

# CONWAY COUNTY ABSOLUTE HOME & ESTATE AUCTION



**Real Estate On-Site & Online | Personal Property Online Only on Proxibid**

**Tuesday | July 23, 2019 | 10:00 A.M.**  
**1202 East View St. | Morrilton, AR 72110**

**[WilsonAuctioneers.com](http://WilsonAuctioneers.com)**



June 24, 2019

Dear Prospective Buyer:

This beautiful 2,858+/- square foot, 3 bedroom/ 2 bathroom brick and siding exterior, Mid-Century ranch style home and attached 798+/- square foot, 2 Bedroom/ 1 Bathroom apartment sit atop the ridge on a large 2.44+/- acre lot. This property features (2) driveways, (2) carports, a storage building, an attached 2-car garage, a storage room, mature oak trees, many flowerbeds, sitting areas, and more! This property is selling for the Eddy Living Estate.

The house features a wonderful living area with a large limestone fireplace, vaulted ceilings, and custom built-ins. There are sliding double doors leading to the large vaulted ceiling covered deck overlooking the river valley; perfect for entertaining. The kitchen offers double ovens, updated custom oak cabinets with tons of storage, a cooking island with a 6-burner cooktop electric range, a newly replaced Maytag side-by-side refrigerator, wood floors, a breakfast area, and dining area. Off the kitchen, is access to the living room, office, large pass-through pantry, and the master suite. There are 2 guest bedrooms with large closets and a large bathroom with 3 storage closets. The office features a separate entrance with custom built-ins and wood floors. Master suite has wood floors, and the bathroom has a dual vanity and a walk-in shower. The master suite and office share a 2nd HVAC unit. This house has an updated metal roof, and a new HVAC unit.

The apartment offers 798+/- square feet with 2 bedrooms/ 1 bathroom and a full kitchen, including the refrigerator. This apartment has side entrance stairs for privacy and features a large sitting deck.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Peter Guerin, at (501) 733-6795**. We look forward to working with you on auction day at **1202 E. View Street in Morrilton, Arkansas at 10:00 a.m. on July 23rd**.

A handwritten signature in black ink, appearing to read 'Peter Guerin', is written over a horizontal line.

Peter Guerin, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTION:** See Attachment

**TERMS AND CONDITIONS:** \$20,000.00 Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 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 Beautiful 2,858+/- SF, 3 Bedroom/ 2 Bathroom Brick & Siding Exterior, Mid-Century Ranch Style Home & Attached 798+/- SF, 2 Bedroom/ 1 Bathroom Apartment Sit Atop the Ridge on a Large 2.44+/- Acre Lot ~ The House Features a Wonderful Living Area w/a Large Limestone Fireplace, Vaulted Ceilings & Custom Built-ins ~ Double Sliding Doors Lead to the Large Vaulted Ceiling Covered Deck Overlooking the River Valley; Perfect for Entertaining ~ Kitchen Offers Double Ovens, Updated Custom Oak Cabinets w/Tons of Storage, Cooking Island w/ 6-Burner Cooktop Electric Range, Newly Replaced Maytag Side-by-Side Refrigerator, Wood Floors, Breakfast Area & Dining Area ~ Off the Kitchen, is Access to the Living Room, Office, Large Pass-through Pantry & the Master Suite ~ There are 2 Guest Bedrooms w/Large Closets & a Large Bathroom w/ 3 Storage Closets ~ Office Features a Separate Entrance w/Custom Built-ins & Wood Floors ~ Master Suite has Wood Floors & the Bathroom has a Dual Vanity & Walk-in Shower ~ Master Suite & Office Share a 2nd HVAC Unit ~ Main House has an Updated Metal Roof & a New HVAC Unit ~ Apartment Offers 798+/- SF w/ 2BR/ 1BA & a Full Kitchen, Including the Refrigerator ~ Apartment has Side Entrance Stairs for Privacy & Features a Large Sitting Deck ~ This Property Features 2 Driveways, 2 Carports, Storage Building, Attached 2-Car Garage, Storage Room, Mature Oak Trees, Many Flowerbeds, Sitting Areas & More! ~ Offers Prior to Auction Day are Welcome! ~ **Remember, it's Selling Regardless of Price on Auction Day!**

**REAL ESTATE TAXES FOR YEAR 2018:** \$1,206.14

**SCHOOL DISTRICT:** Morrilton

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**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Part of the NE 1/4 of the SW 1/4 of Section 20, T-6-N, R-16-W, of the Fifth Principal Meridian, Conway County, Arkansas, being more particularly described as follows: Commencing at a found one inch pipe for the NW Corner of said NE 1/4 SW 1/4; thence S 01°56'50" W, along the West line of said NE 1/4 SW 1/4; 798.47 ft. to a point; thence S 89°41'30" E, 412.22 ft. to a set 1/2 inch rebar for the true point of beginning, thence S 89°41'30" E, 50.00 ft. to a set 1/2 rebar, thence S 00°27'32" West, 124.03 ft. to a set 1/2 rebar, thence N 89°41'31" W, 50.00 ft.; thence N 00°27'32" E, 124.03 ft. to the point of beginning,

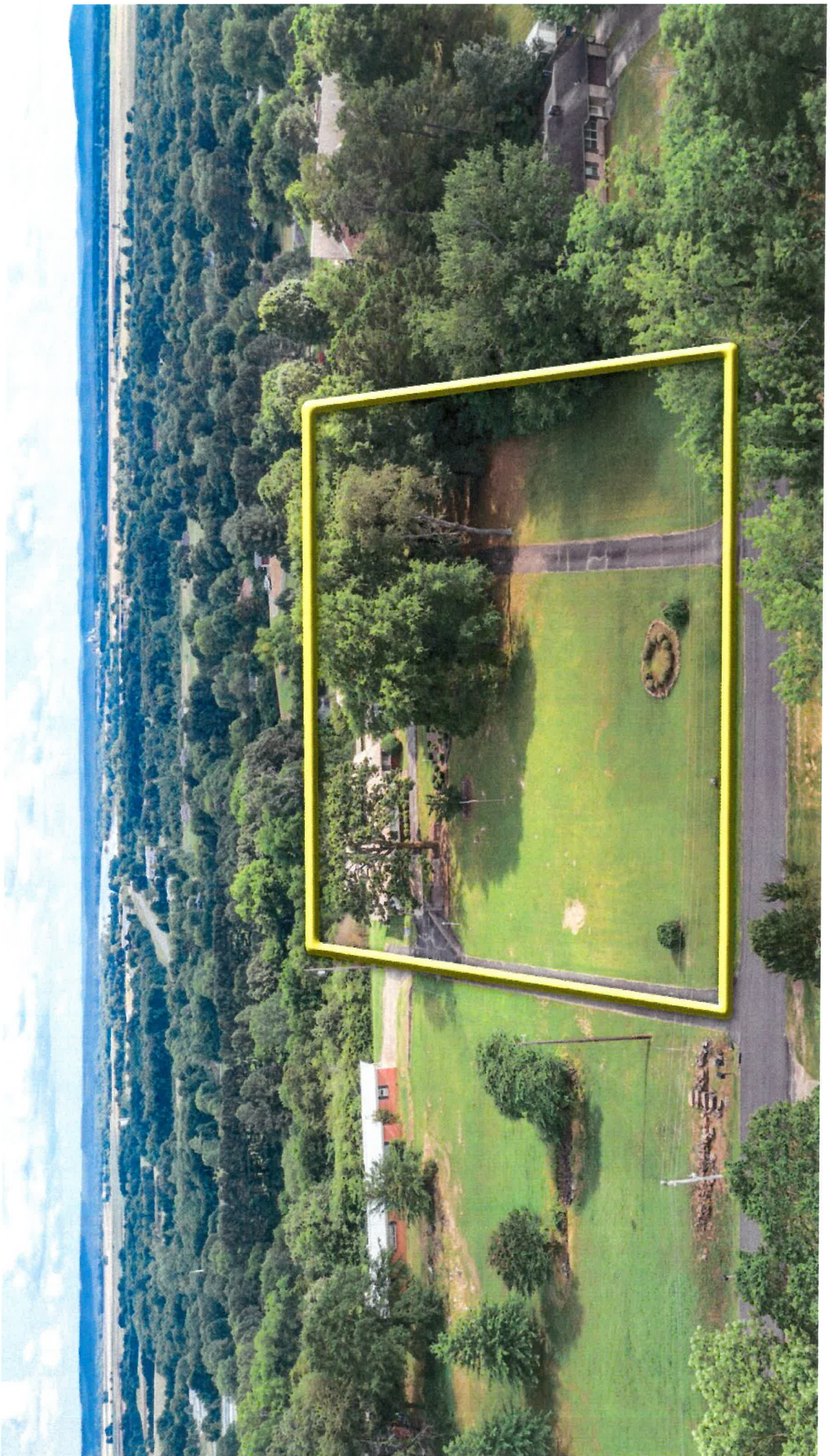
ALSO:

Part of the NE 1/4 of the SW 1/4 of Section 20, T-6-N, R-16-W, described as beginning at a point 36 rods and 11 links East of a point in the middle of the old Lewisburg and Springfield Road East of the SE Corner of the W.E. Green Fence at a stone, running East 100 ft.; thence South 21 rods to a stone; thence West 100 ft.; thence North 21 rods to the place of beginning, containing 3/4th of an acre, more or less.

ALSO:

Part of the NE 1/4 of the SW 1/4 of Section 20, T-6-N, R-16-W, described as follow: Beginning at the NE Corner of the NE 1/4 of the SW 1/4, running South 528 ft.; thence West 605 ft. to the place of beginning; thence South 346 1/2 ft.; thence West 107 ft.; thence North 346 1/2 ft.; thence East 107 ft. to the place of beginning.







University  
of Arkansas  
Community  
College at...



108

I-40



HWY 9

rsity Blvd

mart Supercenter



E Harding St



Holloway St.



East View St  
**1202 East View Street**



# 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](http://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: MORRILTON HOME BUYERS & REAL ESTATE INVESTORS!**

2,858+/- SF, 3BR/ 2BA Custom-built, Mid-Century Home & 798+/- SF, 2BR/ 1BA Apartment Located a Block from Morrilton Primary School & just off HWY 9 on a Beautiful, Oversized 2.44+/- Acre Lot Overlooking the River Valley ~ Mature Landscaped, Ridgetop Lot ~ Home Selling Regardless of Price, On-site w/Live, Online Bidding Available ~ Personal Property being Offered ONLINE ONLY on Proxibid ~ Selling for The Eddy Living Estate ~ **EVERYTHING IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

# CONWAY COUNTY ABSOLUTE HOME & ESTATE AUCTION

**TUESDAY ~ JULY 23, 2019 ~ 10:00 A.M.  
1202 E. VIEW ST. ~ MORRILTON, AR 72110**

**DIRECTIONS:** From I-40 (Exit 108) in Morrilton, Exit onto HWY 9 & head South 2.3 Mi. ~ Turn Right onto Holloway St. & Travel 0.2 Mi. ~ Turn Left onto E. View St. ~ Watch for Auction Sign & Home on the Left.

**REAL ESTATE DESCRIPTION:** This Beautiful 2,858+/- SF, 3 Bedroom/ 2 Bathroom Brick & Siding Exterior, Mid-Century Ranch Style Home & Attached 798+/- SF, 2 Bedroom/ 1 Bathroom Apartment Sit Atop the Ridge on a Large 2.44+/- Acre Lot ~ The House Features a Wonderful Living Area w/a Large Limestone Fireplace, Vaulted Ceilings & Custom Built-ins ~ Double Sliding Doors Lead to the Large Vaulted Ceiling Covered Deck Overlooking the River Valley; Perfect for Entertaining ~ Kitchen Offers Double Ovens, Updated Custom Oak Cabinets w/Tons of Storage, Cooking Island w/ 6-Burner Cooktop Electric Range, Newly Replaced Maytag Side-by-Side Refrigerator, Wood Floors, Breakfast Area & Dining Area ~ Off the Kitchen, is Access to the Living Room, Office, Large Pass-through Pantry & the Master Suite ~ There are 2 Guest Bedrooms w/Large Closets & a Large Bathroom w/ 3 Storage Closets ~ Office Features a Separate Entrance w/Custom Built-ins & Wood Floors ~ Master Suite has Wood Floors & the Bathroom has a Dual Vanity & Walk-in Shower ~ Master Suite & Office Share a 2nd HVAC Unit ~ Main House has an Updated Metal Roof & a New HVAC Unit ~ Apartment Offers 798+/- SF w/ 2BR/ 1BA & a Full Kitchen, Including the Refrigerator ~ Apartment has Side Entrance Stairs for Privacy & Features a Large Sitting Deck ~ This Property Features 2 Driveways, 2 Carports, Storage Building, Attached 2-Car Garage, Storage Room, Mature Oak Trees, Many Flowerbeds, Sitting Areas & More! ~ Offers Prior to Auction Day are Welcome! ~ **Remember, it's Selling Regardless of Price on Auction Day!** ~ For Additional Information, Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

**PARTIAL PERSONAL PROPERTY DESCRIPTION & INSTRUCTIONS:** \*Personal Property Offered Online Only ~ Open House to View Items Will be Sunday, July 21<sup>st</sup>, from 12:00 p.m. - 5:00 p.m. ~ All Items Must be Picked up from 10:30 a.m. - 7:00 p.m. on July 23<sup>rd</sup> After the Real Estate is Sold ~ Items Include: Approx. 70 Madame Alexander Dolls & Other Collectible Porcelain Dolls, Ducks Unlimited Prints, Ducks Unlimited Collectibles, Leather Couch, 2 Dining Room Sets, 2 Outdoor Furniture Sets, Leather Sofa, Coffee Tables, Books, Cookbooks, Glassware, Glass Collectibles, Gun Case, Desk, Outdoor Concrete Décor, King Bedroom Set, Wing Back Antique Chairs, Vintage Electronics & Speakers, Vinyl Collection, Amplifiers, Baldwin Piano, Oak Armoire, Wicker Bedroom Set w/Day Bed, Large Lighted Glass Display & More ~ **Selling Regardless of Price to the Highest Bidder!**

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

**TERMS ON PERSONAL PROPERTY:** Offered Online Only ~ View Full Terms at Proxibid.com.

**INSPECTION:** (Open House) Sunday, July 21<sup>st</sup>, from 12:00 p.m. - 5:00 p.m. or Home can be Inspected by Appointment ~ Contact Agent, *Peter Guerin* at 501-733-6795/ [peter@wilsonauctioneers.com](mailto:peter@wilsonauctioneers.com) to View this Home Today! ~ Doors Open & Auctioneers will be On-site at 9:00 a.m. Day of Auction ~ Items Purchased at Online Auction Must be Picked up from 10:30 a.m. - 7:00 p.m. Day of Auction.

*Announcements made day of sale take precedence over printed material.*

**WILSON REAL ESTATE AUCTIONEERS, INC.**

*Leading Real Estate Auctioneers "Since 1961"*

501-624-1825 \* PB00000481, Joe Wilson

WEBSITE: [WilsonAuctioneers.com](http://WilsonAuctioneers.com) - AAL #4