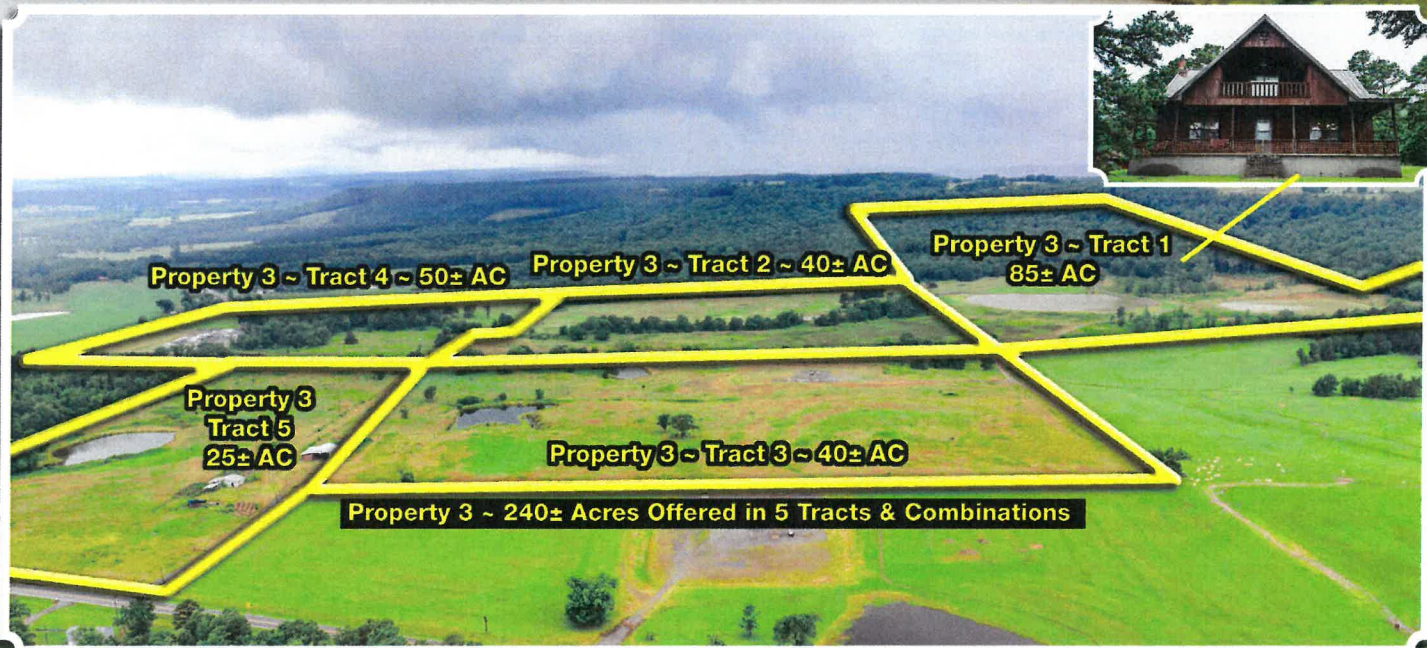


CONWAY COUNTY ABSOLUTE 244± ACRE REAL ESTATE & PERSONAL PROPERTY AUCTION



On-site & Online Auction

Thursday | July 18, 2019 | 10:00 A.M.

6145 Highway 9 | Center Ridge, AR 72027

WilsonAuctioneers.com

June 19, 2018

Dear Prospective Buyer:

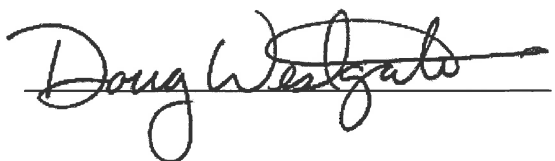
This incredible 244+/- acre residential/agricultural property offered in (3) individual properties consisting of a move-in ready 2,410+/- square foot home and outbuildings on 2.43+/- acres, an 1,100+/- square foot fixer-upper home with a garage and shop on 1.5+/- acres, and a rustic cedar exterior, 2,056+/- square foot home on a beautiful 240+/- acre farm mostly cleared with improved pasture, several outbuildings, 8 ponds, and creeks. **All, selling regardless of price to the highest bidder on auction day to Settle a divorce.**

Property 1 located at 6145 Highway 9, consists of a move-in ready 2,410+/- square foot brick and vinyl home, built in 2009, with covered front and back porches, detached 28x28 foot 2-car garage, and a 38x60 foot metal building with an additional 36x60 foot lean-to for equipment storage on a nicely landscaped 2.43+/- acre lot fenced on 3 sides, and fronting on Highway 9. The **main level** of home consists of an open living/dining/kitchen area with hand scraped hardwood flooring, solid oak cabinets, and built-in white appliances. The master suite has a private bath, laundry room, and ample closet space. The 2nd and 3rd bedrooms, and the 2nd full bathroom are also on this level. The sunroom leads to a **lower level** storage basement, and the **upper level** is a huge loft/game room area.

Property 2 located at 6141 Highway 9, consists of a 1,100+/- square foot, 2 bedroom farmhouse, built in the 1950s, that is partially remodeled and needs the kitchen and bathroom rebuilt. There is a detached 24x30 foot 2-car garage, and a 32x50 foot metal shop building on 1.5+/- level acres fronting on Highway 9.

Property 3 located at 6223 Highway 9, consists of 240+/- acres of pastureland with good interior roads. The property has frontage on Highway 9, Sunset Lane, and Conway County Road 133. This property will be offered in (5) tracts ranging in size from 25+/- acres to 85+/- acres. **Tract 1 with 85+/- acres**, has a 2,056+/- square foot rustic cedar exterior home with a metal roof, built in 2003, with covered front and back porches, an equipment/hay barn, detached garage/shop, storage building, and (3) stocked ponds. This multi-level home has an open living/dining area, and a remodeled kitchen with a breakfast bar, pantry closet, and tile flooring. The house has a master suite, 2nd and 3rd bedrooms, and a 2nd full bathroom. The upstairs living area has a balcony that overlooks the largest pond, and there is a large basement storage room. **Tract 2 with 40+/- acres**, consists of improved pasture with a live creek and a stocked pond. **Tract 3 with 40+/- acres**, is improved pasture containing (2) ponds. **Tract 4 with 50+/- acres**, includes mostly improved pasture with some mature trees, live creek, pond, and frontage on Sunset Lane. **Tract 5 with 25+/- acres**, consists of improved pasture with a pond, equipment/hay barn, a dairy barn, and cattle working pens, with Highway 9 frontage.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Doug Westgate, at (501) 815-4004**. We look forward to working with you on auction day at **6145 Highway 9 in Center Ridge, Arkansas at 10:00 a.m. on July 18th**.

A handwritten signature in black ink that reads "Doug Westgate". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachments

TERMS AND CONDITIONS: (PROPERTY 1) \$20,000.00 ~ (PROPERTY 2) \$5,000.00 ~ (PROPERTY 3) **Tract 1: \$25,000.00, Tracts 2-5: \$5,000.00 (Per Tract)**, All in the Form of a 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 are Welcome.**

CLOSING COMPANY: Benchmark Title Company, Inc. ~ Closing Agent: Vickie Carroll ~ 212 E. Railroad Avenue, Morrilton, Arkansas 72110 ~ (501) 477-2296 ~ Fax/ 477-2339.

GENERAL INFORMATION: This Incredible 244+/- Acre Residential/Agricultural Property Will be Offered in (3) Individual Properties Consisting of a Move-in Ready 2,410+/- SF Home & Outbuildings on 2.43+/- Acres, an 1,100+/- SF Fixer-upper Home w/Garage & Shop on 1.5+/- Acres & a Rustic Cedar Exterior, 2,056+/- SF Home on a Beautiful 240+/- Acre Farm Mostly Cleared w/Improved Pasture, Several Outbuildings, 8 Ponds & Creeks ~ **ALL, SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY to Settle a Divorce ~ (Property 1 – 6145 HWY 9)** Consists of a Move-in Ready 2,410+/- SF Brick & Vinyl Home, Built in 2009, w/Covered Front & Back Porches, Detached 28x28 Ft. 2-Car Garage & 38x60 Ft. Metal Building w/Additional 36x60 Ft. Lean-to for Equipment Storage on a Nicely Landscaped 2.43+/- Acre Lot Fenced on 3 Sides, Fronting on HWY 9 ~ **Main Level** of Home Consists of an Open Living/Dining/Kitchen Area w/Hand Scraped Hardwood Flooring, Solid Oak Cabinets & Built-in White Appliances ~ Master Suite w/Private Bath, Laundry Room & Ample Closet Space ~ 2nd & 3rd Bedrooms & 2nd Full Bath ~ Sunroom Leads to a **Lower Level** Storage Basement ~ **Upper Level** is a Huge Loft/Game Room ~ **(Property 2 – 6141 HWY 9)** Consists of a 1,100+/- SF, 2 Bedroom Farmhouse, Built in the 1950s, that is Partially Remodeled & needs the Kitchen & Bathroom Rebuilt ~ Detached 24x30 Ft. 2-Car Garage & 32x50 Ft. Metal Shop Building on 1.5+/- Level Acres Fronting on HWY 9 ~ **(Property 3 – 6223 HWY 9)** Consists of 240+/- Acres of Pastureland w/Good Interior Roads ~ Frontage on HWY 9, Sunset Lane & Conway County Road 133 ~ Property 3 Will be Offered in (5) Tracts Ranging in Size from 25+/- Acres to 85+/- Acres ~ **Tract 1 – 85+/- AC:** Contains a 2,056+/- SF Rustic Cedar Exterior Home w/Metal Roof, Built in 2003, w/Covered Front & Back Porches, Equipment/Hay Barn, Detached Garage/Shop, Storage Building & (3) Stocked Ponds ~ Multi-level Home Consists of an Open Living/Dining Area ~ Remodeled Kitchen w/Breakfast Bar, Pantry Closet & Tile Flooring ~ Master Suite ~ 2nd & 3rd Bedrooms, 2nd Full Bath ~ Upstairs Living Area w/Balcony Overlooking the Largest Pond ~ Large Basement Storage Room ~ **Tract 2 – 40+/- AC:** Improved Pasture w/Live Creek & Stocked Pond ~ **Tract 3 – 40+/- AC:** Improved Pasture w/(2) Ponds ~ **Tract 4 – 50+/- AC:** Mostly Improved Pasture w/Some Mature Trees, Live Creek, Pond & Frontage on Sunset Lane ~ **Tract 5 – 25+/- AC:** Improved Pasture w/Pond, Equipment/Hay Barn, Dairy Barn & Cattle Working Pens w/HWY 9 Frontage.

REAL ESTATE TAXES FOR YEAR 2018:

(Property 1) \$1,629.63

(Property 2 and 3) To be determined

SCHOOL DISTRICT: Nemo Vista

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.

PROPERTY 1 LEGAL DESCRIPTION

A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 15 WEST, CONWAY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A FOUND 1/2" REBAR/CAP FOR THE NW CORNER OF THE SE1/4 OF THE SE1/4 OF SECTION 23; THENCE S87°54'12"E ALONG THE NORTH LINE OF THE SE1/4 OF THE SE1/4 A DISTANCE OF 338.03 FEET TO A POINT ON THE WEST RIGHT OF WAY (R/W) LINE OF HIGHWAY 9; THENCE S16°25'35"E ALONG SAID R/W LINE A DISTANCE OF 274.29 FEET TO A FOUND 1/2" REBAR/CAP, ALSO BEING THE POINT OF BEGINNING; THENCE S17°06'16"E ALONG SAID R/W LINE A DISTANCE OF 342.26 FEET; THENCE S13°24'47"E ALONG SAID R/W LINE A DISTANCE OF 99.83 FEET; THENCE S08°36'31"E ALONG SAID R/W LINE A DISTANCE OF 39.15 FEET; THENCE N88°00'25"W A DISTANCE OF 212.07 FEET TO A FOUND 1/2" REBAR/CAP; THENCE N03°24'58"W A DISTANCE OF 239.02 FEET TO A FOUND 1/2" REBAR/CAP; THENCE N88°00'23"W A DISTANCE OF 165.29 FEET TO A FOUND 1/2" REBAR/CAP; THENCE N00°00'16"W A DISTANCE OF 181.64 FEET TO A FOUND 1/2" REBAR/CAP; THENCE N83°33'12"E A DISTANCE OF 263.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.43 ACRES, MORE OR LESS.

PROPERTY 1 LEGAL DESCRIPTION

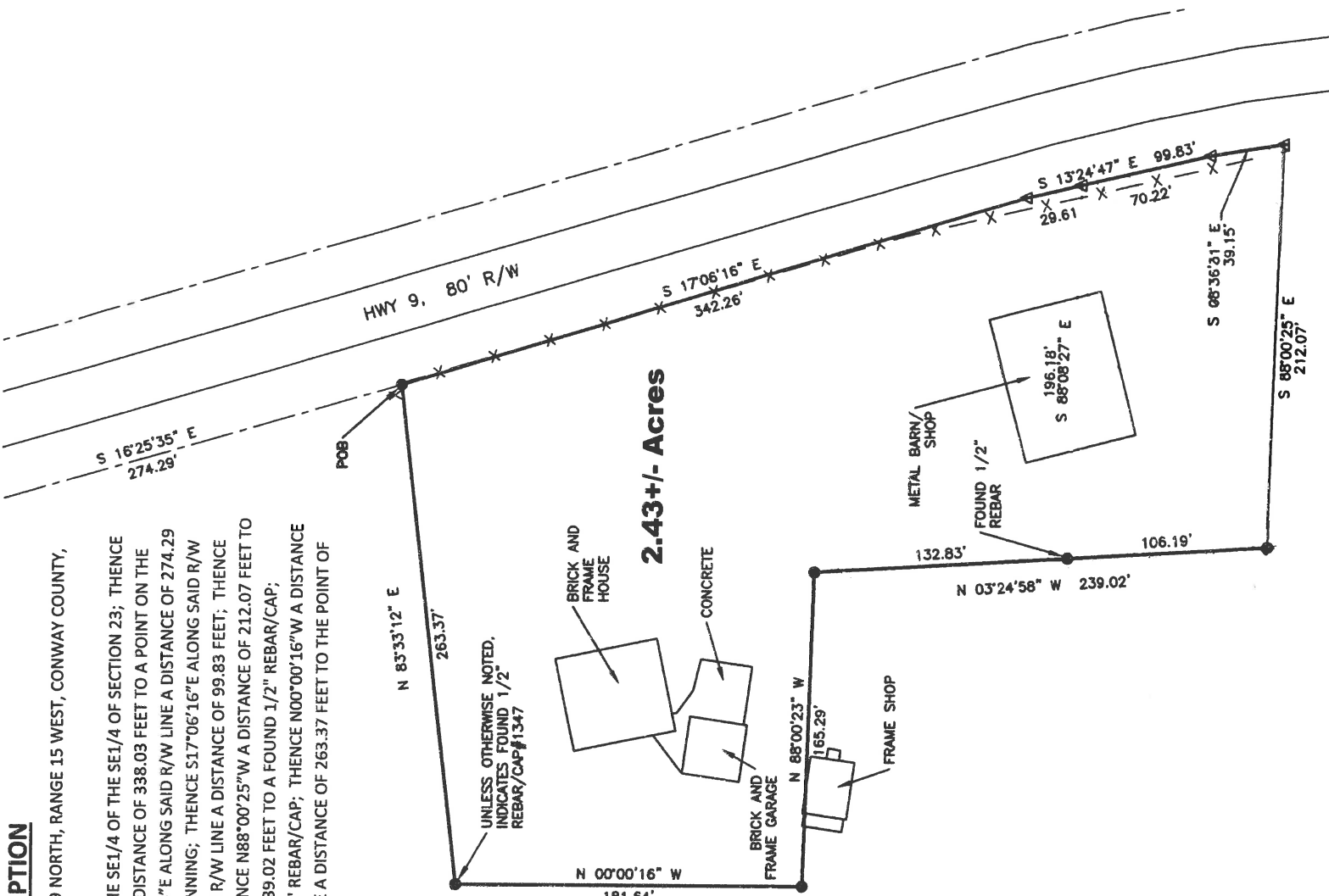
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BEARINGS BASED ON PLS#1019 SURVEY, DATED 8/15/12
AS APPLIED TO THE NORTH LINE OF THE SE1/4 OF S23



LEGEND	
○	5/8" REBAR/CAP SET
⊗	IRON PIPE FOUND
●	IRON PIN FOUND
■	STONE MONUMENT FOUND
◆	ALUMINUM MONUMENT FOUND
□	RAILROAD SPIKE FOUND
⊕	R/W MONUMENT FOUND
△	CALCULATION POINT
•	NAIL FOUND
◦	NAIL SET
⊙	TREE
○	POWER POLE
⦿	LIGHT POLE



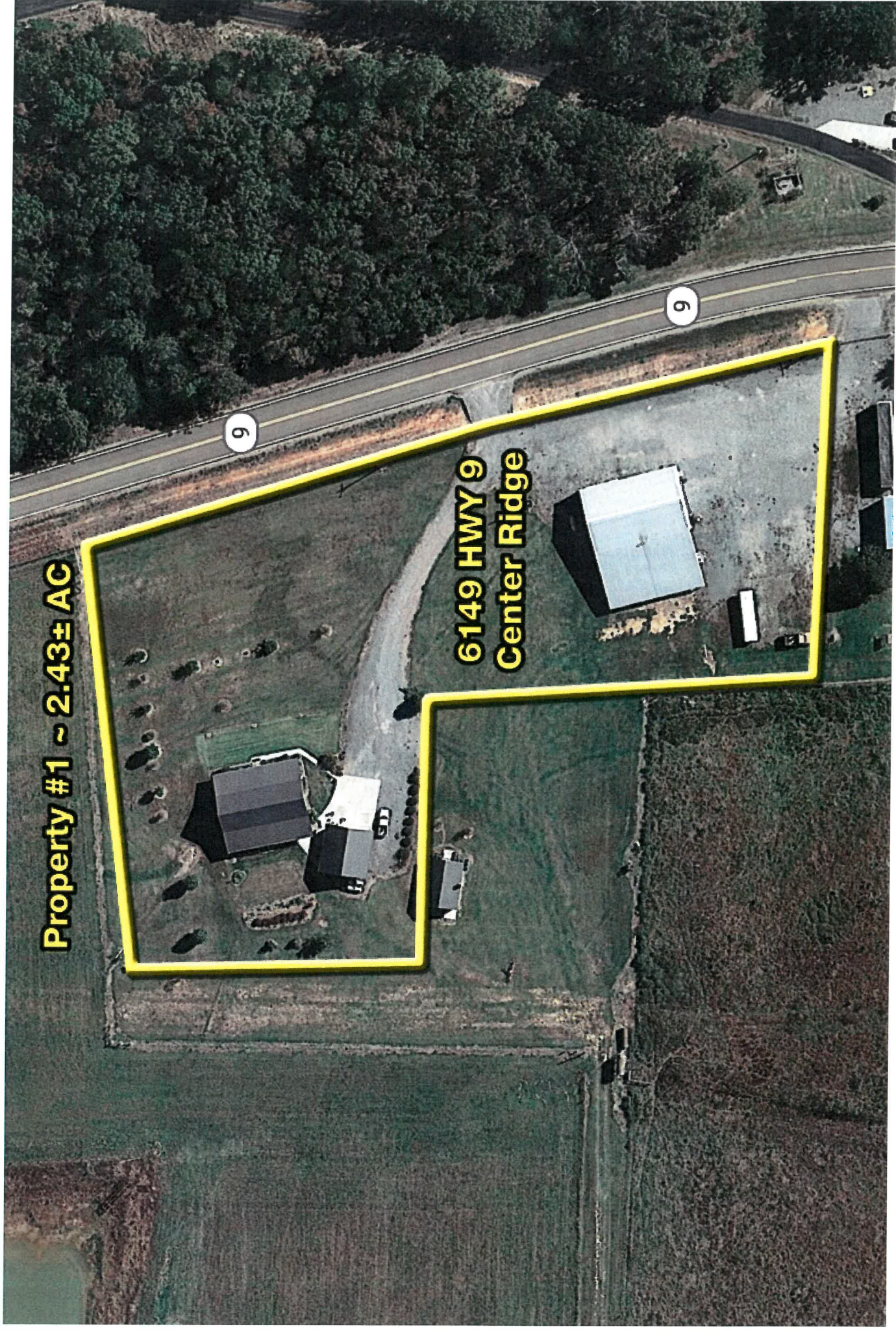
This Drawing is Not a Certified
Survey & is to be used for
Informational Purposes Only

Property #1 ~ 2.43± AC

**6149 HWY 9
Center Ridge**

9

9

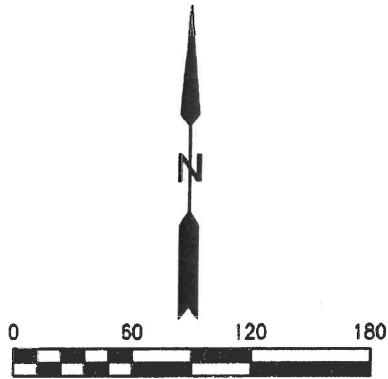


PROPERTY 2 LEGAL DESCRIPTION

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Property 2 Drawing & Legal Description



LEGEND

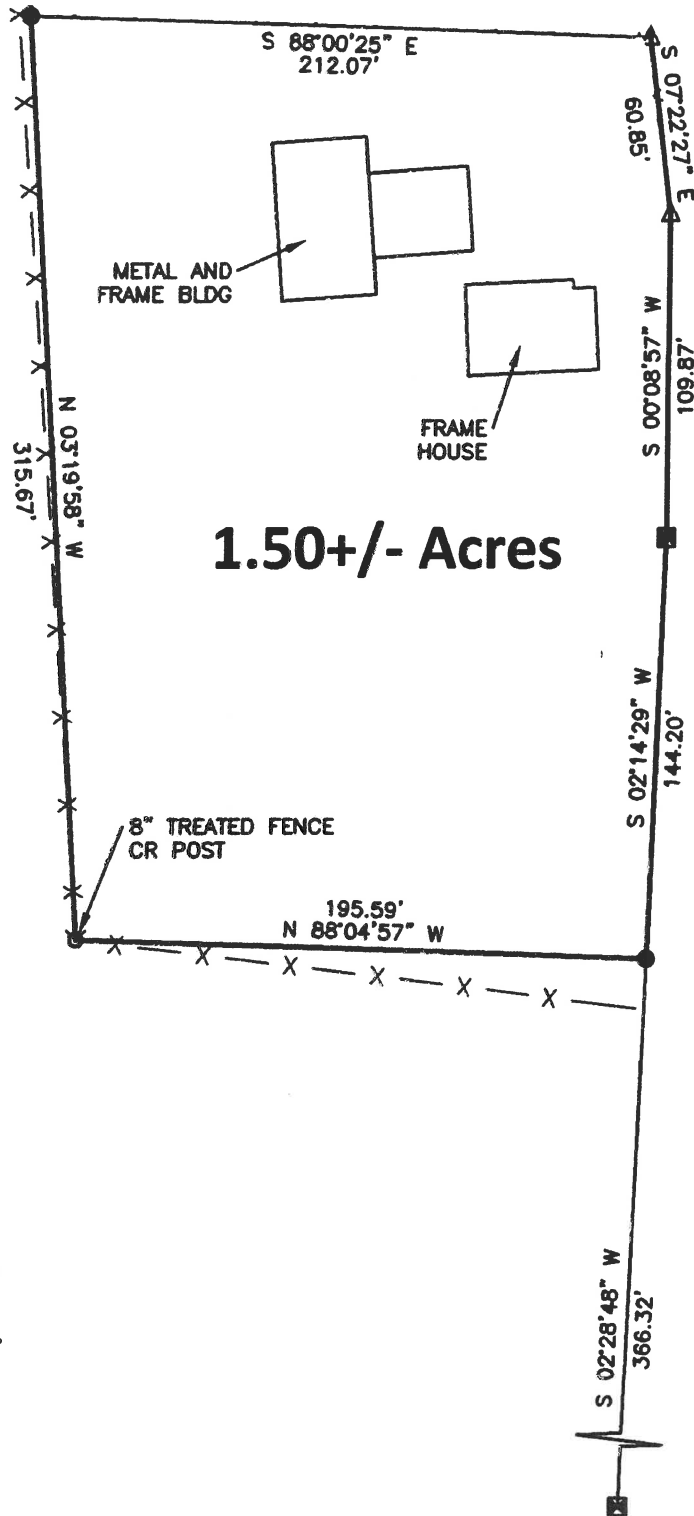
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- IRON PIN FOUND
- STONE MONUMENT FOUND
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212.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES,
MORE OR LESS.





Property #2 ~ 1.5+/- Ac

**6141 Hwy 9
Center Ridge**

PROPERTY 3 LEGAL DESCRIPTIONS

Tract 1: NW $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 23, T-9-N, R-15-W, and Part of E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 14, T-9-N, R-15-W, Conway County, Being 85+/- Acres.

Tract 2: SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 23, T-9-N, R-15-W, Conway County, Being 40.28+/- Acres.

Tract 3: SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 23, T-9-N, R-15-W, Conway County, Being 39.78+/- Acres.

Tract 4: NE $\frac{1}{4}$ SW $\frac{1}{4}$, and Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 23, T-9-N, R-15-W, Conway County, Being 50.41+/- Acres.

Tract 5: Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, and Part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 23, T-9-N, R-15-W, Conway County, Being 50.41+/- Acres.

1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 26

1-6 = FBAB
NW 1700E
SE 1700 E
T-G-N, R-15-
NW 1/4, NW 1/4
SECTION 23
T-G-N, R-15-
48. 70 ACRES

SW CORNER
NW 1/4, NW 1/4

SECTION 29
1322.34'
N 89°45.47' E 171.71'

SW 1/4, SECTION 7-9-N, T-9-N, R-9-W

8-280007 MS
K. L. G. 210 45
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95-9-271
7744 54
K. L. G. 210 45

62 APR 1975

422

REGISTERED
STATE OF
ARKANSAS

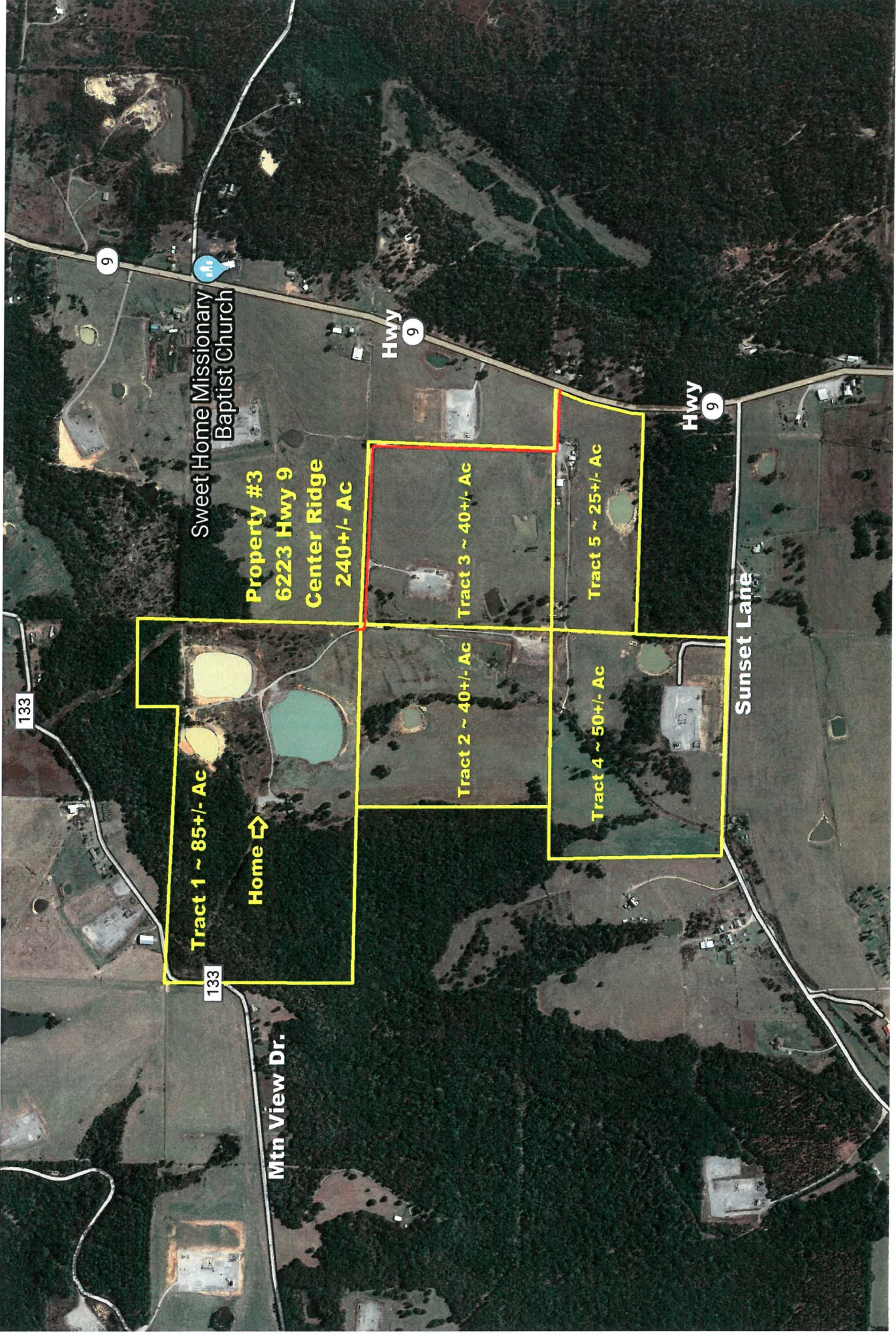
NO. 1347
William O. Burdette
ATTORNEY AT LAW
CHICAGO, ILL.



111

11/14, 501/4
 SECTION 22
 T-9-N, R-15-W

1000



9

Sweet Home Missionary
Baptist Church

Hwy
9

Hwy
9

Property #3
6223 Hwy 9
Center Ridge
240+/- Ac

Tract 3 ~ 40+/- Ac

Tract 5 ~ 25+/- Ac

Sunset Lane

133

Tract 1 ~ 85+/- Ac

Home ➡

Tract 2 ~ 40+/- Ac

Tract 4 ~ 50+/- Ac

133

Mtn View Dr.



Property 3 ~ Tract 1 ~ 85+/- Ac

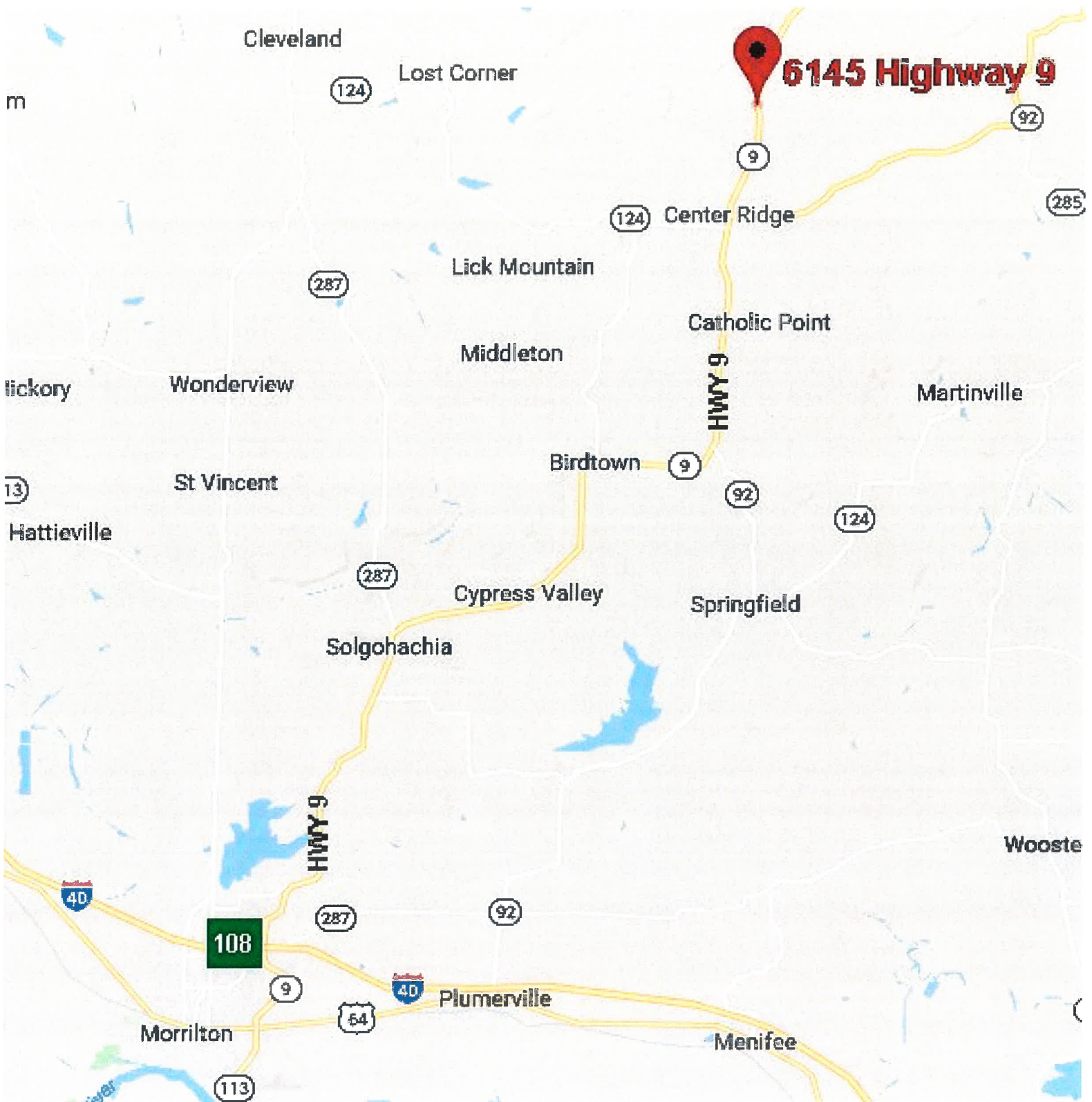
Property 3 ~ Tract 2 ~ 40+/- Ac

Property 3 ~ Tract 4 ~ 50+/- Ac

Property 3 ~ Tract 3 ~ 40+/- Ac

Property 3
Tract 5
25+/- Ac

Property 3 ~ 240+/- Acres Offered in 5 Tracts & Combinations



Multi-Par Auction Method

The Multi-Parcel (multi-par) auction method allows the buyer to maintain control of any tracts or parcel throughout the auction, regardless of the combination of the tracts.

With the multi-par you select the lots you wish to purchase and bid on them, first by the acre and then in whole dollars.

After a per acre price has been established by individual tracts, for the entire acreage, any bidder may add to the total amount bid on any tracts in the preset dollar amount established at the beginning of the auction or as new bids are posted.

If no advance of bid is made within a specified time frame, then the lots will be announced closed.

Advantage of the Multi-Par Method

- No one is knocked out of bidding at any time. In phase II, you may bid on any tract or combination of tracts.
- You may combine any or all tracts in any grouping throughout phase II of the auction as well post new bids on any single tract bid or combination bids already posted.
- At any time you can look at the lots displayed on large boards and see the high bid and whether you have control of that tract. The High Bidders will have a star (*) beside their winning bid or combination.
- Since everyone who is participating in the auction event can choose which property they want to buy and the price is set by the bidder, everyone has the same opportunity to buy regardless of the other bidder's possible wealth or bidding strength.

Helpful bidding tips

- Bid on only the tracts or items that you want to own. If you only want a single tract then bid when it is available. If you want multiple tracts or none at all then bid when combination of tracts are permitted. Remember, any bid posted is considered active and could be back in winning position at any time during the auction.
- Don't wait to bid at the end... prices don't go down. Waiting only invites more people to jump in at the last moment. Remember, it is better to defend your position than to take it from someone else.
- Prior to the auction determine your buying strategy. Determine what you want to buy and how much you can spend. Use the auction floor staff to help you with the math during the auction event.

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. 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.

ATTENTION: HOME BUYERS, LAND OWNERS, FARMERS, SPORTSMEN & INVESTORS!

244+/- Total Acres Containing 3 Homes, Barns, Outbuildings & 8 Ponds Along HWY 9 in Center Ridge ~ Also Selling Campers, Trucks, ATVs, Farm Tractors, Equipment, Implements, Trailers, Mowers, Boats, Tools, Guns, Motorcycles, Antiques, Primitives, Furniture, Furnishings, Collectibles & Much More! ~

EVERYTHING IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!

**CONWAY COUNTY ABSOLUTE 244+/- ACRE
REAL ESTATE & PERSONAL PROPERTY AUCTION**

THURSDAY ~ JULY 18, 2019 ~ 10:00 A.M.

6145 HIGHWAY 9 ~ CENTER RIDGE, AR 72027

DIRECTIONS: *From Interstate 40 in Morrilton, Take Exit 108 & Travel 21 Miles North on HWY 9 ~ Watch for Property & Auction Signs on the Left Along the Highway.*

REAL ESTATE DESCRIPTION: This Incredible 244+/- Acre Residential/Agricultural Property Will be Offered in (3) Individual Properties Consisting of a Move-in Ready 2,410+/- SF Home & Outbuildings on 2.43+/- Acres, an 1,100+/- SF Fixer-upper Home w/Garage & Shop on 1.5+/- Acres & a Rustic Cedar Exterior, 2,056+/- SF Home on a Beautiful 240+/- Acre Farm Mostly Cleared w/Improved Pasture, Several Outbuildings, 8 Ponds & Creeks ~ **ALL, SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY to Settle a Divorce ~ (Property 1 – 6145**

HWY 9) Consists of a Move-in Ready 2,410+/- SF Brick & Vinyl Home, Built in 2009, w/Covered Front & Back Porches, Detached 28x28 Ft. 2-Car Garage & 38x60 Ft. Metal Building w/Additional 36x60 Ft. Lean-to for Equipment Storage on a Nicely Landscaped 2.43+/- Acre Lot Fenced on 3 Sides, Fronting on HWY 9 ~ **Main Level** of Home Consists of an Open Living/Dining/Kitchen Area w/Hand Scraped Hardwood Flooring, Solid Oak Cabinets & Built-in White Appliances ~ Master Suite w/Private Bath, Laundry Room & Ample Closet Space ~ 2nd & 3rd Bedrooms & 2nd Full Bath ~ Sunroom Leads to a **Lower Level** Storage Basement ~ **Upper Level** is a Huge Loft/Game Room ~ **(Property 2 – 6141**

HWY 9) Consists of a 1,100+/- SF, 2 Bedroom Farmhouse, Built in the 1950s, that is Partially Remodeled & needs the Kitchen & Bathroom Rebuilt ~ Detached 24x30 Ft. 2-Car Garage & 32x50 Ft. Metal Shop Building on 1.5+/- Level Acres Fronting on HWY 9 ~ **(Property 3 – 6223 HWY 9)** Consists of 240+/- Acres of Pastureland w/Good Interior Roads ~ Frontage on HWY 9, Sunset Lane & Conway County Road 133 ~ Property 3 Will be Offered in (5) Tracts

Ranging in Size from 25+/- Acres to 85+/- Acres ~ **Tract 1 – 85+/- AC:** Contains a 2,056+/- SF Rustic Cedar Exterior Home w/Metal Roof, Built in 2003, w/Covered Front & Back Porches, Equipment/Hay Barn, Detached Garage/Shop, Storage Building & (3) Stocked Ponds ~ Multi-level Home Consists of an Open Living/Dining Area ~ Remodeled Kitchen w/Breakfast Bar, Pantry Closet & Tile Flooring ~ Master Suite ~ 2nd & 3rd Bedrooms, 2nd Full Bath ~ Upstairs Living Area w/Balcony Overlooking the Largest Pond ~ Large Basement Storage Room ~ **Tract 2 – 40+/- AC:**

Improved Pasture w/Live Creek & Stocked Pond ~ **Tract 3 – 40+/- AC:** Improved Pasture w/(2) Ponds ~ **Tract 4 – 50+/- AC:** Mostly Improved Pasture w/Some Mature Trees, Live Creek, Pond & Frontage on Sunset Lane ~ **Tract 5 – 25+/- AC:** Improved Pasture w/Pond, Equipment/Hay Barn, Dairy Barn & Cattle Working Pens w/HWY 9 Frontage ~

For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

PARTIAL LIST OF PERSONAL PROPERTY: **Campers:** 2007 Keystone 30 Ft. 5th Wheel Camper ~ 2008 Salem Camper ~ **Vehicles & ATVs:** 1971 Ford Flatbed Dump Truck, 1992 Chevy S10, 2004 Ford Ranger, 2008 Dodge Ram 3500, 2010 Nissan Frontier, 2012 Dodge Ram 1500, Suzuki Farm Truck, 2005 Polaris 4-Wheeler, 2005 500 Sportsman 4x4 ~ **Farm Tractors, Mowers & Implements:** (2) International Tractors w/Loaders, TT60 New Holland Tractor, John Deere 457 Tractor w/Round Baler, 1988/89 Case 450 C Dozer w/Rake Blade, 2008 32 Ft. Dozer w/32 Ft. Trailer, 20 Ft.

Gooseneck Stock Trailer, 20 Ft. Gooseneck Flat Trailer, 32 Ft. Gooseneck Dual Tandem Axle Flatbed, 4x10 Ft. Utility Trailer, 53x102 Ft. Fruehauf Semi-Trailer, 6x16 Ft. Flat Utility Trailer, Army Trailer w/Irrigation Pump & Motor, 5 HP Craftsman Tiller, 6 Ft. Finish Mower, 6 Ft. Side Winder Bush Hog, MTD Wood Splitter 20-Ton, 12 Ft. Cutting Disc, 12 Ft. Harrow Drags, 12 Ft. Chisel Plow, 16 Ft. Cutting Disc, 16 Ft. Hay Tedder, 16 Ft. Pasture Roller, 16 Ft. Tandem Axle Trailer w/Ramps, Breaking Plow, 8 Ft. Heavy Duty Blade, 25 kw Tractor Generator, Tractor Augers, Portable Seeder, 8 Ft. Pasture Roller, V-Rake, 5 Ft. 3 Point Garden Tiller, 450 New Holland Sickle Mower, 8 Ft. New Holland Mower Rotor, Bad Boy Zero Turn 60 inch Mower, Husqvarna 48 inch Lawn Mower w/Bagger, John Deere 42 inch Mower ~ **Cattle Working Equipment:** Hay Rings, Hay Forks, Over 400 Hay Bales, Cattle Panels, Cow Lift, Cow Walker, T-Posts & Dog Pens ~ **Boats:** 60 HP 14 Ft. Aluminum Flat Bottom Boat w/ 20 HP Johnson Motor, 17 Ft. Aluminum V Bottom Boat w/Nissan Motor, 1993 Nissan Boat Motor, 1993 Spectrum Boat, Flat Bottom Boat & Trailer w/Motor & Trolling Motor ~ **Motorcycles:** 1990 Honda GL1500SE Motorcycle-Trike, 2005 Honda GL1800 Motorcycle, Honda 110

3-Wheeler, Honda Big Red 3-Wheeler, 2 Quick Camp Motorcycle Campers, Mini Bike, Motorcycle & Truck Tires ~ **Tanks:** 100, 160, 800 & 2,000 Gallon Portable Fuel Tanks Aluminum ~ Propane Tanks from 100-500 Gallon ~ **Guns:** Marlin 17 HMR, 22, 22 Mag, Golden 50-15 & 30-30 Rifles, Remington 30-06 742 Wood Master w/Scope, Colt 45 3 inch 410 w/Holster, (2) Pistols, Black Powder Rifle, Night Vision Scope, Gun Safes, Gun Cabinet, 100 Boxes of Assorted Ammo ~ **Shop Tools & Machinery:** Miller Portable Welder, Bobcat 225 Cutting Torch Welder Box & Trailer, Generators, Air Compressors, Ladders, Logging Chains, Chain Binders, Gas Piping, Fence Piping ~ Snap-On, Rem-Line & Craftsman Tool Boxes Full of Tools, DeWalt Power Tools, Hydraulic Jacks, 40-Ton Press, Shop Heaters, Grinders, Welders, Battery Tester, Hoses & Belts, 55 Gallon Oil Drum, Impact Wrenches, Chain Saws, Fans, Cutting Torch w/Bottles, Drill Press, Engine Hoist, FMC Tire Changing Machine, Wesco Hot Water Pressure Washer, Pressure Washer, Pipe Bender, Hand & Yard Tools, Chop Saws, Table Saw, Weed Eaters ~ **Antiques:** Including Butter Churns, Coal Oil Lamps, Whiskey Jugs, Antique Clock, Bow Saw, Coal & Wood Burning Cook Stoves, Cross Cut Saws, Kerosene Lanterns, Milk Cans, Old Coin & Silver Collection, Lunch Boxes, Glass Insulators, Tobacco Cans & Snuff Glasses ~ **Household Items:** Living Room, Bedroom, Dining Room & Office Furniture, Furnishings, Décor Items, Large & Small Appliances, TVs, Electronics, Kitchen Items & More! ~ **REMEMBER, EVERYTHING INCLUDING THE REAL ESTATE IS SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

TERMS ON REAL ESTATE: (PROPERTY 1) \$20,000.00 ~ (PROPERTY 2) \$5,000.00 ~ (PROPERTY 3) **Tract 1: \$25,000.00, Tracts 2-5: \$5,000.00 (Per Tract)**, All in the Form of a 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 are Welcome.**

TERMS ON PERSONAL PROPERTY: Cash, Check & All Major Credit Cards Accepted Day of Auction ~ 10% Buyer's Premium.

SPECIAL INSPECTION: Saturday, July 13th from 10:00 a.m. to 2:00 p.m. Auctioneer/Agent, **Doug Westgate, 501-815-4004/ doug@wilsonauctioneers.com** will be On-site for Inspection of Homes, Outbuildings & Personal Property ~ Drive by & Inspect the Land at Any Time ~ **Doors Open & Auctioneers will be On-site at 8:00 a.m. for Additional Inspection on Auction Day.**

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

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WEBSITE: WilsonAuctioneers.com - AAL #4