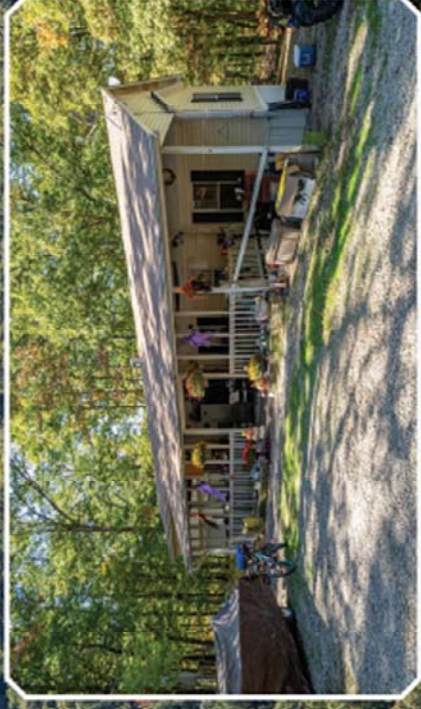


ABSOLUTE MULTI-HOME & 20.7± ACRE LAND AUCTION

Wed. | Nov. 17, 2021 | 2:00 P.M.

248 Sonny Mountain Road

Hot Springs, Arkansas 71913



(3) Homes Currently Rented Month-to-Month on a Secluded 20.7± Acres Covered in Mature Timber in Lake Hamilton School District
2BR/ 1BA Home | Plus, (2) Well-Maintained Mobile Homes
Selling Regardless of Price to the Highest Bidder on Auction Day!



WilsonAuctioneers.com

October 20, 2021

Dear Prospective Buyer:

All (3) homes are excellent rental properties with long-term renters currently paying \$1,300 in monthly rent with plenty of acreage to add more improvements.

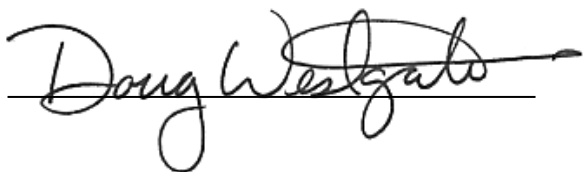
This property contains a 1,100+/- square foot well-maintained home consisting of (2) bedrooms/ (1) bathroom, a kitchen, living area, and a utility room. It has a covered front patio, a landscaped and fenced front yard, and a 2-car drive-through carport.

The (2) bedroom/ (2) bathroom, 14x64 foot, 1999 mobile home set on steel-reinforced concrete footings with an asphalt shingle roof built over the home and an additional 12x32 foot covered deck.

The (2) bedroom/ (1) bathroom, 14x54 foot, 1998 mobile home has front and rear decks.

These (3) homes are extremely well-maintained, and all are rented month-to-month. The property is in Lake Hamilton School District. This property is in a quiet, private setting at the end of a county road with a gated entrance. This entire property is covered in mature timber and abundant wildlife. **Property is Selling Regardless of Price to the Highest Bidder!**

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 **248 Sonny Mountain Road in Hot Springs, Arkansas, at 2:00 p.m. on November 17th**.

A handwritten signature in black ink that reads "Doug Westgate". The signature is written in a cursive style with a horizontal line underneath the name.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **\$15,000.00** 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 ~ Property Sold Free & Clear of all Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction 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: All (3) Homes are Excellent Rental Properties w/Long-Term Renters Currently Paying \$1,300 Total in Monthly Rent w/Plenty of Acreage to Add More Improvements ~ Property Contains a 1,100+/- SF Well-Maintained Home Consisting of 2 Bedrooms/ 1 Bathroom ~ Kitchen ~ Living Area & Utility Room ~ Covered Front Patio ~ Landscaped & Fenced Front Yard & a 2-Car Drive-Through Carport ~ A 2 Bedroom/ 2 Bathroom, 14x64 Ft., 1999 Mobile Home set on Steel-Reinforced Concrete Footings w/an Asphalt Shingle Roof Built Over the Home & an Additional 12x32 Ft. Covered Deck ~ Plus, a 2 Bedroom/ 1 Bathroom, 14x54 Ft., 1998 Mobile Home w/Front & Rear Decks ~ All (3) Homes are Extremely Well-Maintained & All Currently Rented Month-to-Month ~ Lake Hamilton School District ~ Quiet, Private Setting at the End of a County Road w/Gated Entrance ~ Entire Property is Covered in Mature Timber & Abundant Wildlife ~ **Property is Selling Regardless of Price to the Highest Bidder!**

REAL ESTATE TAXES FOR YEAR 2020: \$1,154.02

SCHOOL DISTRICT: Lake Hamilton

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:

Hot Spring County Property:

Tract 1

N1/4 NE1/4 NW1/4 of Section 18, Township 4 South, Range 20 West, Hot Spring County, Arkansas.

Tract 2

That part of the Fractional N 3/4 NW1/4 NW1/4 of Section 18, Township 4 South, Range 20 West, Hot Spring County, Arkansas, described as follows: Begin at the Northeast corner of said Fractional N 3/4 NW1/4 NW1/4 as marked by a 7/8" dia. iron pin, run North 88°15'05" West 385.0 feet along the North line of said N 3/4 NW1/4 NW1/4 to a 7/8" diameter iron pin; thence South 1°58'41" West 974.80 feet to a 7/8" diameter iron pin on the South line of said Fractional N 3/4 NW1/4 NW1/4; thence South 88°03'49" East 385 feet along the South line of said Fractional N 3/4 NW1/4 NW1/4 to the Southeast corner thereof as marked by a 1" diameter iron pin; thence North 1°58'41" East 976.06 feet along the East line of said Fractional N 3/4 NW1/4 NW1/4 to the Point of Beginning.

Garland County Property:

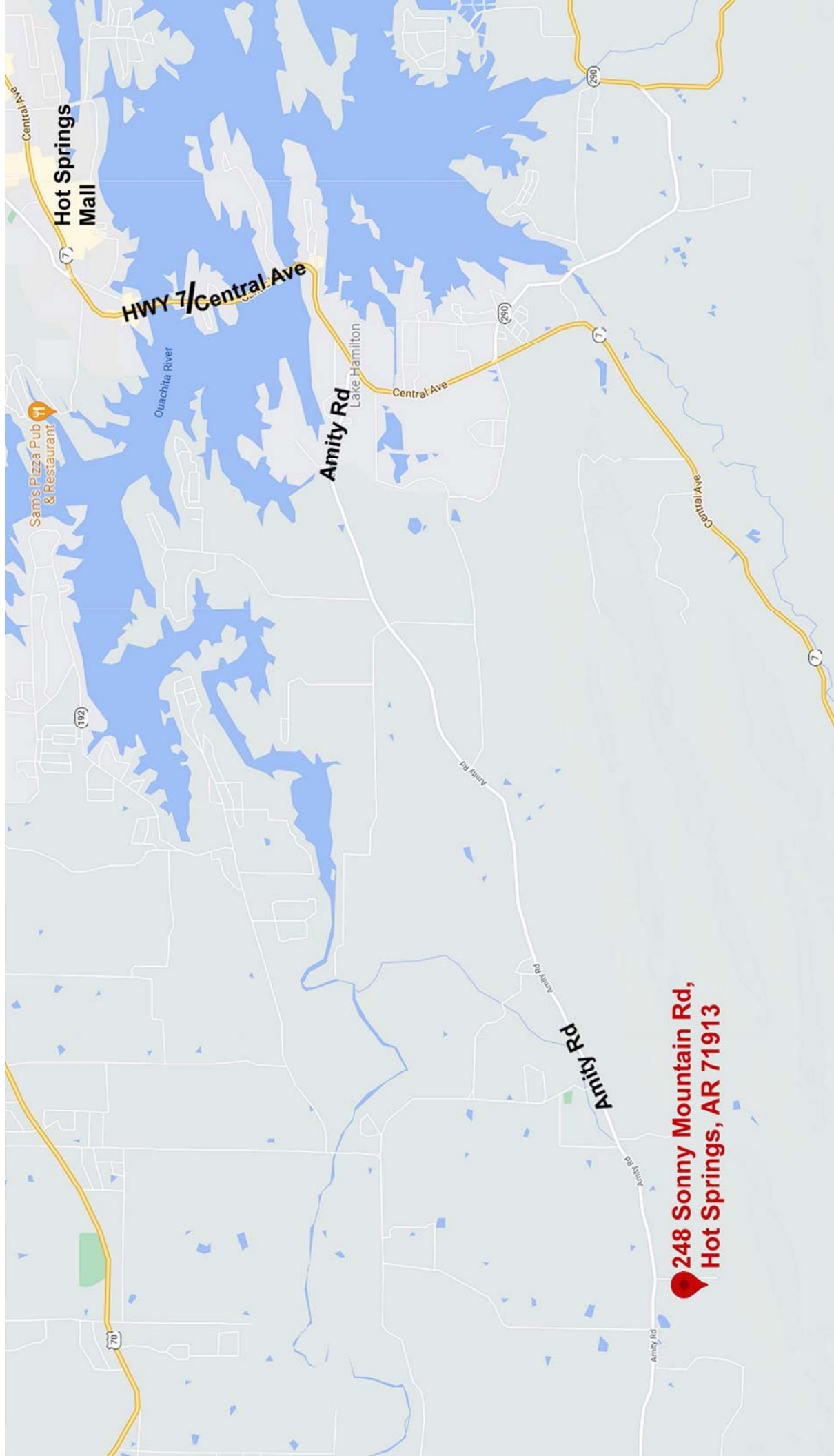
Tract 3

Part of the SW1/4 SW1/4 Section 7, Township 4 South, Range 20 West, Garland County, Arkansas, described as follows: Begin at the Southeast corner of said SW1/4 SW1/4 and run West 385.00 feet; thence North 235.00 feet; thence East 385.00 feet to the East line of said SW1/4 SW1/4; thence South 235.00 feet to the Point of Beginning. (According to survey by James O. Tallent, RLS, dated May 10, 1985.)

ishbone St

← Sonny Mountain Road

20.7 +/- Acres



**248 Sonny Mountain Rd,
Hot Springs, AR 71913**

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.

(3) Homes Currently Rented Month-to-Month on a Secluded 20.7+/- Acres Covered in Mature Timber in Lake Hamilton School District ~ 2BR/ 1BA Home & (2) Well-Maintained Mobile Homes ~ Offers Prior to Auction Day are Welcome ~ Live, Online Bidding Available ~ SELLING REGARDLESS OF PRICE ON AUCTION DAY!

ABSOLUTE MULTI-HOME & 20.7+/- ACRE LAND AUCTION

WEDNESDAY ~ NOVEMBER 17, 2021 ~ 2:00 P.M.

248 SONNY MOUNTAIN RD. ~ HOT SPRINGS, AR 71913

DIRECTIONS: *From the Hot Springs Mall on Central Ave., go 2.5 Mi. South on HWY 7/Central Ave. & Turn Right onto Amity Road at the Stoplight & go 6 Mi. ~ Turn Left onto Sonny Mountain Rd. & go 1/4 Mi. ~ Watch for Gated Entrance to Property at End of Road.*

REAL ESTATE DESCRIPTION: All (3) Homes are Excellent Rental Properties w/Long-Term Renters Currently Paying \$1,300 Total in Monthly Rent w/Plenty of Acreage to Add More Improvements ~ Property Contains a 1,100+/- SF Well-Maintained Home Consisting of 2 Bedrooms/ 1 Bathroom ~ Kitchen ~ Living Area & Utility Room ~ Covered Front Patio ~ Landscaped & Fenced Front Yard & a 2-Car Drive-Through Carport ~ A 2 Bedroom/ 2 Bathroom, 14x64 Ft., 1999 Mobile Home set on Steel-Reinforced Concrete Footings w/an Asphalt Shingle Roof Built Over the Home & an Additional 12x32 Ft. Covered Deck ~ Plus, a 2 Bedroom/ 1 Bathroom, 14x54 Ft., 1998 Mobile Home w/Front & Rear Decks ~ All (3) Homes are Extremely Well-Maintained & All Currently Rented Month-to-Month ~ Lake Hamilton School District ~ Quiet, Private Setting at the End of a County Road w/Gated Entrance ~ Entire Property is Covered in Mature Timber & Abundant Wildlife ~ **Property is Selling Regardless of Price to the Highest Bidder!** ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

AUCTIONEER'S NOTE: *If you buy rental properties, or you're looking for a nice place outside of the city with multiple homes or a tract of land to build or hunt on, you have just found it. Remember, it all sells regardless of price to the highest bidder on auction day.*

TERMS ON REAL ESTATE: **\$15,000.00** 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 ~ Property Sold Free & Clear of all Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

INSPECTION: Please Respect the Privacy of Current Tenants ~ Homes will be Available for Viewing 1 Hour Prior to Auction Time ~ Contact Agent, **Doug Westgate** at **501-815-4004/**doug@wilsonauctioneers.com with Any Questions ~ Auctioneers will be On-site & Registration begins 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