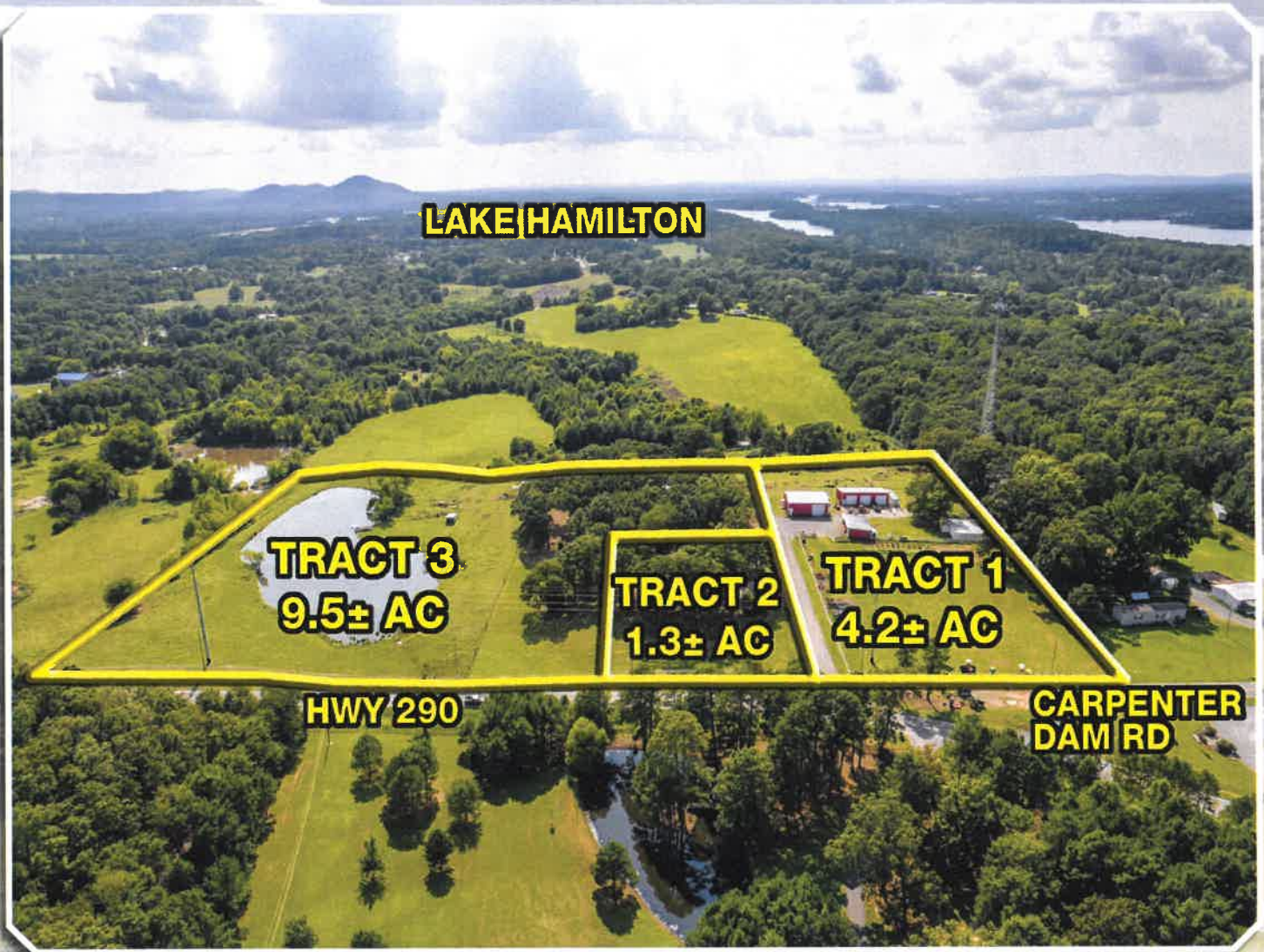


15± ACRE GARLAND COUNTY HOMES & LAND AUCTION



On-site & Online Auction

**Thursday | August 19, 2021 | 11:00 A.M.
2931 Highway 290 | Hot Springs, AR 71913**

WilsonAuctioneers.com

July 22, 2021

Dear Prospective Buyer:

This incredible 15+/- acres is located at Carpenter Dam Road and Highway 290 with approximately 1,000+/- feet of paved road frontage and city utilities. The property has a 2,055+/- square foot older brick home, (4) well-maintained metal shop buildings, a 2+/- acre fully stocked pond, a split rail fenced, and cross fenced improved pasture, and is in Lakeside School District. This property will be offered in (3) tracts and combinations on auction day!

Tract 1 is a cleared, level, ready to develop 4.2+/- acres sitting at the intersection of Highway 290 and Carpenter Dam Road with a daily traffic count of nearly 3,000+/- vehicles per day and excellent visibility. This tract contains (4) metal buildings set back off the road frontage. **Building 1** is a 36x60 foot open span metal building on a concrete slab with (3) overhead doors, water, and electricity. **Building 2** is a 40x50 foot open span metal building on a concrete slab with (2) overhead drive-thru doors, living quarters complete with a kitchen, bathroom, living area, wet bar, and a loft storage area. **Building 3** is a 26x44 foot metal building, half equipment shed, and half fully enclosed for storage. **Building 4** is 38x40 feet with a metal roof, with 8x40 foot metal containers on each end and a 22x40 foot storage room in between. This property is an excellent tract for many different uses!

Tract 2, 1.3+/- acres, containing a 2,055+/- square foot, 3 bedroom/ 2 bath brick home built in 1955 with an attached 2-car carport, in need of remodeling and updating (current renters are month-to-month). This tract has frontage on Highway 290 and deeded access along the existing driveway into the property.

Tract 3 is a beautiful 9.5+/- acre tract fenced for cattle. It has hundreds of feet of Highway 290 road frontage and an older mobile home currently rented month-to-month. This tract has excellent building sites and an incredible 2+/- acre fully stocked pond.

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Doug Westgate**, at **(501) 815-4004**. We look forward to working with you on auction day at **2931 Highway 290 in Hot Springs, Arkansas, at 11:00 a.m. on August 19th.**

A handwritten signature in black ink that reads "Doug Westgate". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: \$20,000.00 (PER TRACT), All in the Form of a Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

CLOSING COMPANY: Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 110 Ouachita Avenue, Hot Springs, Arkansas 71901 ~ (501) 624-2541 ~ Fax/ 623-4552.

GENERAL INFORMATION: This Incredible 15+/- Acres is Located at the Intersection of Carpenter Dam Rd. & HWY 290 w/Approx. 1,000+/- Ft. of Paved Road Frontage & City Utilities ~ 2,055+/- SF Older Brick Home ~ (4) Well-Maintained Metal Shop Buildings ~ 2+/- Acre Fully Stocked Pond ~ Split Rail Fenced & Cross Fenced Improved Pasture ~ Lakeside School District ~ **(TRACT 1 - 4.2+/- AC)** This Cleared, Level, Ready to Develop Tract Sits at the Intersection of HWY 290 & Carpenter Dam Rd. w/Daily Traffic Count of Nearly 3,000+/- VPD & Excellent Visibility ~ Tract Contains (4) Metal Buildings Set Back off the Road Frontage ~ **Building 1:** 36x60 Ft. Open Span Metal Building on Concrete Slab w/ 3 Overhead Doors, Water & Electric ~ **Building 2:** 40x50 Ft. Open Span Metal Building on Concrete Slab w/ 2 Overhead Drive-Thru Doors, Living Quarters Complete w/ Kitchen, Bathroom, Living Area, Wet Bar & Loft Storage Area ~ **Building 3:** 26x44 Ft. Metal Building, Half Equipment Shed & Half Fully Enclosed for Storage ~ **Building 4:** 38x40 Ft. w/Metal Roof w/ 8x40 Ft. Metal Containers on Each End & a 22x40 Ft. Storage Room in between ~ This is an Excellent Tract for Many Different Uses! ~ **(TRACT 2 - 1.3+/- AC)** 2,055+/- SF, 3 Bedroom/ 2 Bath Brick Home Built in 1955 w/Attached 2-Car Carport, in Need of Remodeling & Updating (Current Renters are Month-to-Month) ~ Frontage on HWY 290 & Deeded Access Along Existing Driveway into Property ~ **(TRACT 3 - 9.5+/- AC)** Beautiful Tract Fenced for Cattle ~ Hundreds of Ft. of HWY 290 Road Frontage, Older Mobile Home Currently Rented Month-to-Month ~ Excellent Building Sites ~ Incredible 2+/- Acre Fully Stocked Pond ~ **This Property will be Offered in (3) Tracts & in Combinations on Auction Day! ~ Offers Made Prior to Auction Day are Welcome!**

REAL ESTATE TAXES FOR YEAR 2020: \$1,981.84 (for Entire Property)

SCHOOL DISTRICT: Lakeside

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

LEGAL DESCRIPTION:

LOT 1:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 274.30 FEET TO A SET MAG NAIL; THENCE N85°43'09"W A DISTANCE OF 659.59 FEET TO A SET 5/8" REBAR; THENCE N1°25'15"E A DISTANCE OF 281.62 FEET TO A SET 5/8" REBAR; THENCE S85°05'03"E A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 4.20 ACRES, MORE OR LESS.

LOT 2:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 274.30 FEET TO A SET MAG NAIL, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE S1°25'15"W A DISTANCE OF 206.14 FEET TO A SET MAG NAIL; THENCE N85°43'09"W A DISTANCE OF 283.53 FEET TO A SET 5/8" REBAR; THENCE N4°16'51"W A DISTANCE OF 205.89 FEET TO A SET 5/8" REBAR; THENCE S85°43'09"E A DISTANCE OF 273.25 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 1.32 ACRES, MORE OR LESS.

LOT 3:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 480.44 FEET TO A SET MAG NAIL, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE S1°25'15"W A DISTANCE OF 509.56 FEET TO A SET MAG NAIL; THENCE N85°05'03"W A DISTANCE OF 660.00 FEET TO A SET 5/8" REBAR; THENCE N1°25'15"E A DISTANCE OF 708.38 FEET TO A SET 5/8" REBAR; THENCE S85°43'09"E A DISTANCE OF 386.35 FEET TO A SET 5/8" REBAR; THENCE S4°16'51"W A DISTANCE OF 205.89 FEET TO A SET 5/8" REBAR; THENCE S85°43'09"E A DISTANCE OF 283.53 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 9.45 ACRES, MORE OR LESS.

30' ACCESS AND UTILITY EASEMENT:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 259.28 FEET TO A POINT, SAID POINT BEING AT THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N85°43'09"W A DISTANCE OF 374.26 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

LEGEND

- UNDERGROUND TELEPHONE CABLE
324 WALVERN AVE
1400-ENTERTY
WATER & SEWER
KENTVILLE LEASED
KENT SERVICE WARE
& SEWER SERVICE
700 ADAMS STREET
KENTVILLE, ONT
501-824-8023
APPROXIMATE FLOORPLAN BOUNDARY

[illegible][illegible]

TITLE EXEMPTED

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN HEREON, HEREBY CERTIFY THAT WE HAVE LAID OFF, PLANNED AND SUBMITTED TO THE BOARD OF SUPERVISORS A MAP OF SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

APPROVAL: HOT SPRINGS RULES AND REGULATIONS, AND ALL OF THE HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, BY EXCITED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

ORIGINAL FILED FOR RECORD
PLANNING DIRECTOR
CERTIFICATE OF SURVEYING ACCURACY
THE UNDERSIGNED, BEING AN ARKANSAS REGISTERED PROFESSIONAL SURVEYOR, HEREBY
THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME.
SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND OF HOT SPRINGS SUBDI
COUNTY OF ARKANSAS, BEING SECTION 36, TOWNSHIP 36N, RANGE 10E, 1ST MERIDIAN.

JEANNIE PIRE
GARLAND COUNTY CIRCUIT CLERK
NO. 1735, ARKANSAS

SUBDIVISION PLAT
LOTS 1, 2, AND 3
DWMH MINOR SUBDIVISION
2931 AND 2935 HWY 290
PREPARED FOR:
DWMH INVESTMENTS, LLC.
HOT SPRINGS, GARLAND COUNTY
ARKANSAS

Crafton Tull
Engineering • Landscaping
501 205.2324 x 1 501 205.2325 / 1
www.craftontull.com

[illegible]

1 OF 1

RED OAK FILLING STATION

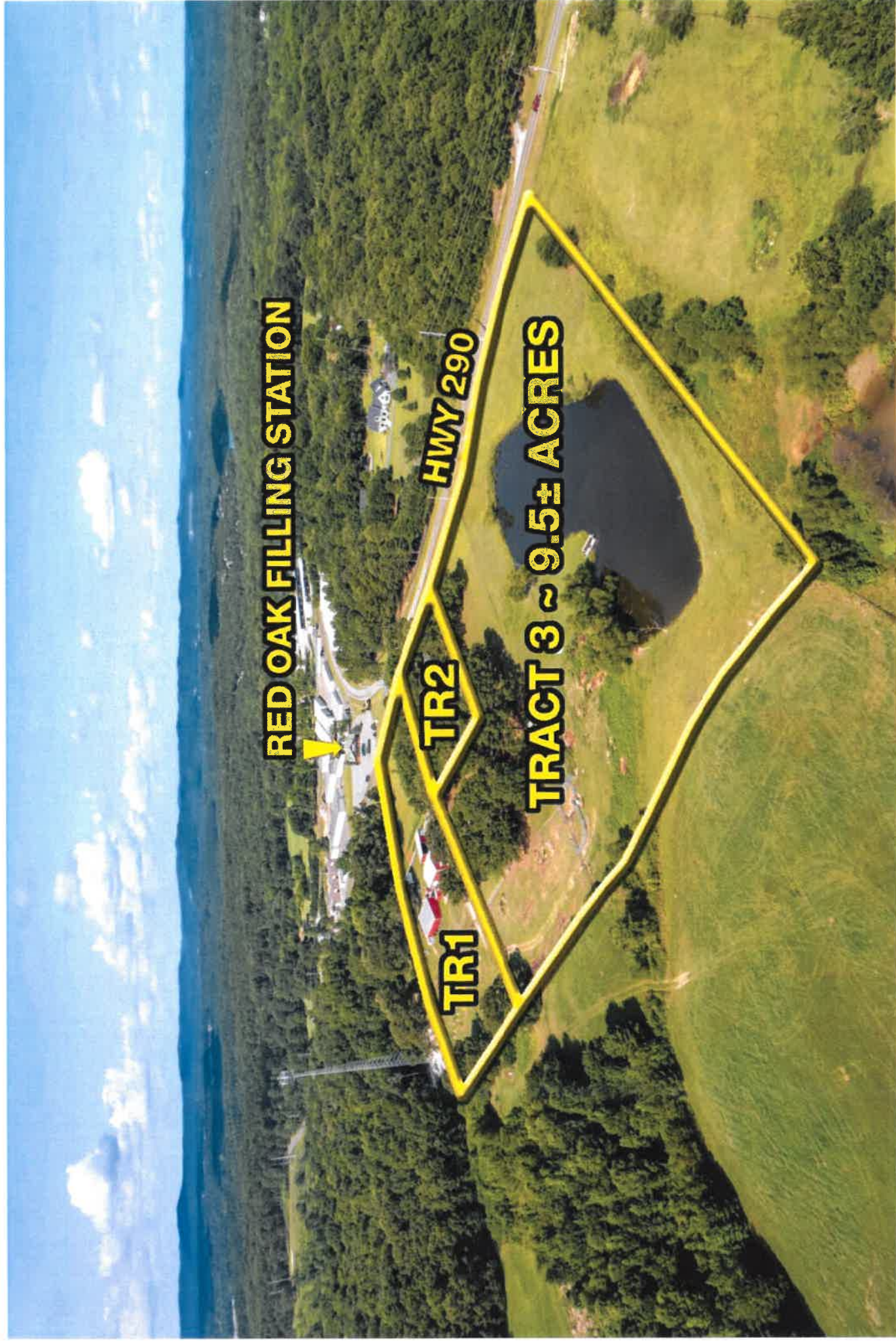


HWY 290

TR2

TR1

TRACT 3 ~ 9.5± ACRES





CARPENTER DAM ROAD

HWY 290

TRACT 1
4.2± ACRES

4

3

2

1

HWY 290

**TRACT 2
1.3± ACRES**



TRACT 3 ~ 9.5± ACRES



Shady Grove Rd

7

HWY 270

270

Carpenter Dam Rd

Carpenter Dam Rd

Lakepark Dr

Catherine's Landing, an
RVC Outdoor Destination

Ouachita River

12E



2931 Highway 290

290

Red Oak

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.

Multi-Par Auction Method

The Multi-Parcel (multi-par) auction method allows the buyer to maintain control of any tracts or parcel throughout the auction, regardless of the combination of the tracts.

With the multi-par you select the lots you wish to purchase and bid on them, first by the acre and then in whole dollars.

After a per acre price has been established by individual tracts, for the entire acreage, any bidder may add to the total amount bid on any tracts in the preset dollar amount established at the beginning of the auction or as new bids are posted.

If no advance of bid is made within a specified time frame, then the lots will be announced closed.

Advantage of the Multi-Par Method

- No one is knocked out of bidding at any time. In phase II, you may bid on any tract or combination of tracts.
- You may combine any or all tracts in any grouping throughout phase II of the auction as well post new bids on any single tract bid or combination bids already posted.
- At any time you can look at the lots displayed on large boards and see the high bid and whether you have control of that tract. The High Bidders will have a star (*) beside their winning bid or combination.
- Since everyone who is participating in the auction event can choose which property they want to buy and the price is set by the bidder, everyone has the same opportunity to buy regardless of the other bidder's possible wealth or bidding strength.

Helpful bidding tips

- Bid on only the tracts or items that you want to own. If you only want a single tract then bid when it is available. If you want multiple tracts or none at all then bid when combination of tracts are permitted. Remember, any bid posted is considered active and could be back in winning position at any time during the auction.
- Don't wait to bid at the end... prices don't go down. Waiting only invites more people to jump in at the last moment. Remember, it is better to defend your position than to take it from someone else.
- Prior to the auction determine your buying strategy. Determine what you want to buy and how much you can spend. Use the auction floor staff to help you with the math during the auction event.

ATTENTION: GARLAND COUNTY LAND & HOME BUYERS, BUILDERS, DEVELOPERS & INVESTORS!
15+/- Unzoned Acres ~ Intersection of Carpenter Dam Rd. & HWY 290 ~ Offered in (3) Tracts ~ 2,055+/- SF
Brick Home ~ (4) Metal Shop Buildings ~ 2+/- Acre Stocked Pond ~ 1,000+/- Ft. of Paved Road Frontage ~
Lakeside Schools ~ City Utilities Available ~ Selling On-site w/Live, Online Bidding Available

15+/- ACRE GARLAND COUNTY HOMES & LAND AUCTION

**THURSDAY ~ AUGUST 19, 2021 ~ 11:00 A.M.
2931 HIGHWAY 290 ~ HOT SPRINGS, AR 71913**

DIRECTIONS: From Exit 7 of MLK Expressway in Hot Springs, Travel 3.4 Mi. South on Carpenter Dam Rd. ~ Turn Right onto HWY 290 & Immediately Watch for Auction Signs & Property on the Right.

REAL ESTATE DESCRIPTION: This Incredible 15+/- Acres is Located at the Intersection of Carpenter Dam Rd. & HWY 290 w/Approx. 1,000+/- Ft. of Paved Road Frontage & City Utilities ~ 2,055+/- SF Older Brick Home ~ (4) Well-Maintained Metal Shop Buildings ~ 2+/- Acre Fully Stocked Pond ~ Split Rail Fenced & Cross Fenced Improved Pasture ~ Lakeside School District ~ **(TRACT 1 - 4.2+/- AC)** This Cleared, Level, Ready to Develop Tract Sits at the Intersection of HWY 290 & Carpenter Dam Rd. w/Daily Traffic Count of Nearly 3,000+/- VPD & Excellent Visibility ~ Tract Contains (4) Metal Buildings Set Back off the Road Frontage ~ **Building 1:** 36x60 Ft. Open Span Metal Building on Concrete Slab w/ 3 Overhead Doors, Water & Electric ~ **Building 2:** 40x50 Ft. Open Span Metal Building on Concrete Slab w/ 2 Overhead Drive-Thru Doors, Living Quarters Complete w/ Kitchen, Bathroom, Living Area, Wet Bar & Loft Storage Area ~ **Building 3:** 26x44 Ft. Metal Building, Half Equipment Shed & Half Fully Enclosed for Storage ~ **Building 4:** 38x40 Ft. w/Metal Roof w/ 8x40 Ft. Metal Containers on Each End & a 22x40 Ft. Storage Room in between ~ This is an Excellent Tract for Many Different Uses! ~ **(TRACT 2 - 1.3+/- AC)** 2,055+/- SF, 3 Bedroom/ 2 Bath Brick Home Built in 1955 w/Attached 2-Car Carport, in Need of Remodeling & Updating (Current Renters are Month-to-Month) ~ Frontage on HWY 290 & Deeded Access Along Existing Driveway into Property ~ **(TRACT 3 - 9.5+/- AC)** Beautiful Tract Fenced for Cattle ~ Hundreds of Ft. of HWY 290 Road Frontage, Older Mobile Home Currently Rented Month-to-Month ~ Excellent Building Sites ~ Incredible 2+/- Acre Fully Stocked Pond ~ **This Property will be Offered in (3) Tracts & in Combinations on Auction Day! ~ Offers Made Prior to Auction Day are Welcome! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

TERMS ON REAL ESTATE: \$20,000.00 (PER TRACT), All in the Form of a Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

INSPECTION: Contact Agent, **Doug Westgate** at 501-815-4004/ doug@wilsonauctioneers.com ~ Doors Open & Auctioneers will be On-site at 10:00 a.m. on Auction Day.

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