

CLARK COUNTY 14± ACRE ABSOLUTE HOME & LAND AUCTION



On-site & Online Auction

Wednesday | May 18, 2022 | 11:00 A.M.

103 Central Road | Arkadelphia, AR 71923

WilsonAuctioneers.com

GENERAL INFORMATION

LEGAL DESCRIPTION: See Exhibit "A"

TERMS AND CONDITIONS: \$20,000.00 Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

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

GENERAL INFORMATION:

4 Bedrooms

2.5 Bathrooms

2,650+/- Square Feet

14+/- Acres

Year Built – 1975

800+/- SF Detached Brick Shop Building

25x40 Ft. RV Shed w/Additional 20x25 Ft. Equipment Shed

Utilities – Electricity, City Water, Septic System & Natural Gas

2021 Real Estate Taxes – \$1,338.00

School District – Arkadelphia

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.

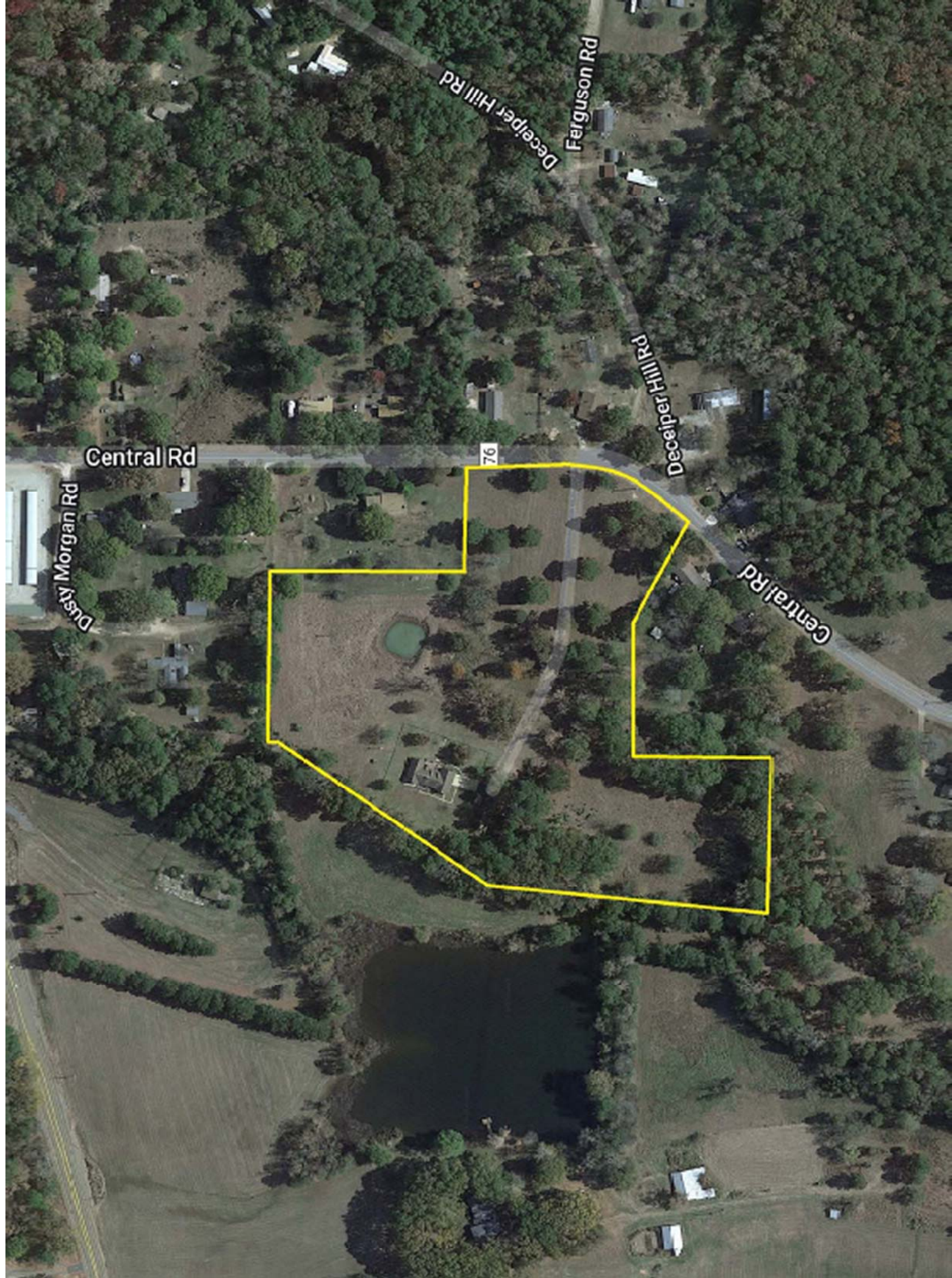
EXHIBIT "A"

A part of the NW1/4 SW1/4 of Section 26, and a Part of the NE1/4 SE1/4 Section 27, Township 7 South, Range 20 West, Clark County, Arkansas, described as: Beginning at a point 354 feet South of the Quarter Section corner between Sections 26 and 27, and run thence South 50 feet; thence South 30° West 420 feet; thence South 13° West 184 feet; thence South 5° East 77 feet; thence South 10° West 313 feet to the South line of said NE1/4 SE1/4; thence East 609 feet to County Road; thence North 40° East 424 feet; thence North 295 feet, more or less; thence West 252 feet; thence North parallel with said County Road 365 feet; thence West 345 feet to Point of Beginning.

LESS AND EXCEPTING: A Part of the NW1/4 SW1/4 of Section 26, Township 7 South, Range 20 West, Clark County, Arkansas, described as: Beginning at a point on the West line of said NW1/4 SW1/4 which is 40 feet North of the SW corner of said NW1/4 SW1/4; thence East parallel to the South line of said NW1/4 SW1/4 a distance of 350 feet, more or less, to the centerline of County Road; thence North 40°00' East along said centerline 196 feet; thence North 64°30' West 251 feet; thence West 245 feet, more or less to the West line of said NW1/4 SW1/4; thence South 242 feet, more or less, to Point of Beginning.

ALSO LESS AND EXCEPTING:

That portion conveyed by Warranty Deed from Earl Smith and Jean Smith, husband and wife to Judith A. Skaggs & Douglas D. Skaggs, wife & husband, filed February 22, 1990 in Book 477 at Page 23 in the Records of Clark County, Arkansas and being described as follows: Beginning at the SW corner of the NW1/4 SW1/4 in Section 26, Township 7 South and Range 20 West and run thence East along the S/L of said NW1/4 SW1/4 379.08 feet; thence North 21°23' East along middle of paved County Road 40 feet; thence North 89°30' West 393 feet; thence South 40 feet to the Point of Beginning.



Central Rd

Dusty Morgan Rd

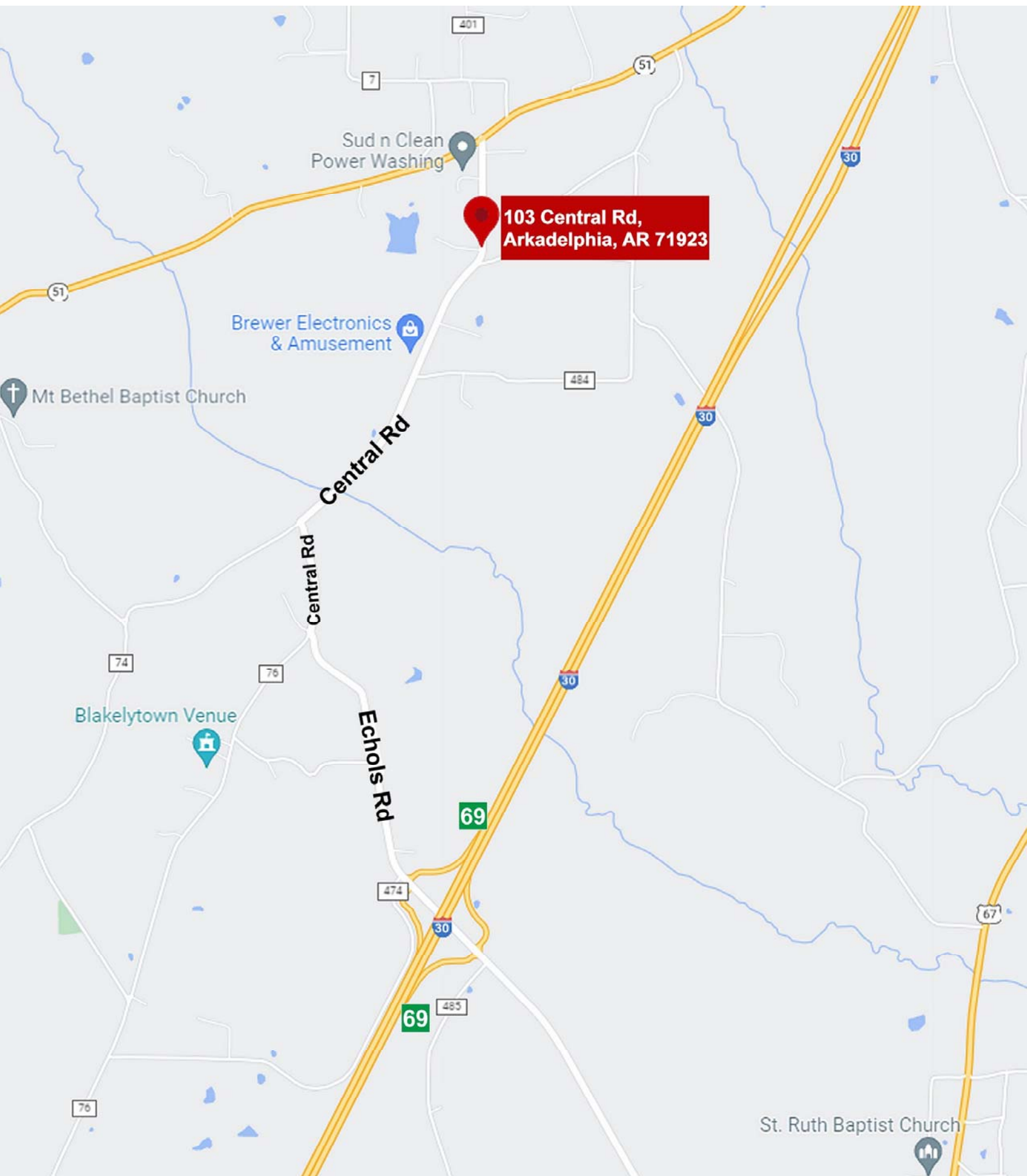
76

Ferguson Rd

Deceper Hill Rd

Deceper Hill Rd

Central Rd



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: HOME BUYERS, HOBBY FARMERS & REAL ESTATE INVESTORS!
2,650+/- SF Extremely Well Maintained, 4 Bedroom/ 2.5 Bathroom Brick Home, Built in 1975 ~
14+/- Beautiful Mostly Cleared Acres ~ Brick Shop Building ~ RV Shed ~ Pond ~ City Utilities ~
Conveniently Located 2 Miles from Interstate 30 Exit 69 & Exit 73 & Only 5 Miles from
Henderson State University & Ouachita Baptist University ~ Live, Online Bidding Available ~
SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!

CLARK COUNTY 14+/- ACRE
ABSOLUTE HOME & LAND AUCTION
WEDNESDAY ~ MAY 18, 2022 ~ 11:00 A.M.
103 CENTRAL ROAD ~ ARKADELPHIA, AR 71923

DIRECTIONS: *From I-30 Exit 69 Travel 0.8 Mi. Northwest on Echols Road & Veer Slightly Right onto Central Road ~ Travel 1.2 Mi. & Watch for Property & Auction Sign on the Left.*

REAL ESTATE DESCRIPTION: This 2,650+/- SF Extremely Well Maintained, Neat & Clean Brick Home, Built in the 1970s on 14+/- Acres, Conveniently Located 2 Miles from Interstate 30 Exit 69 & Exit 73 & Only 5 Miles from Henderson State & Ouachita Baptist Universities, is **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ Built in 1975 on 14+/- Acres, Mostly Cleared w/Some Mature Trees & Fenced on 3 Sides ~ Long Asphalt Driveway, Poured Concrete Parking Pad & Attached 2-Car Carport ~ Small Pond ~ 800+/- SF Detached Brick Shop Building Plumbed for a Bathroom ~ 25x40 Ft. RV Shed w/Additional 20x25 Ft. Equipment Shed ~ Old Hay Barn ~ Front & Back Patios ~ Split Rail Cedar Fence Around Home & Yard ~ Gondola & Pergola Swing Overlooking the Adjoining Property's Private Lake ~ Home Consists of Den w/Fireplace Insert, Exposed Beam Ceiling, Built-in Bookshelf & Gun Case ~ 2nd Living Area w/Fireplace ~ Eat-in Kitchen w/Breakfast Bar, Kitchen Nook, Pantry Closet & Appliances Including Flat Top Stove, Wall Oven, Fridge, Dishwasher, Microwave & Trash Compacter ~ Formal Dining Room ~ Tiled Entryway w/Cedar-Lined Closet & Built-in Base Cabinets ~ Large, Dedicated Home Office w/Built-ins ~ Laundry Room w/Storage Closet ~ Bill-Paying Desk ~ Guest 1/2 Bath ~ Master Suite w/Private Bath, Dual Sink Vanity, Double Closet, Tub & Shower ~ 3 Additional Guest Bedrooms w/Closets ~ 2nd Full Bath w/Dual Sink Vanity ~ Utilities Include Electricity, City Water, Septic System & Natural Gas ~ Rainbird Sprinkler System ~ Vivint Security System ~ New Heil Central HVAC Unit ~ 2 Water Heaters ~ Arkadelphia School District ~ **Remember, it's 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.

TERMS ON REAL ESTATE: \$20,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

INSPECTION: Property can be Inspected **Anytime** ~ Contact Agent, **Doug Westgate at 501-815-4004/ doug@wilsonauctioneers.com** with Any Questions ~ Auctioneers will be On-site & Registration begins at 10:00 a.m. Day of Auction.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.
Leading Real Estate Auctioneers "Since 1961"
501-624-1825 * PB00000481, Joe Wilson
WEBSITE: WilsonAuctioneers.com - AAL #4