

YELL COUNTY ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION



On-Site & Online Auction

**Thursday | August 8, 2019 | 10:00 A.M.
10127 Highway 27 | Danville, Arkansas 72833**

WilsonAuctioneers.com

July 10, 2019

Dear Prospective Buyer:

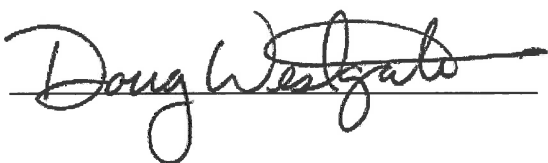
This 2-story home with 5,328+/- square feet of living space, 6 bedrooms/ 4 bathrooms is on a 34+/- acre lot. There are 5 bedrooms upstairs, including the 2 master bedrooms, and 1 bedroom downstairs. The house was built in 1966, and recently completely remodeled. Plus, there is a guest house, cabin, and a metal barn loft on 3 lots. The vineyard, established in 2007 has 70 vines. The detached 2-car garage has an attached brick exterior, wine tasting room. There is a 1,764+/- square foot 2-story metal barn with a 2nd-floor loft/guest house, full bathroom, kitchen with pine cabinets, 4 entrances, plumbing with hot and cold water, and double vehicle covered carport.

This property has a deep-water pond stocked with large catfish, and by the pond is a small cabin with a bunk bed. The master bedroom has 2 large closets, an iron and crystal chandelier, and large windows. There is a 50-foot hallway leading to the 2nd master bedroom, and 3 guest bedrooms. This house has 3 full bathrooms upstairs and 1 full bathroom downstairs. Two of the bathrooms have double shower heads, tile and glass exposure, and double sinks with exotic black granite countertops. All rooms on the main level have a full wall or half wall of windows. All rooms have ample closet space. This home has hardwood floors, French doors, custom black wrought iron stair rails, large windows for views, and large porches on both levels. There are 2 kitchens on the main level with stainless steel and black appliances, cherry cabinets, can lighting, (2) 8-foot islands with space for 4, and one with an inlaid antique granite stone floor under the bar stools, a window seat, and lots of countertops covered in exotic black granite. The large living room has a beautiful bronze tile ceiling. The downstairs guest bedroom is overlooking Danville. There is a large 54 x 34 foot open concept room with original brick flooring, 2 sets of French doors, a full kitchen, multiple storage closets, office area with a wood burning fireplace and a bar area, and 22 feet of custom bookcases added in 2018. Added to the home in 2011, is a cedar beam and stone outdoor kitchen attached to the house with a stacked rock fireplace, 3 sets of cedar cabinets, 17 feet of stone countertops, a 53-inch KitchenAid stainless steel grill, black metal lantern lighting, a large stone fireplace with gas logs, and professional landscaping with (2) fountains.

There is also a deep-water pond built in 2012. This property also contains a 550+/- square foot wine room with a double garage, award-winning international wine from the vineyard on property, a wine tasting room, and wine processing center.

A new metal roof installed in 2016, all new windows in 2011, a new heating and cooling unit in 2015, freshly painted in 2015, and hardwood floors added to the upstairs in 2011. **This property is selling regardless of price to the highest bidder on auction day!**

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 **10127 Highway 27 in Danville, Arkansas at 10:00 a.m. on August 8th**.

A handwritten signature in black ink that reads "Doug Westgate". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: \$40,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ No Mineral Rights Convey ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

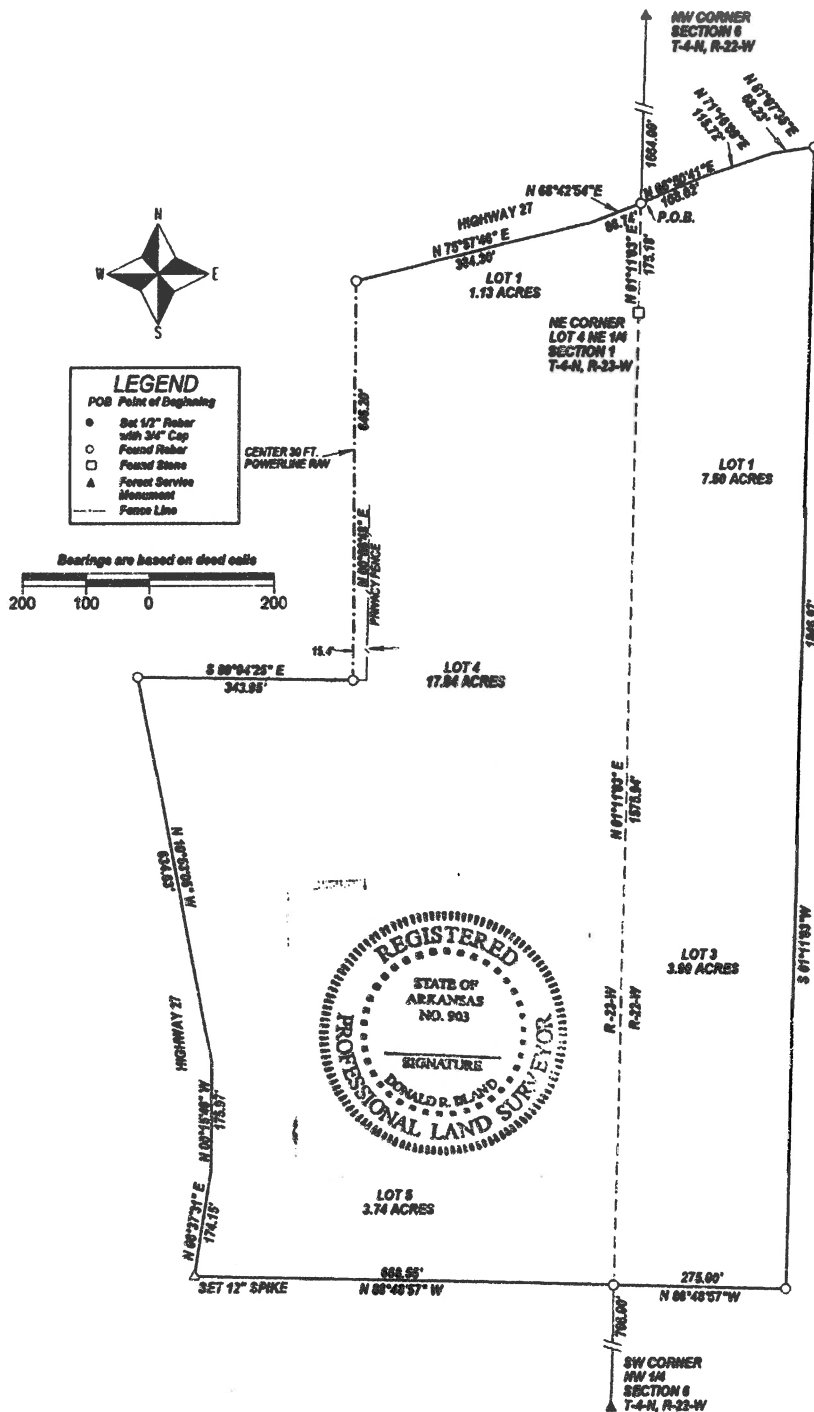
CLOSING COMPANY: First National Title Company ~ Closing Agent: David Eddy ~ 410 West Main Street, Danville, Arkansas 72833 ~ (479) 495-2281 ~ Fax/ 495-5603.

GENERAL INFORMATION: 5,328+/- SF of Living Space, 6 Bedroom/ 4 Bath, 2-Story Home on a 34+/- Acre Lot ~ 5 Bedrooms Upstairs Including the 2 Master Bedrooms & 1 Bedroom Downstairs ~ Built in 1966, Completely Remodeled ~ Guest House, Cabin & Metal Barn Loft on 3 Lots ~ Vineyard, Established in 2007 w/ 70 Vines ~ Detached 2-Car Garage w/Attached Brick Exterior, Wine Tasting Room ~ 1,764+/- SF 2-Story Metal Barn w/ 2nd Floor Loft/Guest House, Full Bath, Kitchen w/Pine Cabinets, 4 Entrances, Plumbing w/Hot & Cold Water, Double Vehicle Covered Carport ~ Deep-Water Pond Stocked w/Large Catfish ~ Small Cabin w/Bunk Bed Near Pond ~ Master Bedroom w/2 Large Closets, Iron & Crystal Chandelier, Large Windows ~ 50 Ft. Hallway Leading to the 2nd Master Bedroom & 3 Guest Bedrooms ~ 3 Full Bathrooms Upstairs & 1 Full Bathroom Downstairs ~ (2) Large Bathrooms, Both w/Double Shower Heads, Tile & Glass Exposure, Double Sinks w/Exotic Black Granite Countertops ~ All Rooms on Main Level have a Full Wall or Half Wall of Windows ~ All Rooms have Ample Closet Space ~ Hardwood Floors, French Doors, Custom Black Wrought Iron Stair Rails, Large Windows for Views, Large Porches on Both Levels ~ 2 Kitchens on Main Level ~ Stainless Steel & Black Appliances ~ Cherry Cabinets ~ Can Lighting ~ (2) 8 Ft. Islands w/Space for 4 & One w/Inlaid Antique Granite Stone Floor under the Bar Stools, Window Seat & Lots of Countertops Covered in Exotic Black Granite ~ Large Living Room w/Beautiful Bronze Tile Ceiling ~ Downstairs Guest Bedroom Overlooking Danville ~ Large 54 x 34 Ft. Open Concept Room w/Original Brick Flooring, 2 Sets of French Doors, Full Kitchen, Multiple Storage Closets, Office Area w/Wood Burning Fireplace & Bar Area, 22 Ft. of Custom Bookcases Added in 2018 ~ Added in 2011, a Cedar Beam & Stone Outdoor Kitchen Attached to House w/Stacked Rock Fireplace, 3 Sets of Cedar Cabinets, 17 Ft. of Stone Countertops, 53 inch KitchenAid Stainless Steel Grill, Black Metal Lantern Lighting, Large Stone Fireplace w/Gas Logs & Professional Landscaping w/(2) Fountains ~ Deep Water Pond Built in 2012 ~ 550+/- SF Wine Room w/Double Garage, Award-Winning International Wine from Vineyard on Property, Wine Tasting Room & Wine Processing Center ~ New Metal Roof in 2016 ~ All New Windows in 2011 ~ New Heat & Cooling Unit in 2015 ~ Fresh Paint in 2015 ~ Hardwood Floors Added Upstairs in 2011 ~ **REMEMBER, IT'S SELLING REGARDLESS OF PRICE ON AUCTION DAY!** ~ Offers Prior to Auction Day on the Real Estate are Welcome.

REAL ESTATE TAXES FOR YEAR 2018: \$1,987.00

SCHOOL DISTRICT: Danville

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerials, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

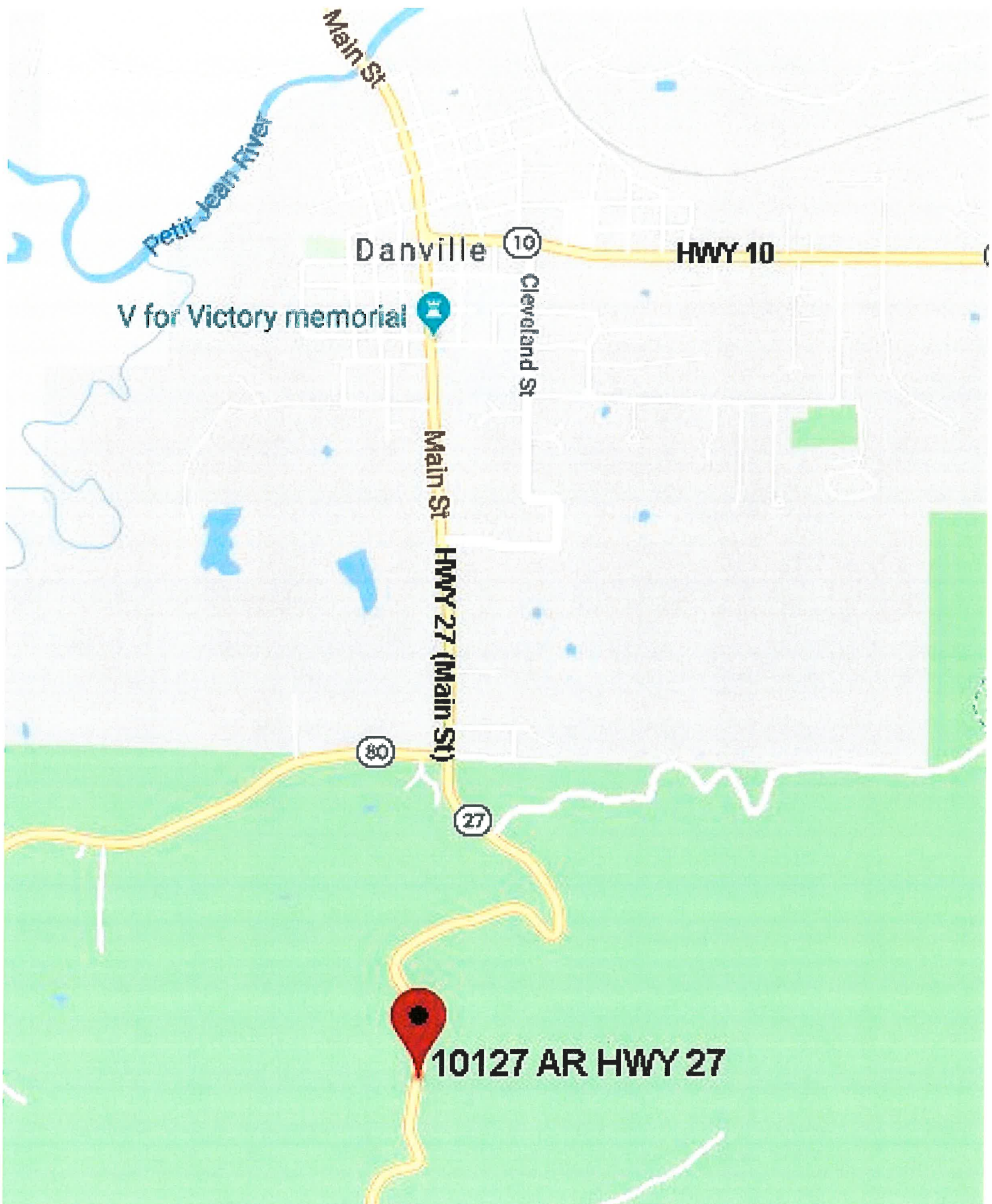


A part of Government Lots 1, 4 and 5 of the NE 1/4 of Section 1, T-4-N, R-23-W and part of Government Lots 1 and 3 of the NW 1/4 of Section 6, T-4-N, R-22-W Yell County, Arkansas more particularly described as commencing at a stone marking the NE corner of Government Lot 4 of the NE corner of said Section 1; thence N 01°11'03" E, a distance of 175.18 feet to the South right of way of Highway 27 and the point of beginning; thence along the right of way N 66°50'41" E, a distance of 108.02 feet; thence N 71°16'08" E, a distance of 115.72 feet; thence N 81°07'35" E, a distance of 68.23 feet; thence leaving the highway S 01°11'03" W, a distance of 1846.97 feet; thence N 86°48'57" W, a distance of 275.00 feet to the West line of Section 6; thence N 86°48'57" W, a distance of 668.55 feet to the East right of way of Highway 27; thence along the right of way N 06°37'31" E, a distance of 174.15 feet; thence N 00°15'40" W, a distance of 175.97 feet; thence N 10°53'05" W, a distance of 634.63 feet; thence leaving the highway S 89°04'25" E, a distance of 343.95 feet; thence N 00°08'46" E, a distance of 646.20 feet to the South right of way of Highway 27; thence along the right of way N 75°57'48" E, a distance of 384.30 feet; thence N 68°42'54" E, a distance of 86.74 feet to the POINT OF BEGINNING; said described tract containing 34.11 Acres, more or less.

DON BLAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS SINCE 1981
 P.O. BOX 966 DANVILLE, AR 72833
 DANVILLE, AR PH: (479) 495-2681
 BOONEVILLE, AR PH: (479) 675-2642
 FAX: (479) 495-2421 EMAIL: survey@earthlink.net

CLIENT:	
STATE PLAT CODE:	500-04N-22W-0-06-400-76-0903 500-04N-23W-0-01-100-76-0903
DATE:	8-6-19
JOB #	85-19





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.

Stunning, Million Dollar Views ~ 5,328+/- SF, 6BR/ 4BA Home Overlooking Mt. Magazine & Mt. Nebo ~ 34+/- Acres, Wine Tasting Room, Large Barn w/2nd Floor Loft, Cabin w/Bunk Beds, Working Vineyard ~ Deep Water Pond Stocked w/Catfish ~ 2-Car Detached Garage ~ Native Stone Pillars at Driveway ~ Professional Landscaping ~ Plus, a House Full of Upscale Furnishings, John Deere Riding Mower, John Deere Zero Turn Mower, Tool Boxes, Shop Tools & More! ~ Selling On-site w/Live, Online Bidding for the Real Estate & Personal Property ~ **EVERYTHING IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

YELL COUNTY ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

THURSDAY ~ AUGUST 8, 2019 ~ 10:00 A.M.

10127 HWY 27 ~ DANVILLE, AR 72833

DIRECTIONS: (From Danville) Head West on HWY 10, Turn Left on HWY 27 (Main St.) & Travel 2.2 Mi. ~ Watch for Auction Signs on the Left.

REAL ESTATE DESCRIPTION: 5,328+/- SF of Living Space, 6 Bedroom/ 4 Bath, 2-Story Home on a 34+/- Acre Lot ~ 5 Bedrooms Upstairs Including the 2 Master Bedrooms & 1 Bedroom Downstairs ~ Built in 1966, Completely Remodeled ~ Guest House, Cabin & Metal Barn Loft on 3 Lots ~ Vineyard, Established in 2007 w/ 70 Vines ~ Detached 2-Car Garage w/Attached Brick Exterior, Wine Tasting Room ~ 1,764+/- SF 2-Story Metal Barn w/ 2nd Floor Loft/Guest House, Full Bath, Kitchen w/Pine Cabinets, 4 Entrances, Plumbing w/Hot & Cold Water, Double Vehicle Covered Carport ~ Deep-Water Pond Stocked w/Large Catfish ~ Small Cabin w/Bunk Bed Near Pond ~ Master Bedroom w/2 Large Closets, Iron & Crystal Chandelier, Large Windows ~ 50 Ft. Hallway Leading to the 2nd Master Bedroom & 3 Guest Bedrooms ~ 3 Full Bathrooms Upstairs & 1 Full Bathroom Downstairs ~ (2) Large Bathrooms, Both w/Double Shower Heads, Tile & Glass Exposure, Double Sinks w/Exotic Black Granite Countertops ~ All Rooms on Main Level have a Full Wall or Half Wall of Windows ~ All Rooms have Ample Closet Space ~ Hardwood Floors, French Doors, Custom Black Wrought Iron Stair Rails, Large Windows for Views, Large Porches on Both Levels ~ 2 Kitchens on Main Level ~ Stainless Steel & Black Appliances ~ Cherry Cabinets ~ Can Lighting ~ (2) 8 Ft. Islands w/Space for 4 & One w/Inlaid Antique Granite Stone Floor under the Bar Stools, Window Seat & Lots of Countertops Covered in Exotic Black Granite ~ Large Living Room w/Beautiful Bronze Tile Ceiling ~ Downstairs Guest Bedroom Overlooking Danville ~ Large 54 x 34 Ft. Open Concept Room w/Original Brick Flooring, 2 Sets of French Doors, Full Kitchen, Multiple Storage Closets, Office Area w/Wood Burning Fireplace & Bar Area, 22 Ft. of Custom Bookcases Added in 2018 ~ Added in 2011, a Cedar Beam & Stone Outdoor Kitchen Attached to House w/Stacked Rock Fireplace, 3 Sets of Cedar Cabinets, 17 Ft. of Stone Countertops, 53 inch KitchenAid Stainless Steel Grill, Black Metal Lantern Lighting, Large Stone Fireplace w/Gas Logs & Professional Landscaping w/(2) Fountains ~ Deep Water Pond Built in 2012 ~ 550+/- SF Wine Room w/Double Garage, Award-Winning International Wine from Vineyard on Property, Wine Tasting Room & Wine Processing Center ~ New Metal Roof in 2016 ~ All New Windows in 2011 ~ New Heat & Cooling Unit in 2015 ~ Fresh Paint in 2015 ~ Hardwood Floors Added Upstairs in 2011 ~ **REMEMBER, IT'S SELLING REGARDLESS OF PRICE ON AUCTION DAY!** ~ Offers Prior to Auction Day on the Real Estate are Welcome ~ For Additional Information, Aerial Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

PARTIAL LIST OF PERSONAL PROPERTY: John Deere Riding Mower, John Deere Zero Turn Mower, Frontload Whirlpool Duet Washer & Dryer, Freezers, Mid Century Retro Pool Table, A Complete House Full of Quality Upscale Furnishings Including: Living Room, Bedroom, Dining, Kitchen, Small Appliances, High-end Wool & Silk Rugs, Artwork, Lamps, Accessories & Custom Bedding ~ Outdoor Furniture, Shop Equipment, Lawn & Garden Tools & Much More! ~ **All Personal Property will be Available for Live, Online Bidding, Visit WilsonAuctioneers.com for More Information & Place your Bids Today!**

TERMS ON REAL ESTATE: \$40,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ No Mineral Rights Convey ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

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

SPECIAL INSPECTION: Sunday, August 4th from 1:00 p.m. - 4:00 p.m. ~ Contact Agent, **Doug Westgate** at 501-815-4004/ doug@wilsonauctioneers.com for More Information ~ Doors Open & Auctioneers will be On-site at 8:00 a.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 - AAL #4