GRANT COUNTY 346± ACRE CATTLE RANCH & HOME AUCTION

On-site & Online Auction

Thursday | May 26, 2022 | 11:00 A.M.

749 Grant 3515 | Sheridan, Arkansas 72150

WilsonAuctioneers.com

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **$100,000.00** 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 any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome**.

CLOSING COMPANY: Lenders Title Company ~ Closing Agent: Stacey Westpheling ~ 3300 Commonwealth Drive, Suite 200, Bryant, Arkansas 72022 ~ (501) 847-1129 ~ Fax/ 847-6201.

GENERAL INFORMATION:
3 Bedrooms
2.5 Bathrooms
2,600+/- Square Feet
In-ground Swimming Pool
346+/- Acres
Year Built – 1995
Metal Shop Building w/ 2,500+/- Square Feet
5 Fully Stocked Ponds
Utilities – City Water & Septic System
2021 Real Estate Taxes – $2,925.30
School District – Sheridan

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:

Tract 1:
That part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 4 South, Range 14 West, Grant County, Arkansas, described as follows:
Beginning at the Southwest corner of the Southwest Quarter of the Soutwest Quarter of Section 14; thence North 01° 42’ 43: East along the West line thereof a distance of 1310.14 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter; thence South 59° 44’ 50” East a distance of 832.68 feet; thence South 30° 47’ 02” East a distance of 1101.72 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence North 87° 33’ 19” West along the South line thereof a distance of 1323.48 feet to the point of beginning. Containing 25.00 acres, more or less

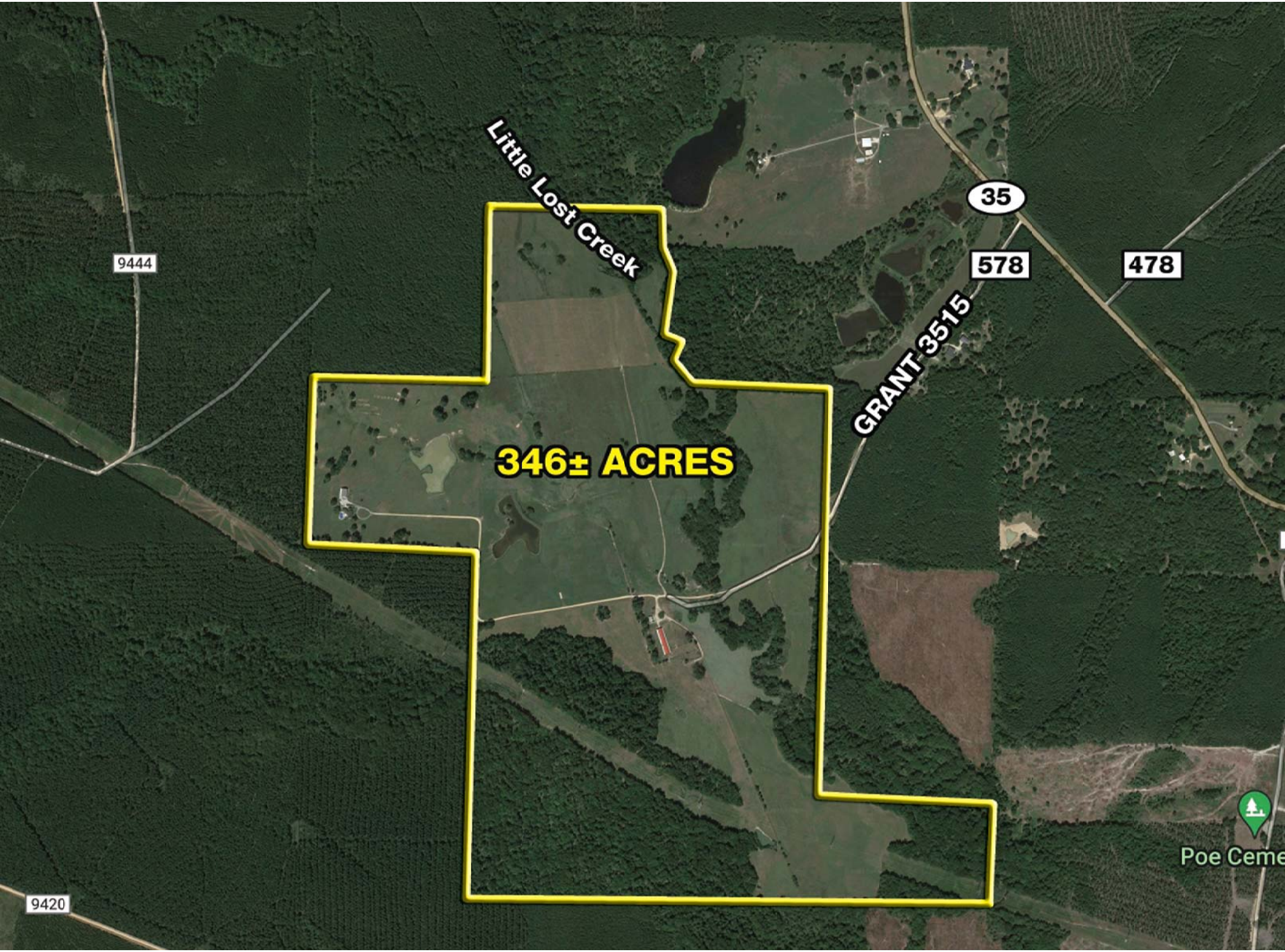
Tract 2:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 14, AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 4 SOUTH, RANGE 14 WEST, GRANT COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 87°33'19" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1323.48 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 30°47'02" WEST A DISTANCE OF 1101.72 FEET; THENCE NORTH 59°44'50" WEST A DISTANCE OF 832.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 88°03'16" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 02°03'24" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1319.53 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 87°38'47" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1313.85 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 01°35'32" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 366.03 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: THENCE NORTH 87°52'01" EAST A DISTANCE OF 85.59 FEET; THENCE SOUTH 49°51'57" EAST A DISTANCE OF 96.92 FEET; THENCE SOUTH 29°46'57" WEST A DISTANCE OF 205.19 FEET; THENCE SOUTH 06°21'26" EAST A DISTANCE OF 127.23 FEET; THENCE SOUTH 46°39'06" EAST A DISTANCE OF 59.86 FEET; THENCE SOUTH 16°09'51" WEST A DISTANCE OF 57.21 FEET; THENCE SOUTH 22°45'16" WEST A DISTANCE OF 150.49 FEET; THENCE NORTH 85°08'20" EAST A DISTANCE OF 93.93 FEET; THENCE SOUTH 78°20'58" EAST A DISTANCE OF 63.67 FEET; THENCE NORTH 76°14'20" EAST A DISTANCE OF 144.20 FEET; THENCE SOUTH 02°49'24" EAST A DISTANCE OF 43.00 FEET; THENCE SOUTH 57°50'29" WEST A DISTANCE OF 152.59 FEET; THENCE SOUTH 50°26'42" WEST A DISTANCE OF 116.93 FEET; THENCE SOUTH 44°08'42" EAST A DISTANCE OF 158.18 FEET; THENCE SOUTH 85°03'20" EAST A DISTANCE OF 75.36 FEET; THENCE SOUTH 04°50'59" EAST A DISTANCE OF 52.97 FEET; THENCE SOUTH 85°34'38" EAST A DISTANCE OF 45.20 FEET; THENCE NORTH 74°50'00" EAST A DISTANCE OF 116.43 FEET; THENCE SOUTH 44°00'27" EAST A DISTANCE OF 33.84 FEET; THENCE SOUTH 04°09'44" EAST A DISTANCE OF 36.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 87°38'41" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 810.37 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 01°53'23" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1316.32 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 02°00'32" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1290.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 88°14'27" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 11.61 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: THENCE SOUTH 04°34'12" EAST A DISTANCE OF 32.14 FEET; THENCE SOUTH 32°09'01" EAST A DISTANCE OF 104.27 FEET; THENCE SOUTH 45°05'37" EAST A DISTANCE OF 116.81 FEET; THENCE NORTH 87°26'55" EAST A DISTANCE OF 122.88 FEET; THENCE SOUTH 13°54'42" EAST A DISTANCE OF 102.67 FEET; THENCE SOUTH 66°43'33" EAST A DISTANCE OF 120.74 FEET; THENCE SOUTH 57°24'02" EAST A DISTANCE OF 324.82 FEET; THENCE NORTH 54°20'49" EAST A DISTANCE OF 172.00 FEET; THENCE NORTH 35°16'12" EAST A DISTANCE OF 58.55 FEET; THENCE SOUTH 63°36'51" EAST A DISTANCE OF 135.12 FEET;

THENCE SOUTH 27°45'11" EAST A DISTANCE OF 164.92 FEET; THENCE NORTH 77°41'46" EAST A DISTANCE OF 135.44 FEET; THENCE SOUTH 35°27'02" EAST A DISTANCE OF 83.14 FEET; THENCE SOUTH 08°43'01" WEST A DISTANCE OF 152.05 FEET; THENCE SOUTH 48°10'15" WEST A DISTANCE OF 193.12 FEET; THENCE SOUTH 28°43'23" EAST A DISTANCE OF 145.13 FEET; THENCE SOUTH 72°15'21" EAST A DISTANCE OF 82.72 FEET; THENCE NORTH 68°33'40" EAST A DISTANCE OF 79.02 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 01°56'27" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 299.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 88°43'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2653.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 88°43'54" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1341.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 02°27'12" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2625.37 FEET TO THE POINT OF BEGINNING. CONTAINING 324.11 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR USE AS INGRESS AND EGRESS, BEING 20 FEET IN WIDTH AND 10 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

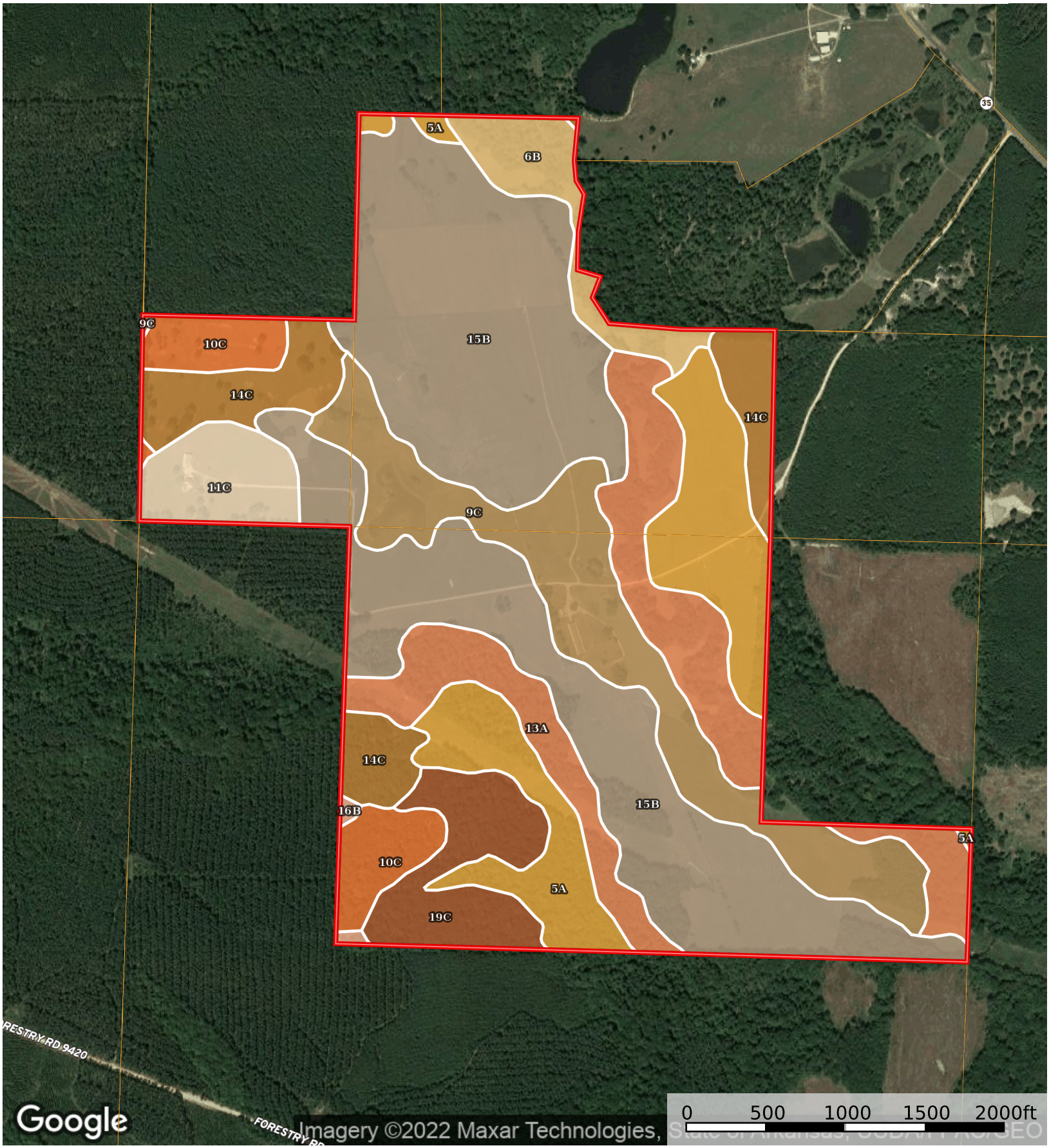
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 14 WEST, GRANT COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 14; THENCE NORTH 30°48'02" WEST A DISTANCE OF 317.04 FEET TO A POINT IN THE CENTER OF AN EXISTING GRAVEL DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE SOUTH 87°26'53" EAST A DISTANCE OF 82.74 FEET; THENCE EASTERLY, ALONG A CURVE 65.58 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 204.31 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 82°26'24" EAST AND A CHORD LENGTH OF 65.30 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE 103.79 FEET, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 83.91 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 23°11'00" EAST AND A CHORD LENGTH OF 97.30 FEET; THENCE SOUTH 02°43'47" WEST A DISTANCE OF 621.52 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE 116.59 FEET, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.42 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 47°16'22" EAST AND A CHORD LENGTH OF 99.32 FEET; THENCE NORTH 79°42'31" EAST A DISTANCE OF 212.14 FEET; THENCE NORTH 80°42'46" EAST A DISTANCE OF 844.39 FEET; THENCE EASTERLY, ALONG A CURVE 411.33 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1381.72 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 89°50'09" EAST AND A CHORD LENGTH OF 409.81 FEET; THENCE SOUTH 86°59'08" EAST A DISTANCE OF 94.13 FEET; THENCE EASTERLY, ALONG A CURVE 346.57 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 1162.22 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 79°14'24" EAST AND A CHORD LENGTH OF 345.29 FEET; THENCE NORTH 66°04'46" EAST A DISTANCE OF 255.27 FEET; THENCE NORTH 62°22'39" EAST A DISTANCE OF 324.44 FEET; THENCE NORTHEASTERLY, ALONG A CURVE 131.53 FEET, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 208.69 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 50°01'55" EAST AND A CHORD LENGTH OF 129.36 FEET; THENCE NORTHEASTERLY, ALONG A CURVE 228.77 FEET, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1085.01 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 28°19'54" EAST AND A CHORD LENGTH OF 228.34 FEET TO A POINT ON THE RIGHT OF WAY LINE COUNTY ROAD 3515 SAID POINT BEING THE POINT OF ENDING.

SUBJECT TO A 160 FOOT +- POWER TRANSMISSION EASEMENT


Little Lost Creek
35
578
478
9444
GRANT 3515
346± ACRES
Poe Ceme
9420

Auction Map

Arkansas, AC +/-



Boundary Boundary Pivot

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 347.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
15B	Smithton fine sandy loam, 0 to 2 percent slopes	130.24	37.53	0	53	3w
13A	Sardis silt loam, 0 to 1 percent slopes, frequently flooded	45.97	13.25	0	65	5w
9C	Rosalie loamy fine sand, 1 to 8 percent slopes	45.47	13.1	0	67	3s
5A	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	41.74	12.03	0	52	5w
14C	Sawyer very fine sandy loam, 1 to 8 percent slopes	24.72	7.12	0	83	3e
19C	Warnock fine sandy loam, 1 to 7 percent slopes	18.6	5.36	0	79	3e
10C	Sacul fine sandy loam, 1 to 8 percent slopes	14.85	4.28	0	77	4e
11C	Sacul gravelly fine sandy loam, 1 to 8 percent slopes	12.39	3.57	0	76	4e
6B	Ouachita silt loam, 0 to 2 percent slopes, frequently flooded	12.29	3.54	0	59	5w
16B	Stough fine sandy loam, 1 to 3 percent slopes	0.73	0.21	0	35	2w
TOTALS		347.01(*)	100%	-	61.86	3.65

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

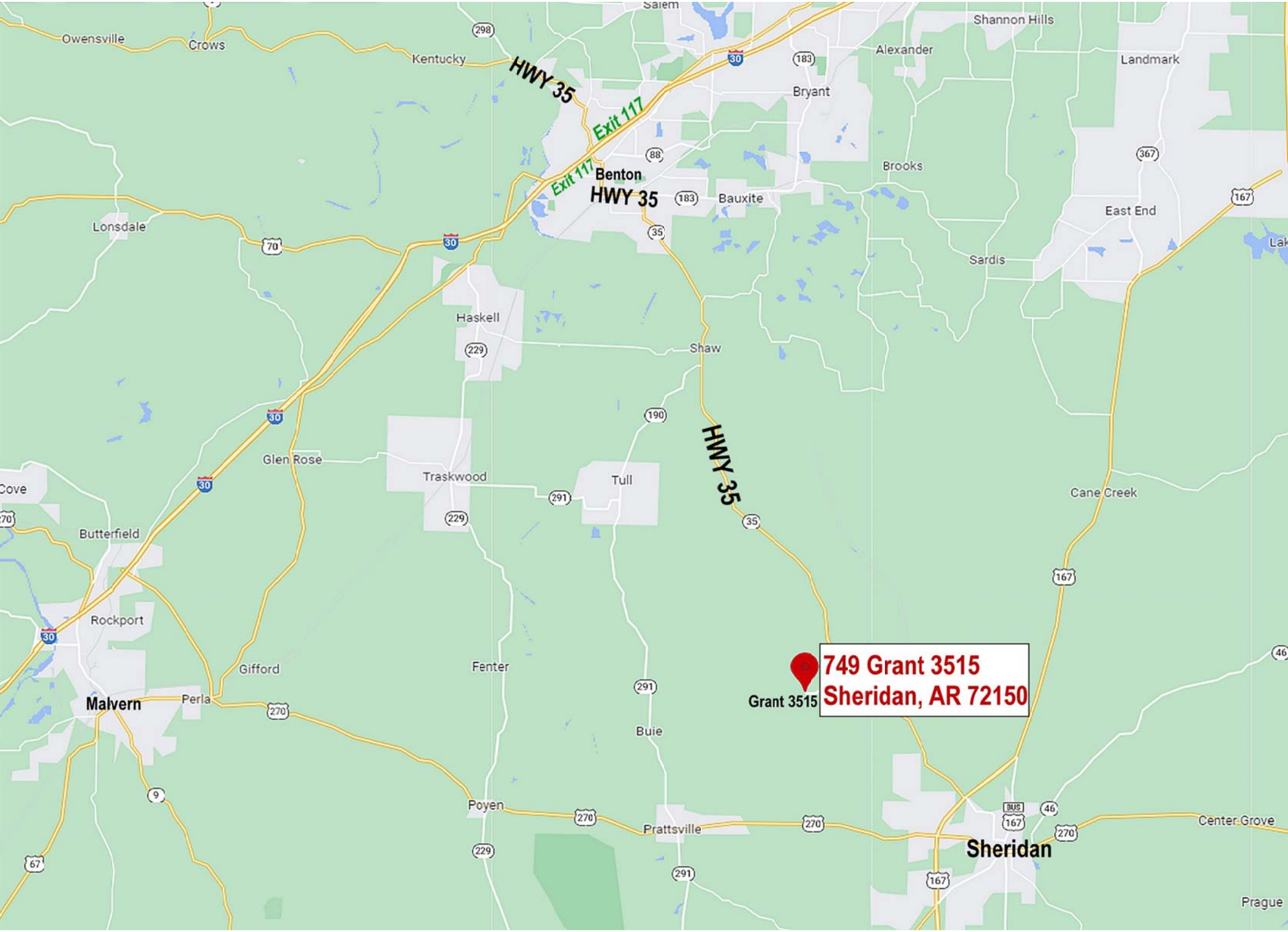
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water


749 Grant 3515
Sheridan, AR 72150
Grant 3515
HWY 35
Exit 117
Benton
Bryant
Alexander
Shannon Hills
Landmark
Kentucky
Owensville
Crows
Salem
Brooks
Bauxite
East End
Sardis
Lonsdale
Haskell
Shaw
Glen Rose
Traskwood
Tull
Cane Creek
Butterfield
Rockport
Gifford
Fenter
Malvern
Perla
Buie
Poyen
Prattsville
Sheridan
Center Grove
Prague

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 administrated 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: CATTLE FARMERS, OUTDOORSMAN & HOME & LAND BUYERS!

346+/- Acre True Outdoorsman's Paradise & Cattle Farming Operation just off HWY 35 between Benton & Sheridan ~ Immaculate, Custom Brick Home w/In-Ground Pool, 2-Car Garage & 2,500+/- SF Metal Shop Building ~ Live, Online Bidding Available!

GRANT COUNTY 346+/- ACRE CATTLE RANCH & HOME AUCTION

THURSDAY ~ MAY 26, 2022 ~ 11:00 A.M.

749 GRANT 3515 ~ SHERIDAN, AR 72150

DIRECTIONS: ***From I-30 Exit 117, Travel 17+/- Mi. South on AR-35 ~ Turn Right onto Grant County Road 3515 & Travel 1/2 Mile ~ Watch for Auction Sign on Security Gated Entrance.***

REAL ESTATE DESCRIPTION: This 346+/- Acre Farm is Conveniently Located 10 Minutes Northwest of Sheridan & 20 Minutes South of Interstate 30 in Benton ~ The Security Gated Entrance is Only 1/2 Mile off HWY 35, giving you Easy Access to your Own Outdoorsman's Paradise & Cattle Farming Operation ~ The Beautiful Move-in-Ready, 2,600+/- SF, 3 Bedroom/ 2.5 Bath Custom-Built Brick Home Boasts an In-Ground Pool, Oversized 2-Car Attached Garage & Newly Constructed, Detached 2,500+/- SF Heated & Cooled Metal Workshop Building, All Secluded at the West End of the Over 3/4 Mile Long Driveway ~ Home is in Like-New Condition Consisting of an Inviting Vaulted Ceiling Living Room w/Beautiful, Painted Brick Corner Fireplace ~ Formal Dining Room ~ Gourmet Eat-in Kitchen w/Breakfast Nook, Pantry Closet, Cherry Cabinets, Granite Countertops, Mosaic Backsplash, Kitchen Island & Built-in Appliances, Including S/S Fridge, Dishwasher, Oven w/Flat Top Stove, Microwave & Trash Compactor ~ Spacious Master Suite w/Sitting Area, Private Bath w/His & Her Vanities, Garden Jacuzzi Tub, Separate Shower & Large Walk-in Closet ~ Laundry Room/Mudroom w/Built-in Cabinets ~ Half Bath/Powder Room ~ Elegant Winding Staircase Leads to the Upper Level Consisting of 2nd & 3rd Bedrooms ~ 2nd Living Area ~ 2nd Full Bathroom ~ Versatile Bonus Room ~ Large Fenced Backyard w/Impressive In-Ground Pool Area, Great for Outdoor Entertaining w/Large Patio & Pergola ~ The Land Consists of Approximately 300 Acres of Fenced & Cross-Fenced Improved Pasture & Hay Meadows ~ 50+/- Acres of Mature Marketable Timber ~ Year-Round, Lost Creek Meanders Through the Fields ~ 5 Fully Stocked Ponds ~ 50x200 Ft. Hay & Equipment Shed w/New Metal Roof & Trusses ~ Additional Metal Storage Building on Slab ~ This is the Incredible, Secluded Home, Cattle Farm & Hunting & Fishing Property you have been Searching for, w/Abundant Wildlife, Including Deer, Turkey, Ducks & Excellent Fishing Ponds ~ City Water & Septic System ~ Sheridan School District ~ **Offers Made Prior to Auction Day are Welcome & Encouraged!** ~ **For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825**.

TERMS ON REAL ESTATE: **$100,000.00** 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 any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome**.

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

Announcements made day of sale take precedence over printed material.

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