

GARLAND COUNTY ABSOLUTE COMMERCIAL BUILDING & LAND AUCTION



On-site & Online Auction

Tuesday | June 21, 2022 | 11:00 A.M.

3958 N. State HWY 7 | Hot Springs Village, AR 71909

WilsonAuctioneers.com

GENERAL INFORMATION

LEGAL DESCRIPTION: See Exhibit "A"

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

GENERAL INFORMATION:

5,060+/- Square Foot Heated & Cooled Building

2.53+/- Acres

Year Built – 1995

Zoning – Un-Zoned (Outside of City Limits)

Utilities – All City Utilities

2021 Real Estate Taxes – \$2,947.75

School District – Fountain Lake

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"

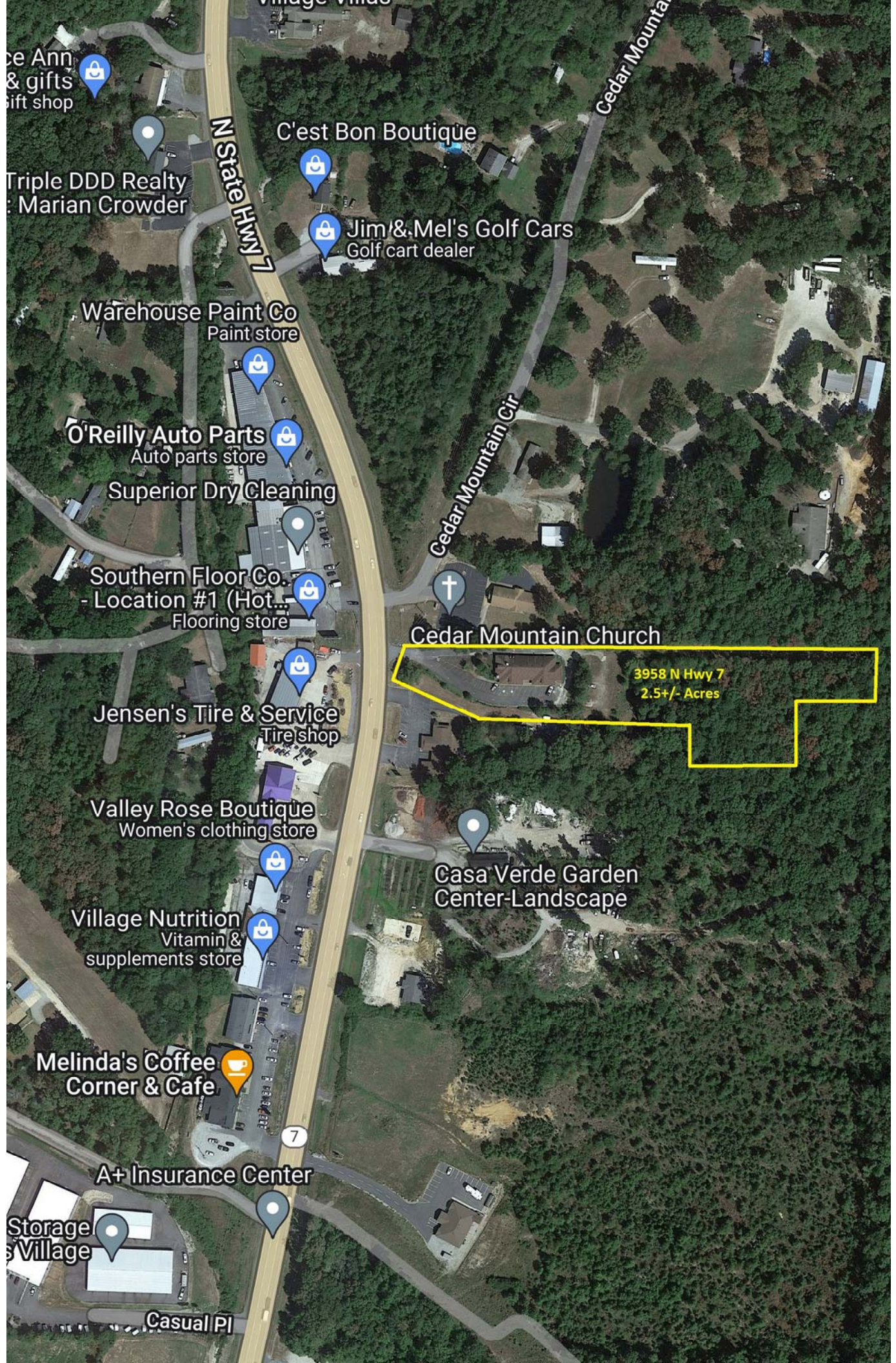
Tract 1

A part of the N1/2 of the SW1/4 of the SE1/4 of Section 17, Township 1 South, Range 19 West, Garland County, Arkansas, described as follows: Commence at the NE corner of said SW1/4 SE1/4 and run thence along the North line of said SW1/4 SE1/4 N 87°54'41" W 287.59 ft. to the Point of Beginning; thence continue along the North line of said SW1/4 SE1/4 N 88°14'11" W for 362.05 ft.; thence continue along the North line of said SW1/4 SE1/4 N 88°07'08" W for 233.84 ft. to the East line of a Gravel County Road; thence S 13°20'10" W along the East line of said County Road for 49.85 ft.; thence S 60°45'33" E for 130.00 ft.; thence S 83°05'16" E for 128.80 ft.; thence S 88°08'54" E for 362.64 ft.; thence N 01°35'17" E for 120.54 ft. to the Point of Beginning.

Tract 2

A part of the N1/2 of the SW1/4 of the SE1/4 of Section 17, Township 1 South, Range 19 West, Garland County, Arkansas, described as follows: Commence at the NE corner of said SW1/4 SE1/4 and run thence South 02°44'05" West along the East line of said SW1/4 SE1/4 for 68.95 feet; thence North 88°23'02" West for 151.10 feet; thence South 01°21'04" West for 129.71 feet; thence North 88°08'54" West for 200.00 feet; thence North 01°51'06" East, for 80.00 feet; thence South 88°08'54" East for 63.99 feet; thence North 01°35'17" East to North line of said SW1/4 SE1/4; thence South 87°54'41" East along said North line of SW1/4 SE1/4 for 287.59 feet to the Point of Beginning.

SUBJECT TO: An Easement of Ingress and Egress 30 feet in width, described as follows: Begin at the NE corner of said SW1/4 SE1/4 and run thence South 02°44'05" West along the East line of said SW1/4 SE1/4 for 68.95 feet; thence North 88°23'02" West for 30.00 feet; thence North 02°44'05" East for 68.95 feet to the North line of said SW1/4 SE1/4; thence South 87°54'41" East for 30.00 feet to the Point of Beginning.



ce Ann
& gifts
gift shop

Triple DDD Realty
: Marian Crowder

C'est Bon Boutique

Jim & Mel's Golf Cars
Golf cart dealer

Warehouse Paint Co
Paint store

O'Reilly Auto Parts
Auto parts store

Superior Dry Cleaning

Southern Floor Co.
- Location #1 (Hot...
Flooring store

Jensen's Tire & Service
Tire shop

Valley Rose Boutique
Women's clothing store

Village Nutrition
Vitamin &
supplements store

Melinda's Coffee
Corner & Cafe

A+ Insurance Center

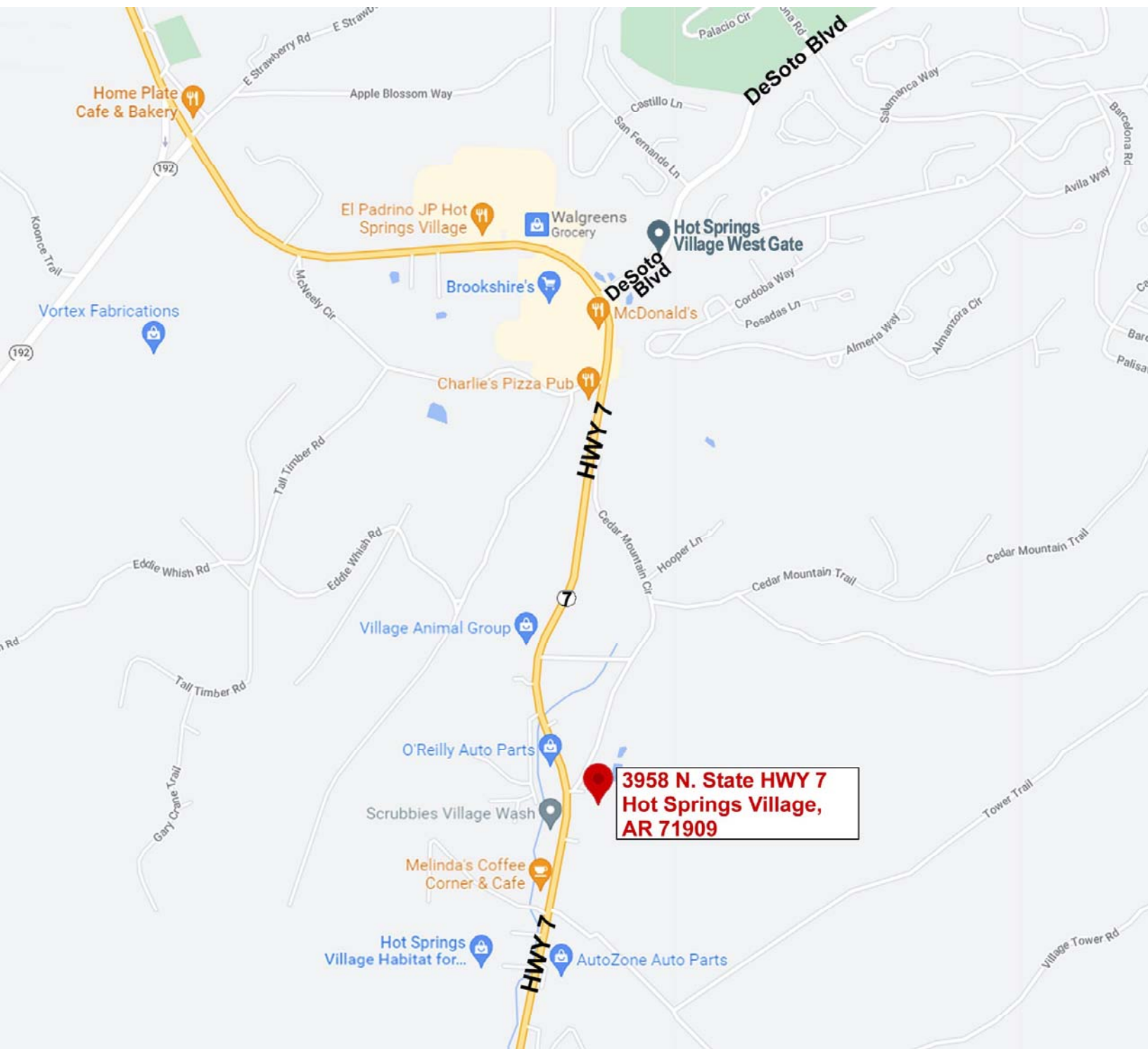
Storage
s Village

Casual Pl

Cedar Mountain Church

Casa Verde Garden
Center-Landscape

3958 N Hwy 7
2.5+/- Acres



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: BUSINESS OWNERS, COMMERCIAL DEVELOPERS & INVESTORS!
Versatile & Well-Maintained, 5,060+/- SF Commercial Building on 2.53+/- Acres ~ High Traffic
Location 1+/- Miles South of the Main Gate (West Gate) to the Hot Springs Village ~
SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!

GARLAND COUNTY ABSOLUTE COMMERCIAL BUILDING & LAND AUCTION

TUESDAY ~ JUNE 21, 2022 ~ 11:00 A.M.

3958 N. STATE HWY 7 ~ HOT SPRINGS VILLAGE, AR 71909

DIRECTIONS: *From the West Gate to the Hot Springs Village on DeSoto Blvd., Travel 1 Mile South on State Highway 7 ~ Watch for Auction Sign & Property on the Left.*

REAL ESTATE DETAILS:

5,060+/- Square Foot Heated & Cooled Building
Vinyl Siding Exterior w/ 4+/- Year Old Architectural Shingle Roof
Ample Paved Parking & Circle Drive that Wraps Around Building
Extra Gravel Parking Lot for Overflow
Excellent Curb Appeal & Nicely Landscaped Property
Un-Zoned 2.53+/- Acres (Outside of City Limits)
Over an Acre Undeveloped behind the Building for Additional Parking, Expansion, or Additional Buildings
North State HWY 7 Entrance & Highway Frontage
1+/- Miles South of DeSoto Blvd. (West Gate to the Hot Springs Village)
7+/- Miles North of the Soon to be Completed Extension of the MLK Expressway to Hot Springs
All City Utilities, Including Electricity, City Water, Natural Gas & City Sewer

Interior:

2 Front Entrances, Allows Use as 1 Unit or 2 Units of 2,500+/- Sq. Ft. Each
Multi-Zoned HVAC & Commercial Hot Water Tanks
Public Restrooms & Employee/Service Restrooms
Large Open Spaces w/Few Load Bearing Walls for Ease of Remodeling to Suit Needs
Commercial Vent-a-Hood, Triple Sink & Handwashing Sink Still in Place
Retail Counter on One Side of Building
Commercial Cocktail Bar & Entertainment Stage on the Other Side

Remember, this Property is Selling Regardless of Price on Auction Day! ~ 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: \$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 Day are Welcome.

INSPECTION: By Appointment Only ~ 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