

LITTLE BAYOU METO HUNTING CLUB LAND & LODGE AUCTION



On-site & Online Auction

Wednesday | June 29, 2022 | 1:00 P.M.

15703 Scroggins Road | Altheimer, Arkansas 72004

WilsonAuctioneers.com

GENERAL INFORMATION

LEGAL DESCRIPTION: See EXHIBIT "A"

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: Pine Bluff Title Company ~ Closing Agent: Jimmy Dill (jdill@pineblufftitle.com) ~ 728 S. Main Street, Pine Bluff, AR 71601 ~ (870) 536-4943 ~ Fax/ 870-534-0554.

GENERAL INFORMATION:

4 Bedrooms

4.5 Bathrooms

2,500+/- Square Feet

437+/- Acres

Year Built – 2018

Lodge set up to Sleep (12) people in Beds

30x60 Ft. Shop, Accommodates Large Boats on Trailers, Cab Tractors & Deep Stands

Fresh Rip-Rap Boat Ramp

Heavy-Duty Skinning Pole System

Stainless Fish Cleaning Station

Gated Secure Access w/Deeded Access to Land Across Mud Lake

Timber Holes Provide Excellent Duck Hunting

Year-Round Fishing on Mud Lake, the Arkansas River & Little Bayou Meto

Utilities – Electricity, Well Water, Septic & Propane

2021 Real Estate Taxes – \$2,105.00

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" LEGAL DESCRIPTION

TRACT I

A parcel of land located in the South Half of the Southwest Quarter (S½ of SW¼) of Section 29, Township 6 South, Range 5 West, Jefferson County, Arkansas, said parcel including all of Lots 12, 13, 14, 15, 16, 17 & 18 of Old River Acres, Section 3 Subdivision, also including all that part of Scroggins Road closed by Jefferson County Court Order CC 2016-38; said parcel being more particularly described as follows:

COMMENCING at a 1.5" Iron Pipe, also being Point of Beginning "A" on the survey plat for Old River Acres Section 3 Subdivision, and having a State Plane, Arkansas South NAD83 coordinate of N1848080.30, E1440480.93, running thence S55°36'11"W, along the northwesterly boundary of said Old River Acres Section 3 Subdivision, for a distance of 905.19 feet; thence run S50°36'04"E for a distance of 137.91 feet to a 1/2" rebar; thence run S79°43'26"E for a distance of 39.57 feet to a 1/2" rebar; thence run S61°56'22"W for a distance of 23.32 feet to a spike; thence run S61°42'53"W for a distance of 6.98 feet to a 1/2" rebar; thence run S59°05'55"W for a distance of 26.32 feet to a 1/2" rebar, said rebar being the POINT OF BEGINNING of the herein described parcel; thence continue S59°05'55"W for a distance of 73.08 feet to 1/2" rebar marking the southeasterly corner of said Lot 18; thence run S36°45'46"E for a distance of 29.92 feet to a 1/2" rebar marking the northwesterly corner of said Lot 12; thence run N63°24'56"E, along the north boundary thereof, for a distance of 99.86 feet to a 1/2" rebar; thence run S27°45'41"E, along the easterly boundary of said Lot 12, for a distance of 182.36 feet to the ordinary low water level of Bayou Meto Diversion Ditch; thence run along said ordinary low water level the following courses and distances: S54°18'47"W a distance of 60.88 feet, S65°22'02"W a distance of 63.75 feet, S65°41'08"W a distance of 38.68 feet, S83°24'35"W a distance of 66.22 feet, S78°39'38"W a distance of 32.11 feet, S62°18'05"W a distance of 32.11 feet, S41°58'15"W a distance of 97.08 feet, S39°31'27"W a distance of 42.47 feet, S35°28'23"W a distance of 18.25 feet, S52°06'43"W a distance of 16.56 feet, S88°25'23"W a distance of 20.23 feet to the westerly boundary of said Lot 15; thence run N10°46'37"E, along said westerly boundary, for a distance of 81.54 feet to the Scroggins Road turnaround; thence run along said turnaround approximated by the following courses and distance: S73°36'54"W a distance of 17.90 feet, N77°51'48"W a distance of 14.45 feet, N41°49'07"W a distance of 12.53 feet, N09°31'09"W a distance of 17.21 feet, N06°02'41"E a distance of 15.15 feet to the southwesterly corner of said Lot 16; thence run N06°38'08"E, along the westerly boundary thereof, for a distance of 210.81 feet to the northerly corner of said Lot 16; thence run S55°36'11"W for a distance of 11.61 feet to a point on the bluff bank described as the "Bank Line of Maximum Recession" in Quitclaim Deed to Luckie Family Farm recorded at Book 909, Page 698 in the deed records of the Circuit Clerk's Office, thence run along said bank the following courses and distances: N16°40'29"W a distance of 57.39 feet, N13°45'37"W a distance of 55.74 feet, N08°55'03"W a distance of 26.77 feet, N50°09'18"E a distance of 37.16 feet, N47°58'09"E a distance of 21.09 feet, N25°46'33"E a distance of 34.41 feet, N18°51'09"E a distance of 30.79 feet, N17°30'32"W a distance of 39.06 feet, N46°59'43"W a distance of 44.07 feet, N52°35'20"W a distance of 54.98 feet to a 1/2" rebar; thence run N00°34'26"E, continuing along said bank, for a distance of 16.26 feet to 1/2" rebar on the toe of a private levee therefound; thence run S63°49'00"E, along said toe, for a distance of 59.34 feet to a 1/2" rebar; thence run S52°57'06"E, along said toe, for a distance of 127.43 feet to a 1/2" rebar; thence run S49°49'16"E, along said toe, for a distance of 239.35 feet to the POINT OF BEGINNING, containing 3.26 acres, more or less, together with all accretions thereto.

TRACT II

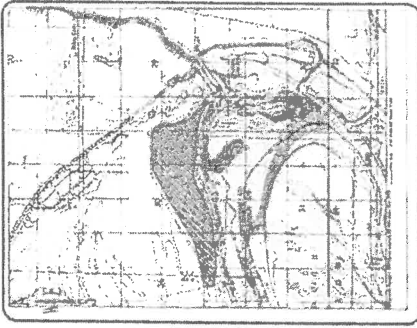
Part of Sections 29, 30, 31 and 32, Township 6 South, Range 5 West of the 5th P. M., and part of Section 8, Township 7 South, Range 6 West of the 5th P. M., and part of Section 36, Township 6 South, Range 6 West of the 5th P. M., with accretions thereto, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 6 South, Range 5 West of the 5th P. M., thence South 89 degrees 27 minutes 15 seconds East 1,340.35 feet to a point; thence South 72 degrees 45 minutes 45 seconds East 226.60 feet to a point; thence along a 524.49 feet radius curve to the right having a chord bearing and distance of South 14 degrees 33 minutes 29 seconds East 376.19 feet to a point; thence South 05 degrees 28 minutes 11 seconds West 80.80 feet to a point; thence along a 357.04 feet radius curve to the left having a chord bearing and distance of South 08 degrees 11 minutes 21 seconds East 243.09 feet to a point; thence South 23 degrees 55 minutes 14 seconds East 172.82 feet to a point; thence South 08 degrees 43 minutes 05 seconds East 164.50 feet to a point; thence along a 416.13 feet radius curve to the left having a chord bearing and distance of South 29 degrees 23 minutes 15 seconds East 292.43 feet to a point; thence South 54 degrees 49 minutes 59 seconds East 191.66 feet to a point; thence along a 242.04 feet radius curve to the right having a chord bearing and distance of South 30 degrees 56 minutes 37 seconds East 256.19 feet to a point; thence South 13 degrees 54 minutes 24 seconds East 176.94 feet to the point of beginning; thence South 13 degrees 54 minutes 24 seconds East 85.12 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 222.04 feet to a point in a chute as shown on

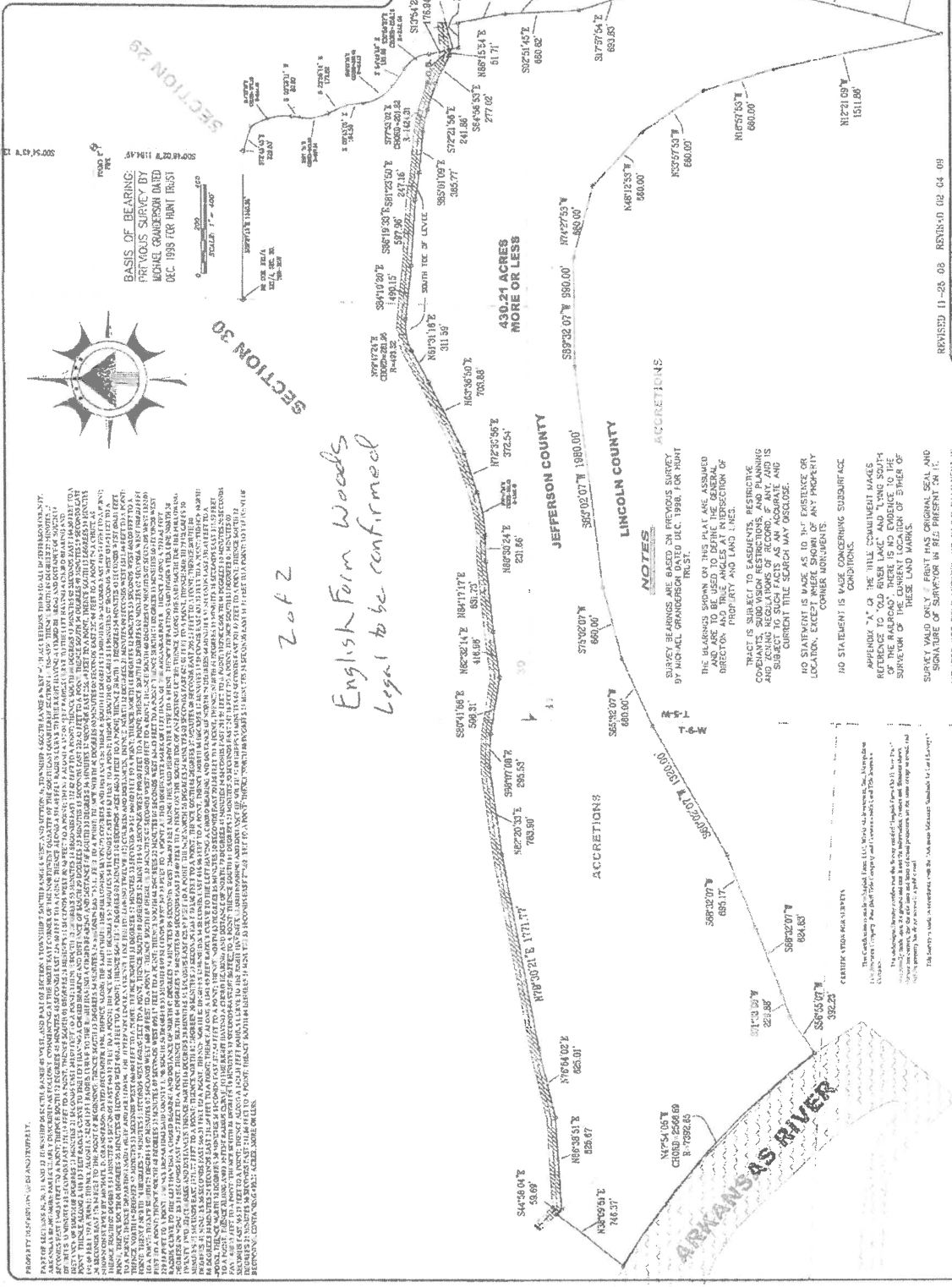
survey by Michael D. Granderson dated December 1998; thence along the said chute the following seven (7) courses and distances: thence South 11 degrees 18 minutes 36 seconds East 419.74 feet to a point; thence South 02 degrees 51 minutes 45 seconds East 660.82 feet to a point; thence South 17 degrees 57 minutes 54 seconds East 693.83 feet to a point; thence South 03 degrees 16 minutes 07 seconds West 859.40 feet to a point; thence South 04 degrees 05 minutes 08 seconds West 463.18 feet to a point; thence South 14 degrees 02 minutes 10 seconds West 680.31 feet to a point; thence South 15 degrees 56 minutes 43 seconds West 600.61 feet to a point; thence departing said chute and following the Jefferson Lincoln County Line the following twelve (12) courses and distances: thence North 12 degrees 21 minutes 09 seconds West 1,511.86 feet to a point; thence North 16 degrees 57 minutes 53 seconds West 660.00 feet to a point; thence North 33 degrees 57 minutes 53 seconds West 660.00 feet to a point; thence North 48 degrees 12 minutes 53 seconds West 660.00 feet to a point; thence North 74 degrees 27 minutes 53 seconds West 660.00 feet to a point; thence South 89 degrees 32 minutes 07 seconds West 990.00 feet to a point; thence South 83 degrees 02 minutes 07 seconds West 1,980.00 feet to a point; thence South 75 degrees 02 minutes 07 seconds West 660.00 feet to a point; thence South 65 degrees 32 minutes 07 seconds West 660.00 feet to a point; thence South 60 degrees 02 minutes 07 seconds West 1,320.00 feet to a point; thence South 68 degrees 32 minutes 07 seconds West 695.17 feet to a point; thence South 68 degrees 32 minutes 07 seconds West 624.83 feet to a point; thence South 71 degrees 33 minutes 00 seconds West 229.88 feet to a point; thence departing said County Line South 56 degrees 55 minutes 07 seconds West 392.23 feet to a point at the highwater mark of left bank of the Arkansas River; thence along a 7,392.65 feet radius curve to the left having a chord bearing and distance of North 47 degrees 54 minutes 05 seconds West 2,566.89 feet along the said highwater line to a point; thence departing said highwater line North 38 degrees 09 minutes 51 seconds East 746.37 feet to a point; thence South 44 degrees 58 minutes 04 seconds East 59.69 feet to a point on the South toe of an existing levee; thence along the said South toe the following twenty-two (22) courses and distances: thence North 86 degrees 38 minutes 51 seconds East 825.67 feet to a point; thence North 76 degrees 54 minutes 02 seconds East 625.01 feet to a point; thence North 79 degrees 30 minutes 21 seconds East 1,771.77 feet to a point; thence North 82 degrees 20 minutes 33 seconds East 783.90 feet to a point; thence South 88 degrees 07 minutes 08 seconds East 295.53 feet to a point; thence South 80 degrees 41 minutes 56 seconds East 506.31 feet to a point; thence North 82 degrees 32 minutes 14 seconds East 416.96 feet to a point; thence North 84 degrees 17 minutes 17 seconds East 631.73 feet to a point; thence North 88 degrees 30 minutes 24 seconds East 231.66 feet to a point; thence along a 1,342.45 feet radius curve to the left having a chord bearing and distance of North 79 degrees 44 minutes 57 seconds East 391.43 feet to a point; thence North 72 degrees 30 minutes 56 seconds East 372.54 feet to a point; thence North 63 degrees 36 minutes 50 seconds East 703.88 feet to a point; thence North 61 degrees 31 minutes 16 seconds East 311.59 feet to a point; thence along a 493.32 feet radius curve to the right having a chord bearing and distance of North 79 degrees 47 minutes 24 seconds East 281.95 feet to a point; thence South 84 degrees 10 minutes 20 seconds East 490.15 feet to a point; thence South 86 degrees 19 minutes 33 seconds East 597.96 feet to a point; thence South 81 degrees 23 minutes 50 seconds East 247.16 feet to a point; thence South 85 degrees 01 minutes 09 seconds East 365.77 feet to a point; thence along a 1,424.31 feet radius curve to the right having a chord bearing and distance of South 77 degrees 53 minutes 02 seconds East 201.82 feet to a point; thence South 72 degrees 21 minutes 56 seconds East 241.86 feet to a point; thence South 64 degrees 56 minutes 53 seconds East 277.02 feet to a point; thence North 86 degrees 15 minutes 54 seconds East 51.71 feet to the point of beginning.

2000-2001

TRACT II



SITE LOCATION MAP (NO SCALE)



121 4.29 4.00



BASIS OF BEARING:
PREVIOUS SURVEY BY
MICHAEL GRANDERSON DATED
DEC 1998 FOR TRACT 1652

SECTION 29

SECTION 30

English Farm Woods
Legal to be confirmed

2 of 2

430.24 ACRES
MORE OR LESS

APPROXIMATE CENTER OF
CHUTE AS SHOWN ON SURVEY
BY MICHAEL D. GRANDERSON
DATED DECEMBER 1998

NOTES

SURVEY BEARINGS ARE BASED ON THE PREVIOUS SURVEY
BY MICHAEL GRANDERSON DATED DEC 1998, FOR TRACT
1652. THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED
AND ARE TO BE USED TO DEFINE THE GENERAL
DIRECTION, AND NOT AN EXACT INTERSECTION OF
PROPERTY AND LAND INTERESTS.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIONS,
COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING
AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS
SUBJECT TO SUCH EASEMENTS, RESTRICTIONS, AND
COVENANTS AS MAY BE RECORDED IN THE PUBLIC RECORDS.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR
LOCATION, EXCEPT AS SHOWN, OF ANY PROPERTY
CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE
CONDITIONS.

APPROXIMATE "X" OF THE TITLE COMMITMENT MAPS
REFERENCE TO "OLD RIVER LAKE" AND "LONG SOUTH"
OF THE RAILROAD, THERE IS NO EVIDENCE TO THE
SURVEYOR OF THE CURRENT LOCATION OF EITHER OF
THESE LAND MARKS.

SURVEY VALID ONLY IF FRONT HAS ORIGINAL SURVEY AND
SIGNATURE OF SURVEYOR IS PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS
MADE AS TO UTILITY EXISTENCE OR LOCATION.

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CONSULTING, INC. ALL RIGHTS RESERVED. THIS
DOCUMENT CANNOT BE REPRODUCED WITHOUT THE
WRITTEN AUTHORIZATION OF ARKANSAS SURVEYING AND
CONSULTING, INC.



TRACT #5
430.21 ACRE TRACT
ENGLISH FARM, LLC
ISLAND PROPERTY
JEFFERSON COUNTY, AR

ARKANSAS SURVEYING & CONSULTING
1000 N. UNIVERSITY
JEFFERSON, ARKANSAS 72079
501.921.1234
FAX 501.921.1235
WWW.ASKSURVEYING.COM

DATE: 08-19-2008
SCALE: 1" = 400'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: 08192008.DWG

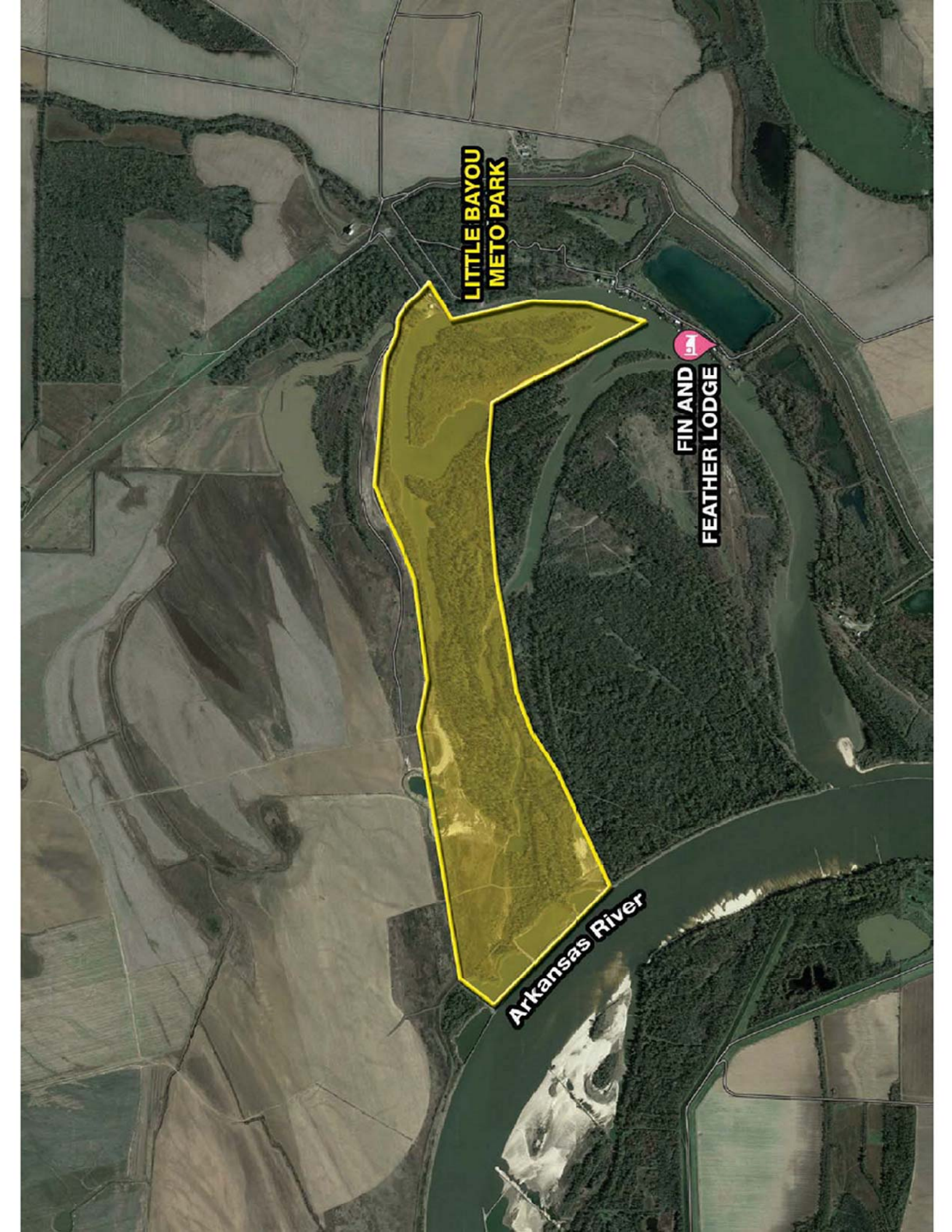
Dated 3-15-18

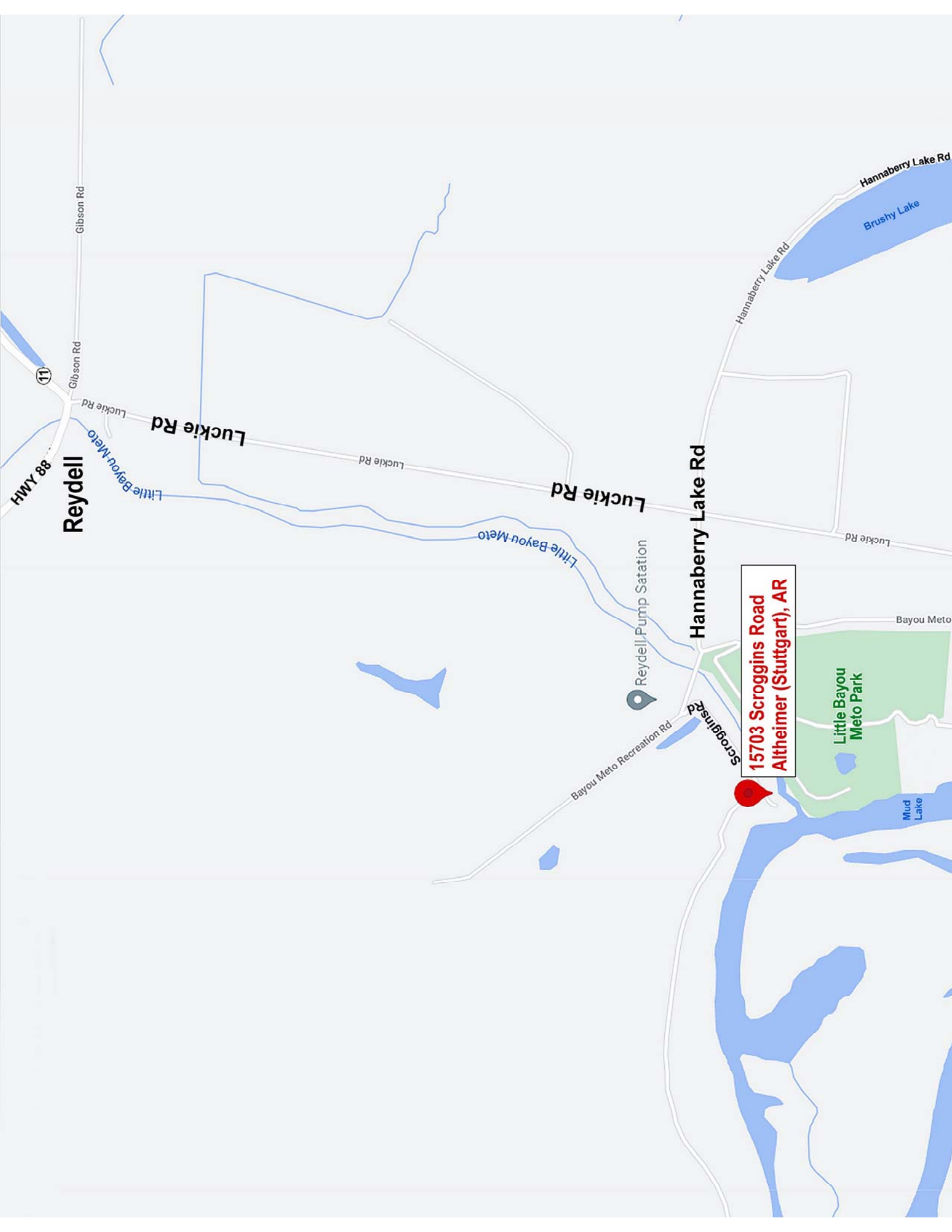


**LITTLE BAYOU
METO PARK**

**FIN AND
FEATHER LODGE**

Arkansas River





15703 Scroggins Road
Altheimer (Stuttgart), AR

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: OUTDOOR ENTHUSIASTS, HUNTERS & INVESTORS!

2,500+/- SF Hunting Lodge Overlooking Mud Lake & Little Bayou Meto on 437+/- Acres ~ Established Deer, Duck & Fishing Club ~ Selling On-site w/Live, Online Bidding Available!

LITTLE BAYOU METO HUNTING CLUB LAND & LODGE AUCTION

WEDNESDAY ~ JUNE 29, 2022 ~ 1:00 P.M.

15703 SCROGGINS RD. ~ ALTHEIMER, AR 72004

DIRECTIONS: From State HWY 88 in Reydell, head South on Luckie Rd. Approx. 1.3 Mi. ~ Turn Right onto Hannaberry Lake Rd. & Continue on the road Left where it Turns into Scroggins Rd. ~ Follow Scroggins Rd. to the Dead-End at Gate of Property.

REAL ESTATE DESCRIPTION: This 437+/- Acre Hunting Club w/ 2,500+/- SF Heated & Cooled, 4 Bedroom/ 4.5 Bathroom Lodge on the Banks of Little Bayou Meto River & Mud Lake is just off the Main Channel of the Arkansas River ~ Hunting Properties Like this One Rarely come Available to the Market & this Club has it All! ~ Built in 2018, the Lodge Sits High Above the Banks of Mud Lake & Offers (2) Levels of Living & it's Custom-Built for the Avid Outdoorsmen ~ The Lower Level Features a Divided 2,000+/- SF Concrete-Floored Room, w/Wader Hangers, Gear Storage Nooks, Wood-Lined Walls, Benches & a Living Area w/a 1/2 Bath & a Large, Covered Porch Overlooking the Water ~ Outside Offers (2) Large Staircase Accesses w/an Oversized Gear Elevator to the Top Floor ~ Top Floor has an Open Kitchen w/a Live-Edge Epoxy Sealed Bar, Engineered Hardwood Flooring, Custom Sawmill Red Cedar Walls Throughout w/Tin Wainscoting, a Vaulted Ceiling, Antler Chandelier & Access to the Covered Porch ~ All (4) Bedrooms have En Suite Bathrooms ~ Lodge is Currently set up to Sleep (12) people in Beds ~ Entire Home Features Waterproof Conduit-Enclosed Wire ~ Exterior & Roof are Metal ~ Well Water ~ Internet/Cell Boosting Tower Provides Topnotch Signal ~ Multi-Zone Security System w/Cameras ~ Next to the House is an Attached Carport that Backs Down to a Fresh Rip-Rap Boat Ramp ~ 30x60 Ft. Shop w/Large Doors to Accommodate Large Boats on Trailers, Cab Tractors & Deer Stands ~ Heavy-Duty Skinning Pole System ~ Stainless Fish Cleaning Station ~ Gated Secure Access ~ Deeded Access to Land Across Mud Lake, as Well as Road Access & Multiple Food Plots w/Tower Stands ~ Timber Holes Provide Excellent Duck Hunting ~ Year-Round Fishing on Mud Lake, the Arkansas River & Little Bayou Meto ~ Do Not Miss Your Chance to Own this One-of-a-Kind Hunting Retreat! ~ First Class Accommodations & Steps from the Water, w/Privacy & Seclusion ~ There have been Numerous Trophy Deer Taken off this Property & Surrounding Tracts ~ The Fishing & Duck Hunting Opportunities Won't Disappoint! ~ **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.**

SPECIAL INSPECTION: Open House on **Sunday, June 26th, from 1:00 p.m. until 5:00 p.m.** ~ Property can Also be Viewed By **Appointment Only** ~ Contact Agent, **Peter Guerin II** at **501-733-6795/**[**peter@wilsonauctioneers.com**](mailto:peter@wilsonauctioneers.com) ~ Doors Open & Auctioneers will be On-site at 12:00 p.m. for Inspection 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