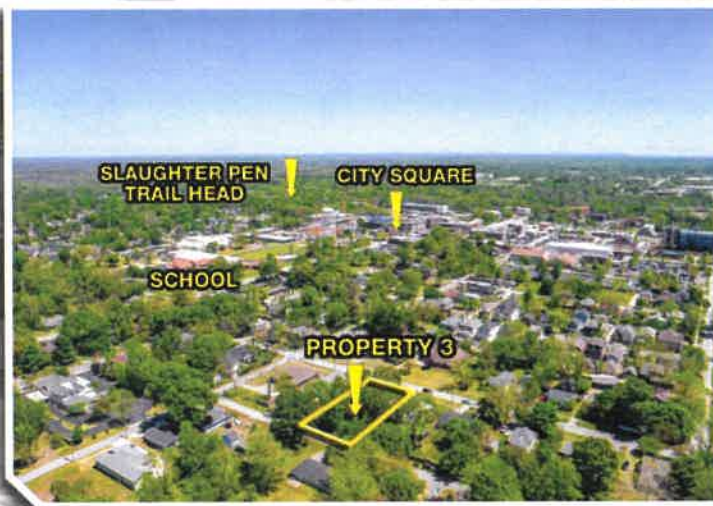
(4) REAL ESTATE AUCTIONS IN BENTONVILLE TO SETTLE AN ESTATE



902 NW 2nd Street



1200 NW 3rd Street



208 SW E Street



2200 N. Walton Boulevard

On-site & Online Auction

Wednesday | June 9, 2021 | 2:00 P.M.

AUCTION LOCATION: 902 NW 2nd St., Bentonville, Arkansas 72712

(PROPERTY 1) 902 NW 2nd Street • (PROPERTY 2) 1200 NW 3rd Street

(PROPERTY 3) 208 SW E Street • (PROPERTY 4) 2200 N. Walton Boulevard

WilsonAuctioneers.com

MAXWELL-HINMAN REAL ESTATE AUCTION

PROPERTY 1



**902 NW 2nd Street
Bentonville, Arkansas 72712**

May 10, 2021

Dear Prospective Buyer:

This 0.97+/- acre tract contains the Historic Maxwell-Hinman home with 3,352+/- square feet, and there is a detached garage/storage building containing 1,040+/- square feet. The historic 2-story, (4) bedroom/ (2) bathroom home is less than a one-quarter mile north of the Walmart Home Office, Walmart Transportation and Logistics Offices, a three-quarter mile from the Bentonville City Square, and only 2.3 miles from Crystal Bridges Museum. This prime corner commercial property is easily accessed and has high visibility. While the house could easily convert to office use, this site also can be redeveloped. This incredible commercial property is ***selling to settle the Morrison Estate!***

The ***first floor*** of the house offers a formal living area, den, formal dining room, and a master bedroom with an updated bathroom that includes a walk-in Mansfield Therapeutic bath/shower combo. There is also a galley-style kitchen with a laundry area. The ***upper floor*** offers a large full bathroom, (2) bedrooms, and a large open bedroom with abundant storage; this room could be converted into 2 rooms or 1 room with a sitting area. This home has maintained much of the original Victorian Era Architecture and finishes and could be restored to its original state to be a showpiece! The exterior of this house was painted 5 years ago, and a new Marathon water heater was installed.

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Peter Guerin II, at (501) 733-6795 or Ken Bethge, at (870) 550-5274.** We look forward to working with you on auction day at ***902 NW 2nd Street, Bentonville, Arkansas, at 2:00 p.m. on June 9th.***

A handwritten signature in black ink, appearing to read 'Peter Guerin II', is written over a horizontal line. The signature is stylized with a large initial 'P' and a long, sweeping underline.

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

GENERAL INFORMATION

LEGAL DESCRIPTION: 902 NW 2nd Street

Property 1: Tract 2, Wolfenkohler Addition to the City of Bentonville, as shown in Plat Record 21-L, Page 47, Benton County, Arkansas.

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 are Welcome.**

CLOSING COMPANY: City Title & Closing LLC ~ Closing Agent: Joshua B. Hite (josh.hite@citytitlellc.com) ~ 5431 Pinnacle Pointe Drive (Ste. 105), Rogers, Arkansas 72758 ~ (479) 935-4177 ~ Fax/ (866) 889-7709.

GENERAL INFORMATION: This 0.97+/- Acre Tract Contains The Historic Maxwell-Hinman Home w/ 3,352+/- SF & has a Detached Garage/Storage Building Containing 1,040+/- SF ~ The Historic 2-Story, 4 Bedroom/ 2 Bath Home is Less than One-Quarter Mile North of the Walmart Home Office, Walmart Transportation & Logistics Offices, Three-Quarter Mile from the Bentonville City Square & Only 2.3 Miles from Crystal Bridges Museum ~ This Prime Corner Commercial Property is Easily Accessed & has High Visibility ~ While the House Could Easily Convert to Office use, this Site also can be Redeveloped ~ **HOME DESCRIPTION:** ***First Floor*** Offers a Formal Living Area, Den, Formal Dining Room & Master Bedroom w/Updated Bathroom that Includes a Walk-in Mansfield Therapeutic Bath/Shower Combo ~ Galley-Style Kitchen w/Laundry Area ~ ***Upper Floor*** Offers a Large Full Bathroom, (2) Bedrooms & a Large Open Bedroom w/Abundant Storage; this Room Could be Converted into 2 Rooms or 1 Room w/a Sitting Area ~ This Home has Maintained Much of the Original Victorian Era Architecture & Finishes & Could be Restored to its Original State to be a Showpiece! ~ Exterior was Painted 5 Years Ago & a New Marathon Hot Water Heater Installed ~ **Remember, this Incredible Commercial Property is Selling to Settle the Morrison Estate!**

REAL ESTATE TAXES FOR YEAR 2020: \$1,382.32

SCHOOL DISTRICT: Bentonville

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.

**BENTONVILLE
CITY SQUARE**

WALMART HEADQUARTERS

CHICK-FIL-A

WALMART

MCDONALD'S

SONIC

AT&T

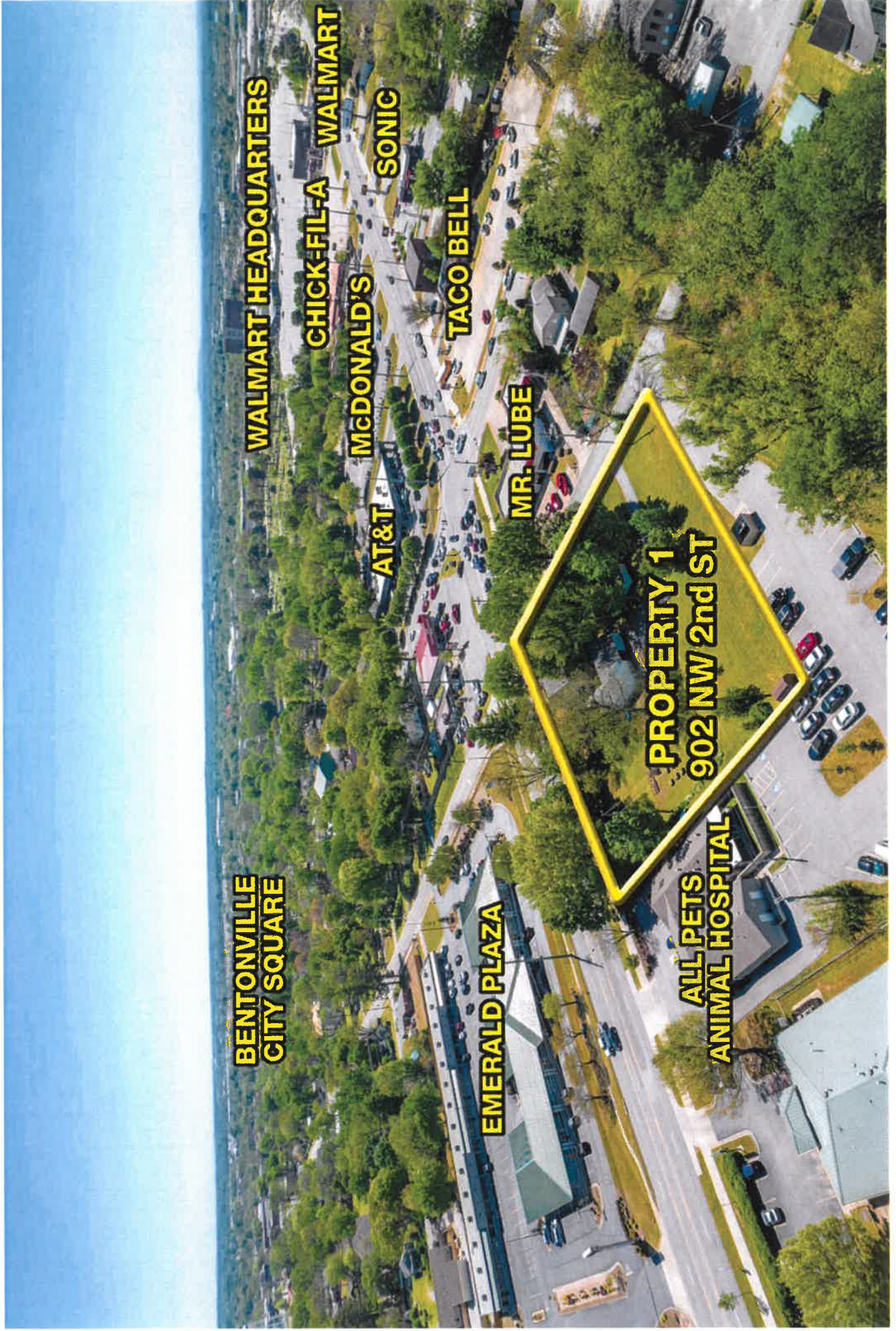
TACO BELL

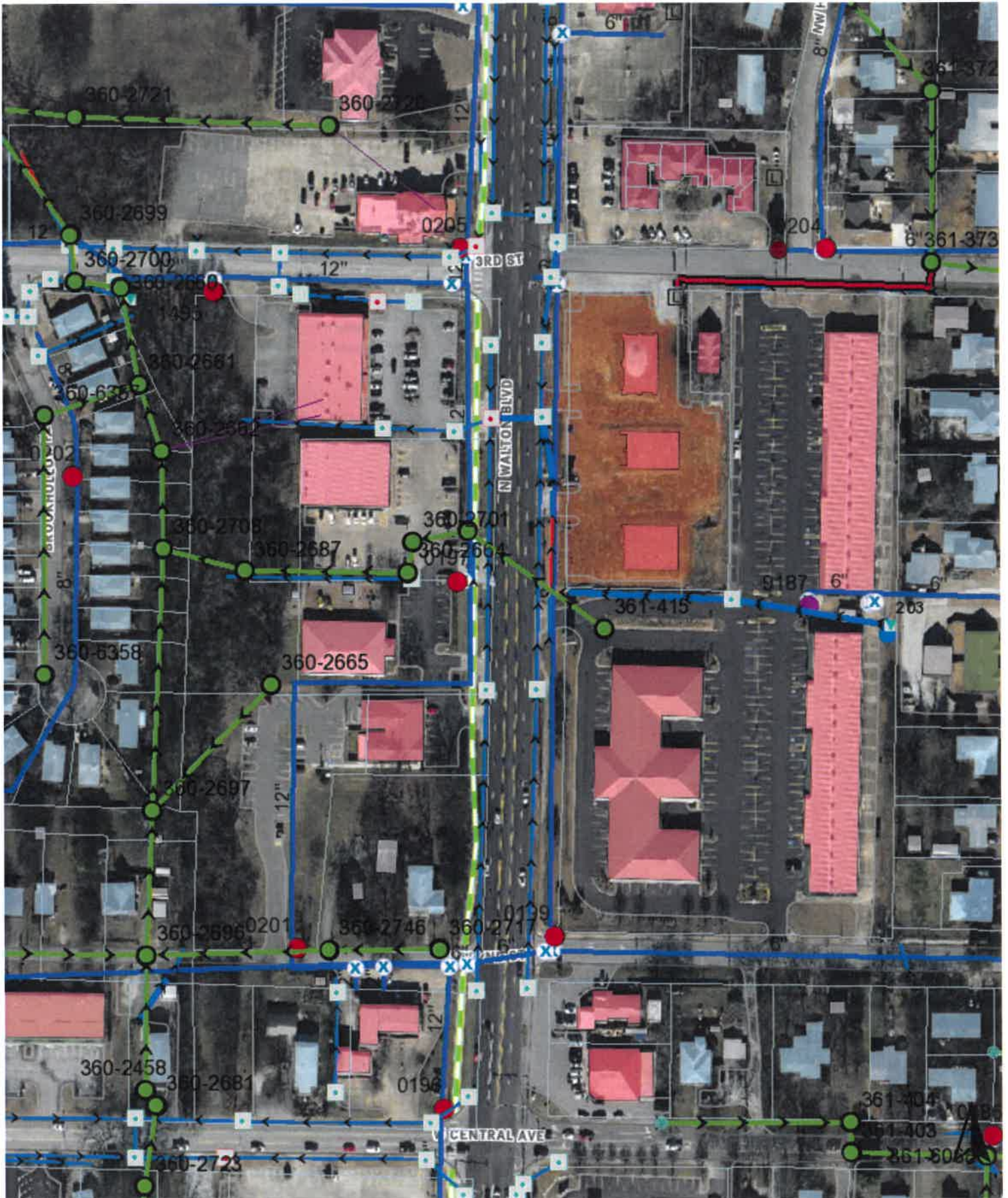
MR. LUBE

EMERALD PLAZA

**ALL PETS
ANIMAL HOSPITAL**

**PROPERTY 1
902 NW 2nd ST**





ATTENTION: BUSINESS OWNERS, REAL ESTATE INVESTORS & DEVELOPERS!

The Historic Maxwell-Hinman Home Built in 1881 ~ 3,352+/- SF Home Sitting on 0.97+/- Commercial Acres at the Northwest Corner of 2nd Street & Walton Boulevard ~ Prime Commercial Site, Zoned C-2 General Commercial w/ 24,000+/- VPD Average Daily Traffic Count ~ All Public Utilities Available ~ Live, Online Bidding Available ~ **SELLING TO SETTLE THE MORRISON ESTATE!**

MAXWELL-HINMAN REAL ESTATE AUCTION

WEDNESDAY ~ JUNE 9, 2021 ~ 2:00 P.M.

902 NW 2ND STREET ~ BENTONVILLE, AR 72712

DIRECTIONS: *From the Intersection of North Walton Blvd. & I-49, Travel South on North Walton Blvd. 2.9+/- Mi. to NW 2nd Street ~ Property is on the Right ~ Watch for Auction Sign.*

REAL ESTATE DESCRIPTION: This 0.97+/- Acre Tract Contains The Historic Maxwell-Hinman Home w/ 3,352+/- SF & has a Detached Garage/Storage Building Containing 1,040+/- SF ~ The Historic 2-Story, 4 Bedroom/ 2 Bath Home is Less than One-Quarter Mile North of the Walmart Home Office, Walmart Transportation & Logistics Offices, Three-Quarter Mile from the Bentonville City Square & Only 2.3 Miles from Crystal Bridges Museum ~ This Prime Corner Commercial Property is Easily Accessed & has High Visibility ~ While the House Could Easily Convert to Office use, this Site also can be Redeveloped ~ **HOME DESCRIPTION:** ***First Floor** Offers a Formal Living Area, Den, Formal Dining Room & Master Bedroom w/Updated Bathroom that Includes a Walk-in Mansfield Therapeutic Bath/Shower Combo ~ Galley-Style Kitchen w/Laundry Area ~ **Upper Floor** Offers a Large Full Bathroom, (2) Bedrooms & a Large Open Bedroom w/Abundant Storage; this Room Could be Converted into 2 Rooms or 1 Room w/a Sitting Area ~ This Home has Maintained Much of the Original Victorian Era Architecture & Finishes & Could be Restored to its Original State to be a Showpiece! ~ Exterior was Painted 5 Years Ago & a New Marathon Hot Water Heater Installed ~ **Remember, this Incredible Commercial Property is Selling to Settle the Morrison Estate!** ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.*

AUCTIONEER'S NOTE: Do not miss this tremendous business and investment opportunity to own an excellent commercial property!

TERMS ON REAL ESTATE: \$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 are Welcome!**

INSPECTION: Drive by & Inspect this Property **Anytime**, or Contact Agents, **Peter Guerin II at 501-733-6795/ peter@wilsonauctioneers.com** or **Ken Bethge at 870-550-5274/ ken@wilsonauctioneers.com** ~ Auctioneers will be On-site at 1:00 p.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

COMMERCIAL REAL ESTATE AUCTION



**1200 NW 3rd Street
Bentonville, Arkansas 72712**

May 10, 2021

Dear Prospective Buyer:

This 0.98+/- acre "L" shaped tract is ready for development, and all public utilities are available. The property is less than a one-quarter mile north of the Walmart Home Office, Walmart Transportation and Logistics Offices, a three-quarter Mile from the Bentonville City Square, and only 2.4 miles from Crystal Bridges Museum. This prime commercial property is Zoned C-1 Neighborhood Commercial; it is easily accessed and has good visibility. Do not miss this tremendous business and investment opportunity to own an excellent commercial property. The property is ***selling to settle the Morrison Estate***.

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Peter Guerin II, at (501) 733-6795 or Ken Bethge, at (870) 550-5274**. We look forward to working with you on auction day at the **Auction Location: 902 NW 2nd Street, Bentonville, Arkansas, at 2:00 p.m. on June 9th.**

A handwritten signature in black ink, appearing to read "Peter Guerin II", is written over a horizontal line. The signature is stylized with a large, sweeping initial "P" and a long, horizontal stroke extending to the right.

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

GENERAL INFORMATION

LEGAL DESCRIPTION: 1200 NW 3rd Street

Property 2: Lot 4 of the replat of Tract 2 of Morrison Acres, as shown in Plat Record Book 2003, Page 943, Benton County, Arkansas. See attached Survey.

TERMS AND CONDITIONS: \$25,000.00 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 are Welcome!**

CLOSING COMPANY: City Title & Closing LLC ~ Closing Agent: Joshua B. Hite (josh.hite@citytitlellc.com) ~ 5431 Pinnacle Pointe Drive (Ste. 105), Rogers, Arkansas 72758 ~ (479) 935-4177 ~ Fax/ (866) 889-7709.

GENERAL INFORMATION: This 0.98+/- Acre "L" Shaped Tract is Ready for Development ~ All Public Utilities are Available ~ Property is Less than One-Quarter Mile North of the Walmart Home Office, Walmart Transportation & Logistics Offices, Three-Quarter Mile from the Bentonville City Square & Only 2.4 Miles from Crystal Bridges Museum ~ This Prime Commercial Property is Zoned C-1 Neighborhood Commercial; it is Easily Accessed & has Good Visibility ~ **Remember, this Property is Selling from 902 NW 2nd Street in Bentonville ~ Property is Selling to Settle the Morrison Estate!**

REAL ESTATE TAXES FOR YEAR 2020: \$197.00

SCHOOL DISTRICT: Bentonville

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.

NO.	REVISIONS	DATE
①	9-26-08 CHANGES PER CITY OF BENTONVILLE COMMENTS	9/26/08
②	10-6-08 CHANGES PER CITY OF BENTONVILLE COMMENTS	10/6/08

10

JOBS

and 9
Inc.

F

K

F
- La
nd - I
01 W
P
Tokyo
F
land

From

▶

10

T

Ordered in the Above

8-2003 13:07:01 PM

2
TDE
E

ST
AS

ON
EM
NE

219
R
R
KA

2

MET

K. A. & Co.

ATCO.

SA
—
LY
TC

ES
EN

OF
CR
O
E

AL
E

ON
W
VH

SP
IS
H
ON

T
OR
R
N

LO
M
N
B

1

1

1000

三

ON 08/07/2015

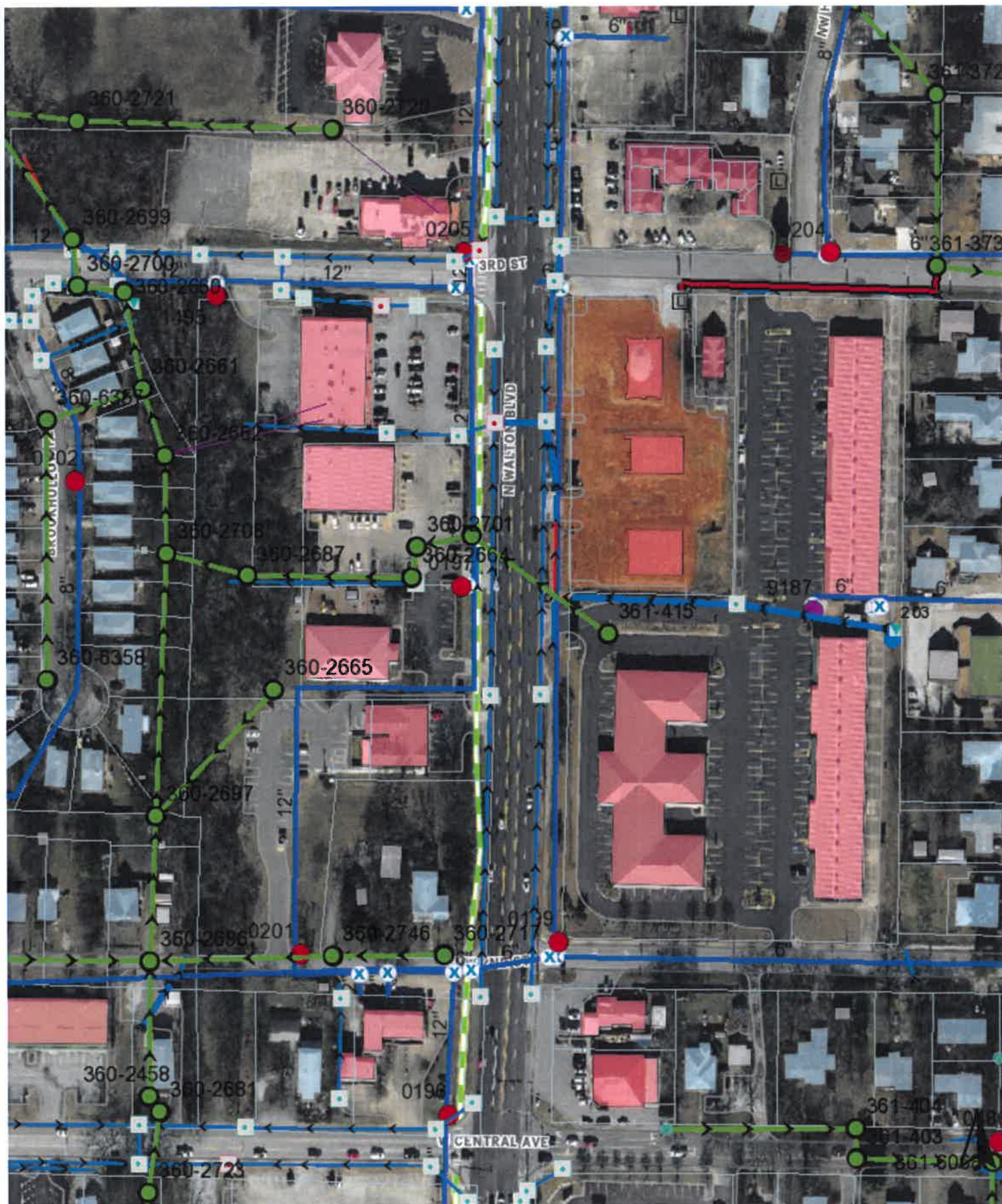
10

9
—
10

LOT



PROPERTY 2



ATTENTION: REAL ESTATE INVESTORS, DEVELOPERS & BUSINESS OWNERS!

0.98+/- Acre Commercial Site on the South Side of NW 3rd Street between North Walton Boulevard & Brookhollow Place ~ Good Commercial Site, Zoned C-1 Neighborhood Commercial ~ All Public Utilities Avail. ~ Live, Online Bidding Avail. ~ **SELLING TO SETTLE THE MORRISON ESTATE!**

COMMERCIAL REAL ESTATE AUCTION

WEDNESDAY ~ JUNE 9, 2021 ~ 2:00 P.M.

AUCTION LOCATION: 902 NW 2ND STREET ~ BENTONVILLE, AR 72712

PROPERTY ADDRESS: 1200 NW 3RD STREET ~ BENTONVILLE, AR 72712

DIRECTIONS TO 1200 NW 3RD STREET: *From the Intersection of North Walton Blvd. & I-49, Travel South on North Walton Blvd. 2.9+/- Mi. ~ Turn Right onto NW 3rd St. & go 300+/- Feet & Property is on the Left.*

REAL ESTATE DESCRIPTION: This 0.98+/- Acre "L" Shaped Tract is Ready for Development ~ All Public Utilities are Available ~ Property is Less than One-Quarter Mile North of the Walmart Home Office, Walmart Transportation & Logistics Offices, Three-Quarter Mile from the Bentonville City Square & Only 2.4 Miles from Crystal Bridges Museum ~ This Prime Commercial Property is Zoned C-1 Neighborhood Commercial; it is Easily Accessed & has Good Visibility ~ **Remember, this Property is Selling from 902 NW 2nd Street in Bentonville ~ Property is Selling to Settle the Morrison Estate! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

AUCTIONEER'S NOTE: Do not miss this tremendous business and investment opportunity to own an excellent commercial property!

TERMS ON REAL ESTATE: \$25,000.00 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 are Welcome!**

INSPECTION: Drive by & Inspect this Property **Anytime**, or Contact Agents, *Peter Guerin II at 501-733-6795/ peter@wilsonauctioneers.com or Ken Bethge at 870-550-5274/ ken@wilsonauctioneers.com ~ Auctioneers will be On-site at the Auction Location: 902 NW 2nd Street at 1:00 p.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

RESIDENTIAL REAL ESTATE AUCTION NEAR WALMART HEADQUARTERS

PROPERTY 3



**208 SW E Street
Bentonville, Arkansas 72712**

May 10, 2021

Dear Prospective Buyer:

This 1,822+/- square foot, 3 bedroom/ 2 bath home on 0.27+/- acres is ready for remodeling or redevelopment. A great location for building the house of your dreams or use as a great rental property!

The **main floor** of this house offers a living area, kitchen, laundry room, sun porch, (2) bedrooms, and a full bathroom. The **upstairs** is an open loft-style large bedroom with a bathroom/shower. There is plenty of storage and ample space to reconfigure for multiple uses.

This property is less than a one-quarter mile northeast of the Walmart Home Office, Walmart Transportation and Logistics Offices, and one-half mile from the Bentonville City Square. And it is only 2 miles from Crystal Bridges Museum, Slaughter Pen Cycling and Hiking Trail Head, and schools, making this property an ideal investment in an area with proven short-term lease potential! This home is ***selling to settle the Morrison Estate.***

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Peter Guerin II, at (501) 733-6795 or Ken Bethge, at (870) 550-5274.** We look forward to working with you on auction day at the **Auction Location: 902 NW 2nd Street, Bentonville, Arkansas, at 2:00 p.m. on June 9th.**

A handwritten signature in black ink, appearing to read 'Peter Guerin II', is written over a horizontal line. The signature is stylized with a large initial 'P' and a long, sweeping underline.

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

GENERAL INFORMATION

LEGAL DESCRIPTION: 208 SW E Street

Property 3: The North Seventy-Five (75) of Lot Fourteen (14) in Clark's Addition to the town, now city, of Bentonville, Arkansas, Benton County, Arkansas.

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 are Welcome!**

CLOSING COMPANY: City Title & Closing LLC ~ Closing Agent: Joshua B. Hite (josh.hite@citytitlellc.com) ~ 5431 Pinnacle Pointe Drive (Ste. 105), Rogers, Arkansas 72758 ~ (479) 935-4177 ~ Fax/ (866) 889-7709.

GENERAL INFORMATION: This 1,822+/- SF, 3 Bedroom/ 2 Bath Home on 0.27+/- Acres is Ready for Remodeling or Redevelopment ~ Great Location for Building the House of your Dreams or Use as a Great Rental Property! ~ **HOME DESCRIPTION:** ***Main Floor*** Offers a Living Area, Kitchen, Laundry Room, Sun Porch, (2) Bedrooms & a Full Bathroom ~ ***Upstairs*** is an Open Loft-Style Large Bedroom w/a Bathroom/Shower ~ Plenty of Storage & Ample Space to Reconfigure for Multiple Uses ~ This Property is Less than One-Quarter Mile Northeast of the Walmart Home Office, Walmart Transportation & Logistics Offices & One-Half Mile from the Bentonville City Square ~ And it is Only 2 Miles from Crystal Bridges Museum, Slaughter Pen Cycling & Hiking Trail Head & Schools, making this Property an Ideal Investment in an Area w/Proven Short-Term Lease Potential! ~ **Remember, this Property is Selling from 902 NW 2nd Street in Bentonville ~ This Home is Selling to Settle the Morrison Estate!**

REAL ESTATE TAXES FOR YEAR 2020: \$1,930.32

SCHOOL DISTRICT: Bentonville

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.

**SLAUGHTER PEN
TRAIL HEAD**



CITY SQUARE



SCHOOL

PROPERTY 3



ATTENTION: HOME BUYERS & REAL ESTATE INVESTORS!

1,822+/- SF, 3 Bedroom/ 2 Bath Home Located on Desirable "SW E" Street on 0.27+/- Acres ~
Property is Ready for Remodeling or Redevelopment ~ Live, Online Bidding Available ~
SELLING TO SETTLE THE MORRISON ESTATE!

RESIDENTIAL REAL ESTATE AUCTION NEAR WALMART HEADQUARTERS

WEDNESDAY ~ JUNE 9, 2021 ~ 2:00 P.M.

AUCTION LOCATION: 902 NW 2ND STREET ~ BENTONVILLE, AR 72712

PROPERTY ADDRESS: 208 SW E STREET ~ BENTONVILLE, AR 72712

DIRECTIONS TO 208 SW E STREET: *From the Intersection of North Walton Blvd. & I-49, Travel South on North Walton Blvd. 3+/- Mi. ~ Turn Left onto SW 2nd St. & Travel East 0.4 Mi. ~ Turn Right onto SW E St. & go 200 Feet ~ Property is on the Right.*

REAL ESTATE DESCRIPTION: This 1,822+/- SF, 3 Bedroom/ 2 Bath Home on 0.27+/- Acres is Ready for Remodeling or Redevelopment ~ Great Location for Building the House of your Dreams or Use as a Great Rental Property! ~ **HOME DESCRIPTION:** *Main Floor* Offers a Living Area, Kitchen, Laundry Room, Sun Porch, (2) Bedrooms & a Full Bathroom ~ *Upstairs* is an Open Loft-Style Large Bedroom w/a Bathroom/Shower ~ Plenty of Storage & Ample Space to Reconfigure for Multiple Uses ~ This Property is Less than One-Quarter Mile Northeast of the Walmart Home Office, Walmart Transportation & Logistics Offices & One-Half Mile from the Bentonville City Square ~ And it is Only 2 Miles from Crystal Bridges Museum, Slaughter Pen Cycling & Hiking Trail Head & Schools, making this Property an Ideal Investment in an Area w/Proven Short-Term Lease Potential! ~ **Remember, this Property is Selling from 902 NW 2nd Street in Bentonville ~ This Home is Selling to Settle the Morrison Estate! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

AUCTIONEER'S NOTE: Do not miss this tremendous business and investment opportunity to own an excellent Residential Property!

TERMS ON REAL ESTATE: \$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 are Welcome!**

INSPECTION: Drive by & Inspect this Property **Anytime**, or Contact Agents, *Peter Guerin II at 501-733-6795/ peter@wilsonauctioneers.com or Ken Bethge at 870-550-5274/ ken@wilsonauctioneers.com ~ Auctioneers will be On-site at the Auction Location: 902 NW 2nd Street at 1:00 p.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

ABSOLUTE NORTH WALTON COMMERCIAL REAL ESTATE AUCTION



**2200 N. Walton Boulevard
Bentonville, Arkansas 72712**

May 10, 2021

Dear Prospective Buyer:

This tract is ready for development and contains 5.59+/- acres with over 600+/- feet along the east side of North Walton Boulevard. All public utilities are available to this property. With this property having C-2 General Commercial Zoning, it permits many uses, and the average daily traffic count is 18,000+/- VPD. The property is 1.1+/- miles from the intersection of North Walton Boulevard and Interstate 49. This prime commercial property has good visibility. This incredible commercial property is **selling to the highest bidder to settle the Morrison Estate!**

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Peter Guerin II, at (501) 733-6795 or Ken Bethge, at (870) 550-5274.** We look forward to working with you on auction day at the **Auction Location: 902 NW 2nd Street, Bentonville, Arkansas, at 2:00 p.m. on June 9th.**

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: 2200 N. Walton Boulevard

Property 4: Lot 4, Being a Part of Lot 1, Morrison Heights Subdivision, Benton County, Arkansas, Being 5.59 Acres More or Less, See attached Survey.

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 are Welcome!**

CLOSING COMPANY: City Title & Closing LLC ~ Closing Agent: Joshua B. Hite (josh.hite@citytitlellc.com) ~ 5431 Pinnacle Pointe Drive (Ste. 105), Rogers, Arkansas 72758 ~ (479) 935-4177 ~ Fax/ (866) 889-7709.

GENERAL INFORMATION: This Tract is Ready for Development & Contains 5.59+/- Acres w/Over 600+/- Feet Along the East Side of North Walton Boulevard ~ All Public Utilities are Available ~ C-2 General Commercial Zoning Permits Many Uses ~ 18,000+/- VPD Average Daily Traffic Count ~ 1.1+/- Miles from the Intersection of North Walton Boulevard & I-49 ~ This Prime Commercial Property has Good Visibility ~ **Remember, this Property is Selling from 902 NW 2nd Street in Bentonville ~ This Incredible Commercial Property is Selling to the Highest Bidder to Settle the Morrison Estate!**

REAL ESTATE TAXES FOR YEAR 2020: \$676.00

SCHOOL DISTRICT: Bentonville

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.

LINE	BEARING	DISTANCE
L1	S 86°09'20" E	1.92'
L2	S 28°33'09" W	130.89'
L3	S 21°43'29" W	23.19'
L4	S 18°36'37" E	108.44'
L5	S 1°10'00" E	34.67'
L6	S 19°00'00" E	37.83'
L7	S 20°13'34" E	18.26'
L8	S 58°44'37" W	20.60'
L9	N 34°59'00" E	21.54'
L10	N 20°14'11" E	15.40'
L11	S 50°33'41" E	35.12'
L12	S 24°38'19" W	238.80'
L13	S 18°08'41" E	278.13'
L14	S 56°44'53" W	13.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1889.88'	483.89'	482.10'	N 25°32'25" E
C2	13.51'	15.35'	14.55'	S 30°03'59" E
C3	75.60'	28.17'	28.99'	S 12°44'22" W
C4	245.04'	152.36'	148.92'	S 00°11'53" W

NOTE:
ALL LINE AND CURVE TABLE NUMBERS, EXCLUDING
"L" REPRESENT THE RIGHT-OF-WAY AREA TO BE
DEDICATED PER THIS PLAT.

Brenda O'Shields-Crow & Co., L.L.C.
Benton County, AR
Book 751, Page 221
Term/Case/Ref: 15332/Donnell
1/26/2012
Total Fees: \$10.00
Book 2012, Page 221
Recorded in the Above
PLAT, Book & Page
06/29/2012

CERTIFICATE OF OWNERSHIP.
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED
HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND
DO HEREBY LAY OFF, PLAT, SUBDIVIDE AND REAL ESTATE IN ACCORDANCE WITH THIS
PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS,
DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 5-9-12

SIGNED: [Signature] 902 N.W. 2nd St.
NAME & ADDRESS: Bentonville, Ark. 72712

SOURCE OF TITLE: D.R. PL 11 - Notary Public
PAGE: My Commission expires 6/15/14

DATE OF EXECUTION:

SIGNED: [Signature]
NAME & ADDRESS:

SOURCE OF TITLE: D.R. PREVIOUS AGREEMENT
PAGE: LOT 3
ROB. #9-65225-000

CERTIFICATE OF SURVEYING ACCURACY.
I, PHIL THOMPSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS
A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS
SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE
CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM
STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 11/29/2011

SIGNED: [Signature]
REGISTERED LAND SURVEYOR
NO. 75322
STATE OF ARKANSAS

CERTIFICATE OF SURVEYING APPROVAL.
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER
CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS
HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE
AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION:

SIGNED: [Signature]
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: [Signature]
MAYOR OF CITY OF BENTONVILLE

SIGNED: [Signature]
CITY CLERK, CITY OF BENTONVILLE

STONISHOUSE, AKA
141 PARK RD. (159)
MCKNETT, MO 65705
PARCEL #01-01352-001
ZONED R-1

BURTON, JAMES L. & BE. NINA
210 N.W. 10TH ST.
BENTONVILLE, AR 72712
PARCEL #01-01352-000
ZONED R-1

SHEPHERD, DANNY W. & S.
PATRICIA LOUISE
120 N.W. 20TH ST.
BENTONVILLE, AR 72712
PARCEL #01-01352-001
ZONED R-1

SHERRELL, CHERYLL L. & RANDY J.
BENTONVILLE, AR 72712
PARCEL #01-01670-000
ZONED R-1

LOT 4
TOTAL ACRES 5.59 ACRES +/-
ZONED: C-2

PREVIOUS ACRES 5.21 ACRES +/-
PARCEL #01-05225-000

STATE PLANE COORD.
FOUND IRON PIN
N. 758667.784
E. 889991.453

STATE PLANE COORD.
FOUND IRON PIN
N. 757802.789
E. 888286.710

MORRIS, CHERRY L. & JULIA A. TRUSTEES
BENTONVILLE, AR 72712
PARCEL #01-15524-000
ZONED R-1

STATE PLANE COORD.
FOUND IRON PIN
N. 758667.784
E. 889991.453

TOY ASSOCIATES, LLC
PO BOX 224
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED C-2

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED R-1

STATE PLANE COORD.
FOUND IRON PIN
N. 757802.789
E. 888286.710

BENTONVILLE ZONING C-2
BUILDING SETBACK TABLE

FRONT: 50' (WITH PARKING IN FRONT)
SIDE: 20' (WITHOUT PARKING IN FRONT)
SIDE: 7' (ADJACENT TO NON RESIDENTIAL)
SIDE: 30' (ADJACENT TO RESIDENTIAL)
BACK: 20' (ADJACENT TO NON RESIDENTIAL)
BACK: 30' (ADJACENT TO RESIDENTIAL)

CITY ATLAS PAGE 319

ALMOND, TROY LEE &
JOHN ELIZABETH TRUSTEES
2305 OAKWOOD AVE
BENTONVILLE, AR 72712
PARCEL #01-04874-000
ZONED: R-1

BRUSH, THOMAS &
SKAGGS, CHRISTINA L
2312 OAKWOOD AVE
BENTONVILLE, AR 72712
PARCEL #01-04874-000
ZONED: R-1

CHILDRESS, KOVEN
1201 W. COTTONWOOD ST
ROGERS, AR 72756
PARCEL #01-04874-000
ZONED: R-2

SAMPSON, GARLETT & DARLA J
564 OLD FORGE DR
BENTONVILLE, AR 72712
PARCEL #01-04874-000
ZONED: R-1

YARBROUGH, RACHEL
1757 N. CROSSCREEK RD. STE 1
FAYETTEVILLE, AR 72701
PARCEL #01-04874-000
ZONED: R-2

MORRISON REVOCABLE TRUST, SA
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

DEBBIE JOY W
1 CENTERBURY PARK
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

FOOT, ERIC
2105 S. OAKWOOD AVE.
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

TOY ASSOCIATES, LLC
PO BOX 224
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: C-2

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

LAUBER, SUZANNE SCHNEIDER
BENTONVILLE, AR 72712
PARCEL #01-05225-000
ZONED: R-1

SURVEYING NOTES

COMPLETED FIELD WORKS

NOVEMBER 29, 2011

BASIS OF BEARING:

ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 100A.

2. FINAL PLAT OF MORRISON HEIGHTS SUBDIVISION.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

(FIRM PANEL 80507C0206J DATED 09/28/2007)

SURVEY DESCRIPTION (LOT 1): (PARCEL #01-05225-000)
LOT 1, MORRISON HEIGHTS, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A16 AT PAGE 225

SURVEY DESCRIPTION (LOT 3): (PARCEL #01-05225-000)
LOT 3, MORRISON HEIGHTS, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A16 AT PAGE 225

LOT 4 SURVEY DESCRIPTION:
A PART OF LOT 1, MORRISON HEIGHTS SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE N78°28'11"W 456.80' TO A FOUND IRON PIN, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 71, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N33°24'52"E 127.71', THENCE N04°19'58"E 498.51', THENCE N33°02'35"E 197.51', THENCE N04°08'08"E 74.58' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY S84°18'48"E 159.33' TO A SET IRON PIN, THENCE N04°43'37"E 202.00' TO A FOUND IRON PIN, THENCE S16°58'24"E 48.82' TO A FOUND IRON PIN, THENCE S15°57'19"W 585.24' TO THE POINT OF BEGINNING, CONTAINING 5.59 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LOT 5 SURVEY DESCRIPTION:
A PART OF LOT 1, MORRISON HEIGHTS SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT A POINT WITH N78°28'11"W 456.80' AND N78°28'11"W 456.80' FROM THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE S86°44'37"W 20.00' TO A SET IRON PIN, THENCE N04°49'47"W 159.33' TO A SET IRON PIN, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 71, THENCE ALONG SAID RIGHT-OF-WAY N33°24'52"E 127.71', THENCE N04°19'58"E 498.51', THENCE N33°02'35"E 197.51', THENCE N04°08'08"E 74.58' TO A SET IRON PIN, SAID POINT BEING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF OAKWOOD AVENUE, THENCE LEAVING SAID EAST RIGHT-OF-WAY AND RUNNING ALONG SAID SOUTH RIGHT-OF-WAY S88°09'20"E 1.92', THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.21', HAVING A CHORD BEARING AND DISTANCE OF S80°03'00"E 14.55', THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 75.60', HAVING A CHORD BEARING AND DISTANCE OF S12°44'22"W 28.99', THENCE S78°33'00"W 100.85', THENCE S21°43'29"W 23.19', THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 245.04', HAVING A CHORD BEARING AND DISTANCE OF S00°11'53"W 148.92', THENCE S16°25'37"E 188.44', THENCE S16°08'41"E 278.13', THENCE S16°00'00"E 37.83', THENCE S19°00'00"E 34.67', THENCE S01°10'00"E 108.44', THENCE S21°43'29"W 23.19', THENCE LEAVING SAID RIGHT-OF-WAY S86°44'37"W 152.59' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PROPERTY OWNER:
MORRISON, S. K
802 NW 2ND ST
BENTONVILLE, AR 72712
PARCEL #01-05225-000

OAKWOOD PET HOSPITAL, LLC
2301 OAKWOOD AVE
BENTONVILLE, AR 72712
PARCEL #01-05225-000

HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THE 29th DAY OF NOVEMBER, 2011.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR, THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL BE VOID IF ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

0' 100' 200' 300'
1 inch = 100 feet



BLEW & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
524 W. SYCAMORE ST. SUITE 4
FAYETTEVILLE, AR 72703
PH: (479) 451-4008 FAX: (479) 692-1893
http://www.blewinc.com

FOR THE USE AND BENEFIT OF:
OAKWOOD PET HOSPITAL
JOB # 11-423 DRAWN BY SCOTT
SURVEYED BY WES
DATE: 11/29/2011

VICINITY MAP



STANDARD LEGEND

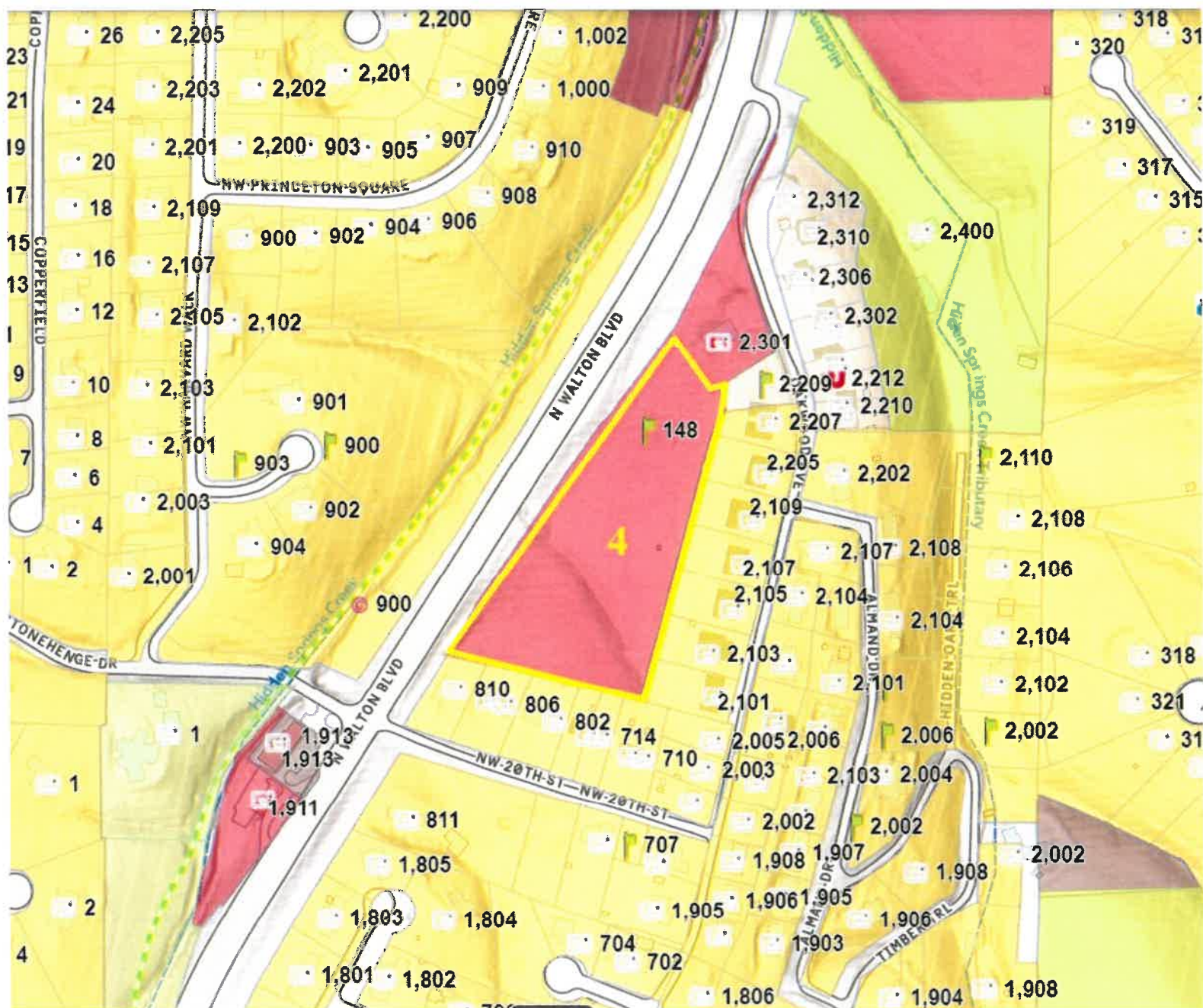
SURVEY FEATURES	SURVEYING SYMBOLS
PROPERTY LINE	1. SETBACK OF IRON PIN
PROPERTY CORNER	2. SETBACK OF IRON PIN
CENTERLINE OF ROAD	3. SETBACK OF IRON PIN
ADJACENT	4. SETBACK OF IRON PIN
ADJACENT	5. SETBACK OF IRON PIN
ADJACENT	6. SETBACK OF IRON PIN
ADJACENT	7. SETBACK OF IRON PIN
ADJACENT	8. SETBACK OF IRON PIN
ADJACENT	9. SETBACK OF IRON PIN
ADJACENT	10. SETBACK OF IRON PIN
ADJACENT	11. SETBACK OF IRON PIN
ADJACENT	12. SETBACK OF IRON PIN
ADJACENT	13. SETBACK OF IRON PIN
ADJACENT	14. SETBACK OF IRON PIN
ADJACENT	15. SETBACK OF IRON PIN
ADJACENT	16. SETBACK OF IRON PIN
ADJACENT	17. SETBACK OF IRON PIN
ADJACENT	18. SETBACK OF IRON PIN
ADJACENT	19. SETBACK OF IRON PIN
ADJACENT	20. SETBACK OF IRON PIN
ADJACENT	21. SETBACK OF IRON PIN
ADJACENT	22. SETBACK OF IRON PIN
ADJACENT	23. SETBACK OF IRON PIN
ADJACENT	24. SETBACK OF IRON PIN
ADJACENT	25. SETBACK OF IRON PIN
ADJACENT	26. SETBACK OF IRON PIN
ADJACENT	27. SETBACK OF IRON PIN
ADJACENT	28. SETBACK OF IRON PIN
ADJACENT	29. SETBACK OF IRON PIN
ADJACENT	30. SETBACK OF IRON PIN
ADJACENT	31. SETBACK OF IRON PIN
ADJACENT	32. SETBACK OF IRON PIN
ADJACENT	33. SETBACK OF IRON PIN
ADJACENT	34. SETBACK OF IRON PIN
ADJACENT	35. SETBACK OF IRON PIN
ADJACENT	36. SETBACK OF IRON PIN
ADJACENT	37. SETBACK OF IRON PIN
ADJACENT	38. SETBACK OF IRON PIN
ADJACENT	39. SETBACK OF IRON PIN
ADJACENT	40. SETBACK OF IRON PIN
ADJACENT	41. SETBACK OF IRON PIN
ADJACENT	42. SETBACK OF IRON PIN
ADJACENT	43. SETBACK OF IRON PIN
ADJACENT	44. SETBACK OF IRON PIN
ADJACENT	45. SETBACK OF IRON PIN
ADJACENT	46. SETBACK OF IRON PIN
ADJACENT	47. SETBACK OF IRON PIN
ADJACENT	48. SETBACK OF IRON PIN
ADJACENT	49. SETBACK OF IRON PIN
ADJACENT	50. SETBACK OF IRON PIN
ADJACENT	51. SETBACK OF IRON PIN
ADJACENT	52. SETBACK OF IRON PIN
ADJACENT	53. SETBACK OF IRON PIN
ADJACENT	54. SETBACK OF IRON PIN
ADJACENT	55. SETBACK OF IRON PIN
ADJACENT	56. SETBACK OF IRON PIN
ADJACENT	57. SETBACK OF IRON PIN
ADJACENT	58. SETBACK OF IRON PIN
ADJACENT	59. SETBACK OF IRON PIN
ADJACENT	60. SETBACK OF IRON PIN
ADJACENT	61. SETBACK OF IRON PIN
ADJACENT	62. SETBACK OF IRON PIN
ADJACENT	63. SETBACK OF IRON PIN
ADJACENT	64. SETBACK OF IRON PIN
ADJACENT	65. SETBACK OF IRON PIN
ADJACENT	66. SETBACK OF IRON PIN
ADJACENT	67. SETBACK OF IRON PIN
ADJACENT	68. SETBACK OF IRON PIN
ADJACENT	69. SETBACK OF IRON PIN
ADJACENT	70. SETBACK OF IRON PIN
ADJACENT	71. SETBACK OF IRON PIN
ADJACENT	72. SETBACK OF IRON PIN
ADJACENT	73. SETBACK OF IRON PIN
ADJACENT	74. SETBACK OF IRON PIN
ADJACENT	75. SETBACK OF IRON PIN
ADJACENT	76. SETBACK OF IRON PIN
ADJACENT	77. SETBACK OF IRON PIN
ADJACENT	78. SETBACK OF IRON PIN
ADJACENT	79. SETBACK OF IRON PIN
ADJACENT	80. SETBACK OF IRON PIN
ADJACENT	81. SETBACK OF IRON PIN
ADJACENT	82. SETBACK OF IRON PIN
ADJACENT	83. SETBACK OF IRON PIN
ADJACENT	84. SETBACK OF IRON PIN
ADJACENT	85. SETBACK OF IRON PIN
ADJACENT	86. SETBACK OF IRON PIN
ADJACENT	87. SETBACK OF IRON PIN
ADJACENT	88. SETBACK OF IRON PIN
ADJACENT	89. SETBACK OF IRON PIN
ADJACENT	90. SETBACK OF IRON PIN
ADJACENT	91. SETBACK OF IRON PIN
ADJACENT	92. SETBACK OF IRON PIN
ADJACENT	93. SETBACK OF IRON PIN
ADJACENT	94. SETBACK OF IRON PIN
ADJACENT	95. SETBACK OF IRON PIN
ADJACENT	96. SETBACK OF IRON PIN
ADJACENT	97. SETBACK OF IRON PIN
ADJACENT	98. SETBACK OF IRON PIN
ADJACENT	99. SETBACK OF IRON PIN
ADJACENT	100. SETBACK OF IRON PIN
ADJACENT	101. SETBACK OF IRON PIN
ADJACENT	102. SETBACK OF IRON PIN
ADJACENT	103. SETBACK OF IRON PIN
ADJACENT	104. SETBACK OF IRON PIN
ADJACENT	105. SETBACK OF IRON PIN
ADJACENT	106. SETBACK OF IRON PIN
ADJACENT	107. SETBACK OF IRON PIN
ADJACENT	108. SETBACK OF IRON PIN
ADJACENT	109. SETBACK OF IRON PIN
ADJACENT	110. SETBACK OF IRON PIN
ADJACENT	111. SETBACK OF IRON PIN
ADJACENT	112. SETBACK OF IRON PIN
ADJACENT	113. SETBACK OF IRON PIN
ADJACENT	114. SETBACK OF IRON PIN
ADJACENT	115. SETBACK OF IRON PIN
ADJACENT	116. SETBACK OF IRON PIN
ADJACENT	117. SETBACK OF IRON PIN
ADJACENT	118. SETBACK OF IRON PIN
ADJACENT	119. SETBACK OF IRON PIN
ADJACENT	120. SETBACK OF IRON PIN
ADJACENT	121. SETBACK OF IRON PIN
ADJACENT	122. SETBACK OF IRON PIN
ADJACENT	123. SETBACK OF IRON PIN
ADJACENT	124. SETBACK OF IRON PIN
ADJACENT	125. SETBACK OF IRON PIN
ADJACENT	126. SETBACK OF IRON PIN
ADJACENT	127. SETBACK OF IRON PIN
ADJACENT	128. SETBACK OF IRON PIN
ADJACENT	129. SETBACK OF IRON PIN
ADJACENT	130. SETBACK OF IRON PIN
ADJACENT	131. SETBACK OF IRON PIN
ADJACENT	132. SETBACK OF IRON PIN
ADJACENT	133. SETBACK OF IRON PIN
ADJACENT	134. SETBACK OF IRON PIN
ADJACENT	135. SETBACK OF IRON PIN
ADJACENT	136. SETBACK OF IRON PIN
ADJACENT	137. SETBACK OF IRON PIN

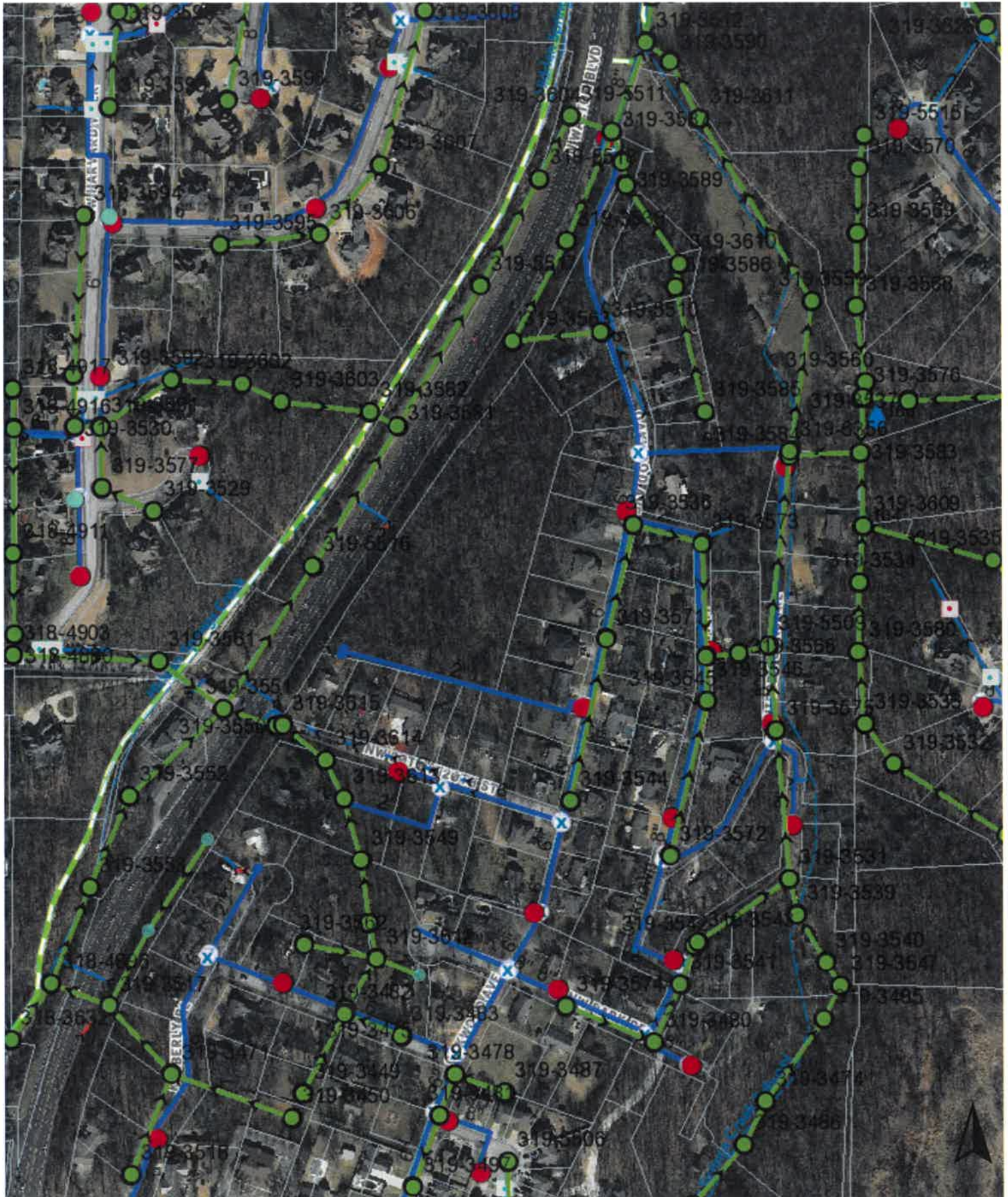
COLOR MTB PRESERVE



**PROPERTY 4
5.59± ACRES**









39

Punkin Hollow Rd

N Walton Blvd

PROPERTY 4
2200 N WALTON BLVD

NW 12th St

Tiger Blvd

Crystal Bridges Museum of American Art

Slaughter Pen Trail

PROPERTY 2
1200 NW 3rd ST

NW 3rd St

NW 1st St

BUS

PROPERTY 1
902 NW 2nd ST
AUCTION
LOCATION

W Central Ave

PROPERTY 3

208 SW E ST
THIRD STREET
HISTORIC DISTRICT

72

SW 1st St

BUS

71

SW 8th St

102

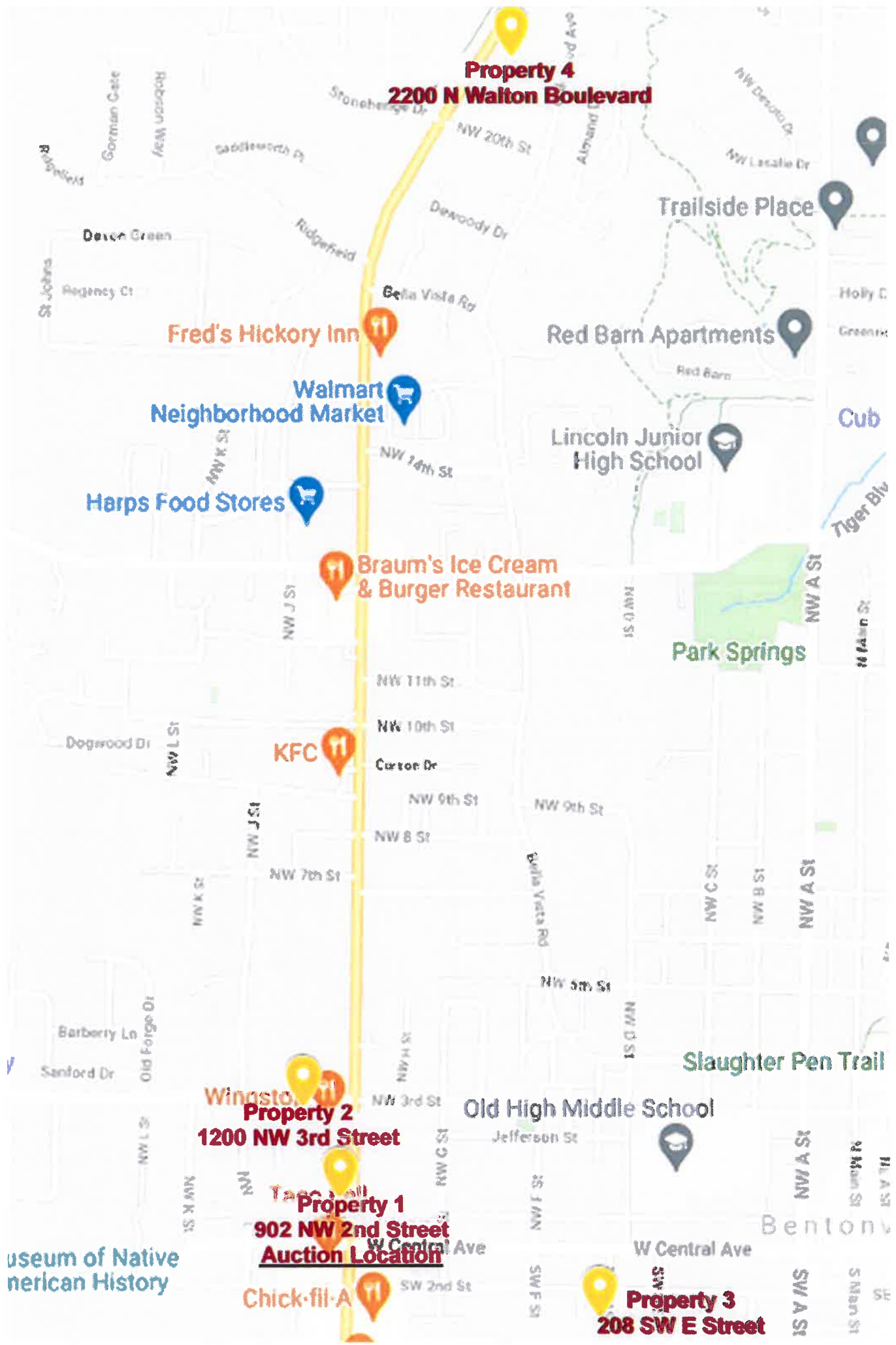
SW 1st St

BUS

71

102

Bentonville Municipal Airport



Property 4
2200 N Walton Boulevard

Fred's Hickory Inn

Walmart Neighborhood Market

Harps Food Stores

Braum's Ice Cream & Burger Restaurant

KFC

Property 2
1200 NW 3rd Street

Property 1
902 NW 2nd Street
Auction Location

Chick-fil-A

Property 3
208 SW E Street

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 REAL ESTATE INVESTORS & DEVELOPERS!

5.59+/- Acre Commercial Site on the East Side of North Walton Boulevard in North Bentonville ~
Zoned C-2 General Commercial ~ All Public Utilities Available ~ Live, Online Bidding Available ~

SELLING REGARDLESS OF PRICE TO SETTLE THE MORRISON ESTATE!

ABSOLUTE NORTH WALTON COMMERCIAL REAL ESTATE AUCTION

WEDNESDAY ~ JUNE 9, 2021 ~ 2:00 P.M.

AUCTION LOCATION: 902 NW 2ND STREET ~ BENTONVILLE, AR 72712

PROPERTY ADDRESS: 2200 N. WALTON BLVD. ~ BENTONVILLE, AR 72712

DIRECTIONS TO 2200 N. WALTON BLVD: *From the Intersection of North Walton Blvd. & I-49, Travel South on North Walton Blvd. 1.1+/- Mi. to the Property on the Left.*

REAL ESTATE DESCRIPTION: This Tract is Ready for Development & Contains 5.59+/- Acres w/Over 600+/- Feet Along the East Side of North Walton Boulevard ~ All Public Utilities are Available ~ C-2 General Commercial Zoning Permits Many Uses ~ 18,000+/- VPD Average Daily Traffic Count ~ 1.1+/- Miles from the Intersection of North Walton Boulevard & I-49 ~ This Prime Commercial Property has Good Visibility ~ **Remember, this Property is Selling from 902 NW 2nd Street in Bentonville ~ This Incredible Commercial Property is Selling to the Highest Bidder to Settle the Morrison Estate! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

AUCTIONEER'S NOTE: Do not miss this tremendous business and investment opportunity to own an excellent commercial property!

TERMS ON REAL ESTATE: \$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 are Welcome!**

INSPECTION: Drive by **Anytime** & Inspect this Property, or Contact Agents, **Peter Guerin II at 501-733-6795/ peter@wilsonauctioneers.com or Ken Bethge at 870-550-5274/ ken@wilsonauctioneers.com ~ Auctioneers will be On-site at the Auction Location: 902 NW 2nd Street at 1:00 p.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