

LAKE HAMILTON ABSOLUTE INCOME PRODUCING PROPERTY AUCTION

Selling Regardless of Price!



On-Site & Online Auction

Thursday | September 12, 2019 | 10:00 A.M.

1807 Lakeshore Dr. | Hot Springs, AR 71913

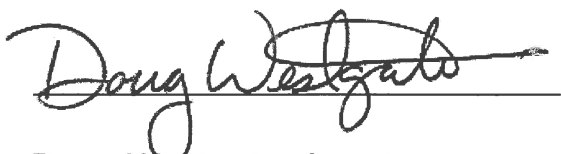
WilsonAuctioneers.com

August 13, 2019

Dear Prospective Buyer:

This incredible income producing property, contains (5) rental units consisting of (2) homes and (3) cottages on 1.3+/- acres with 155+/- Ft. of prime frontage on lake hamilton, a 3-stall covered Entergy approved boat dock, private boat launch ramp, separate fishing/swim dock and concrete boardwalk is **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** This prime piece of lakefront residential real estate is in an excellent location only 3 miles from Oaklawn Racing & Casino Resort and less than 1 mile from (Exit 3) on the MLK expressway. Exceptional fishing from the docks or boardwalk in the stokes creek area of lake hamilton. **(Unit A)** is an 1,138+/- SF 2-story home fronting on lakeshore drive consisting of 2 bedrooms, 1.5 bathrooms, living room, sun room, kitchen with fridge, range and dishwasher. Central heat/air and a 2-cCar attached garage. Currently rented for \$925/month. **(Unit B)** is a 736+/- SF cottage consisting of 1 bedroom, 1 bath, living room, den, kitchen with fridge and range. Heat pump and detached garage/storage building. Currently rented thru March 2020 for \$700/month. **(Unit C)** is a 769+/- SF cottage consisting of 1 bedroom, 1 bath, living room, eat-in kitchen with fridge and range and laundry room. Gas heat and electric AC. Currently rented month-to-month for \$840/month. **(Unit D)** is a 2-story, 1,512+/- SF lakefront home consisting of 2 bedrooms, 2 baths, open living/dining room, kitchen with fridge, range and dishwasher, sunroom, laundry room with washer/dryer. Home has a detached garage and central AC. This vacant home was recently owner occupied but needs cosmetic remodeling and updating. **(Unit E)** is a 384+/- SF, lakefront studio cottage fully furnished and rent ready consisting of 1 bedroom, 1 bath, kitchen with fridge and stovetop. Window AC unit, shared electric & water meter with Unit D. All city utilities including electricity, natural gas, city water and sewer are to the property. **Offers Prior to Auction Day are Welcome!**

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 ***1807 Lakeshore Dr in Hot Springs, Arkansas at 10:00 a.m. on September 12th.***



Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: \$50,000.00 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: Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 1100 Ouachita Ave., Hot Springs, Arkansas 71901~ (501) 624-2541 ~ Fax/ 623-4552.

GENERAL INFORMATION: This Incredible Income Producing Property, Contains (5) Rental Units Consisting of (2) Homes & (3) Cottages on 1.3+/- Acres w/ 155+/- Ft. of Prime Frontage on Lake Hamilton, a 3-Stall Covered Entergy Approved Boat Dock, Private Boat Launch Ramp, Separate Fishing/Swim Dock & Concrete Boardwalk is **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ This Prime Piece of Lakefront Residential Real Estate is in an Excellent Location Only 3 Miles from Oaklawn Racing & Casino Resort & Less than 1 Mile from (Exit 3) on the MLK Expressway ~ Exceptional Fishing from the Docks or Boardwalk in the Stokes Creek Area of Lake Hamilton ~ **(Unit A)** is an 1,138+/- SF 2-Story Home Fronting on Lakeshore Drive Consisting of 2 Bedrooms, 1.5 Bathrooms, Living Room, Sun Room, Kitchen w/Fridge, Range & Dishwasher ~ Central Heat/Air ~ 2-Car Attached Garage ~ Currently Rented for \$925/Month ~ **(Unit B)** is a 736+/- SF Cottage Consisting of 1 Bedroom, 1 Bath, Living Room, Den, Kitchen w/Fridge & Range ~ Heat Pump ~ Detached Garage/Storage Building ~ Currently Rented thru March 2020 for \$700/Month ~ **(Unit C)** is a 769+/- SF Cottage Consisting of 1 Bedroom, 1 Bath, Living Room, Eat-in Kitchen w/Fridge & Range & Laundry Room ~ Gas Heat & Electric AC ~ Currently Rented Month-to-Month for \$840/Month ~ **(Unit D)** is a 2-Story, 1,512+/- SF Lakefront Home Consisting of 2 Bedrooms, 2 Baths, Open Living/Dining Room, Kitchen w/Fridge, Range & Dishwasher, Sun Room, Laundry Room w/Washer/Dryer ~ Detached Garage ~ Central AC ~ This Vacant Home was Recently Owner Occupied but is in Need of Cosmetic Remodeling & Updating ~ **(Unit E)** is a 384+/- SF, Lakefront Studio Cottage Fully Furnished & Rent Ready Consisting of 1 Bedroom, 1 Bath, Kitchen w/Fridge & Stovetop ~ Window AC Unit ~ Shared Electric & Water Meter with Unit D ~ All City Utilities Including Electricity, Natural Gas, City Water & Sewer are to the Property ~ **Offers Prior to Auction Day are Welcome!**

REAL ESTATE TAXES FOR YEAR 2018: \$4,844.04

SCHOOL DISTRICT: Hot Springs

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.

Legal Description:

Lots 5 and 6 of FOUTCH SUBDIVISION "A", according to the Plat recorded in Book 352, Page 86 of the Deed and Mortgage Records of Garland County, Arkansas, LESS AND EXCEPT that part of Lot 6 described as: Beginning at the Southeast corner of said Lot 6 on the 400 foot contour line of LAKE HAMILTON; run thence Westerly and along said 400 foot contour line to a point that is 6.4 feet West of the East line of said Lot 6, run thence North parallel to East line of said Lot 6 for a distance of 38.6 feet, run thence East a distance of 6 feet 4 inches to the East line of said Lot 6, thence South along the East line of said Lot 6 to the POINT OF BEGINNING.

Subject to existing easements, building lines, restrictions, and assessments of record if any.

BOOK 352 PAGE 86

21-2
1100
1120
51
17
George H. Futch

LAKE SHORE DR

EAST LINE OF KITTLEBERGER & MOORE SUBD.

80

472

80

388.5

2

342

9

345

80

4

348

80

5

362

80

6

385

400 CONTOUR

LAKE - HAMILTON

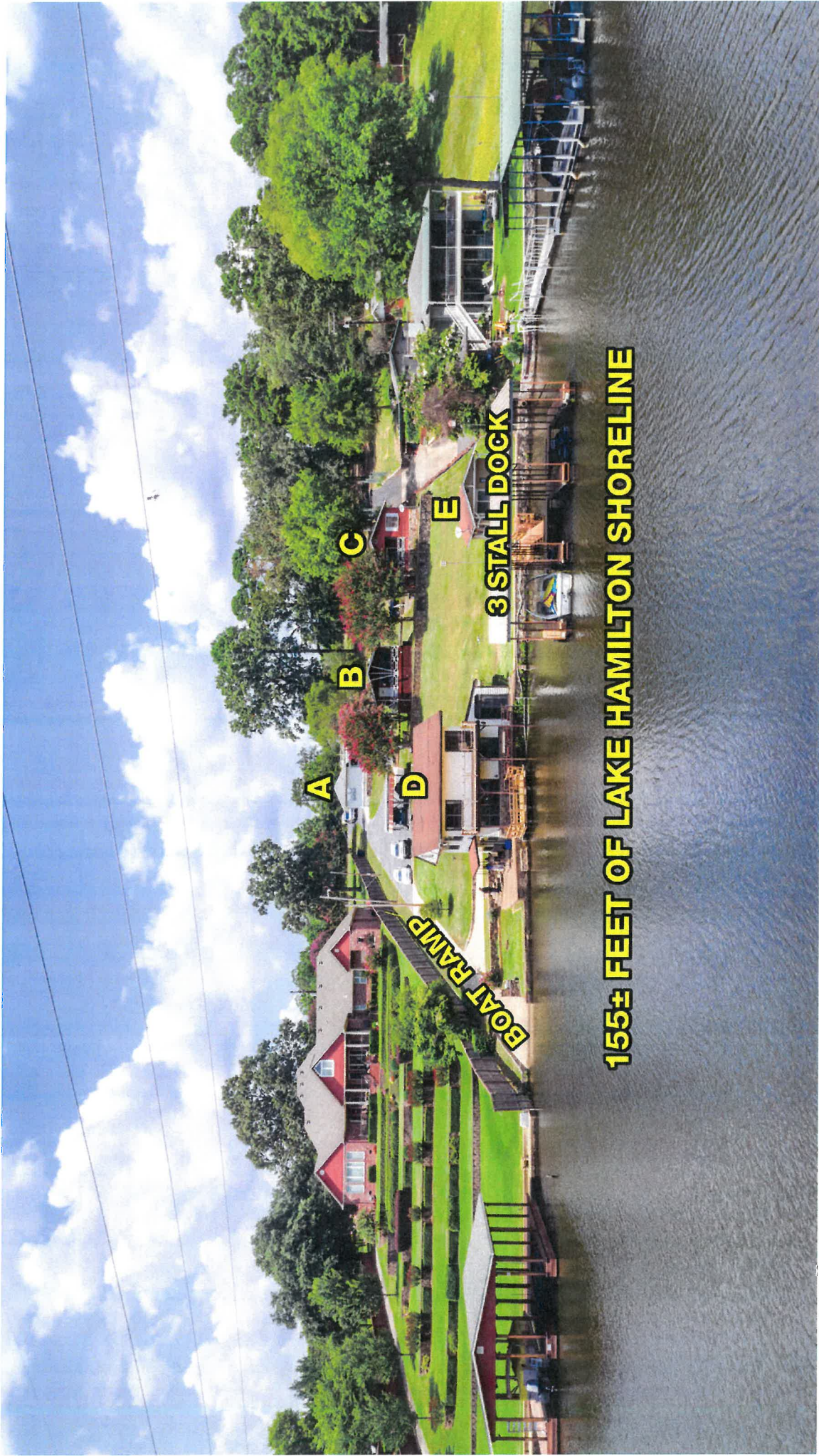
PLAT

FOUTCH - SU

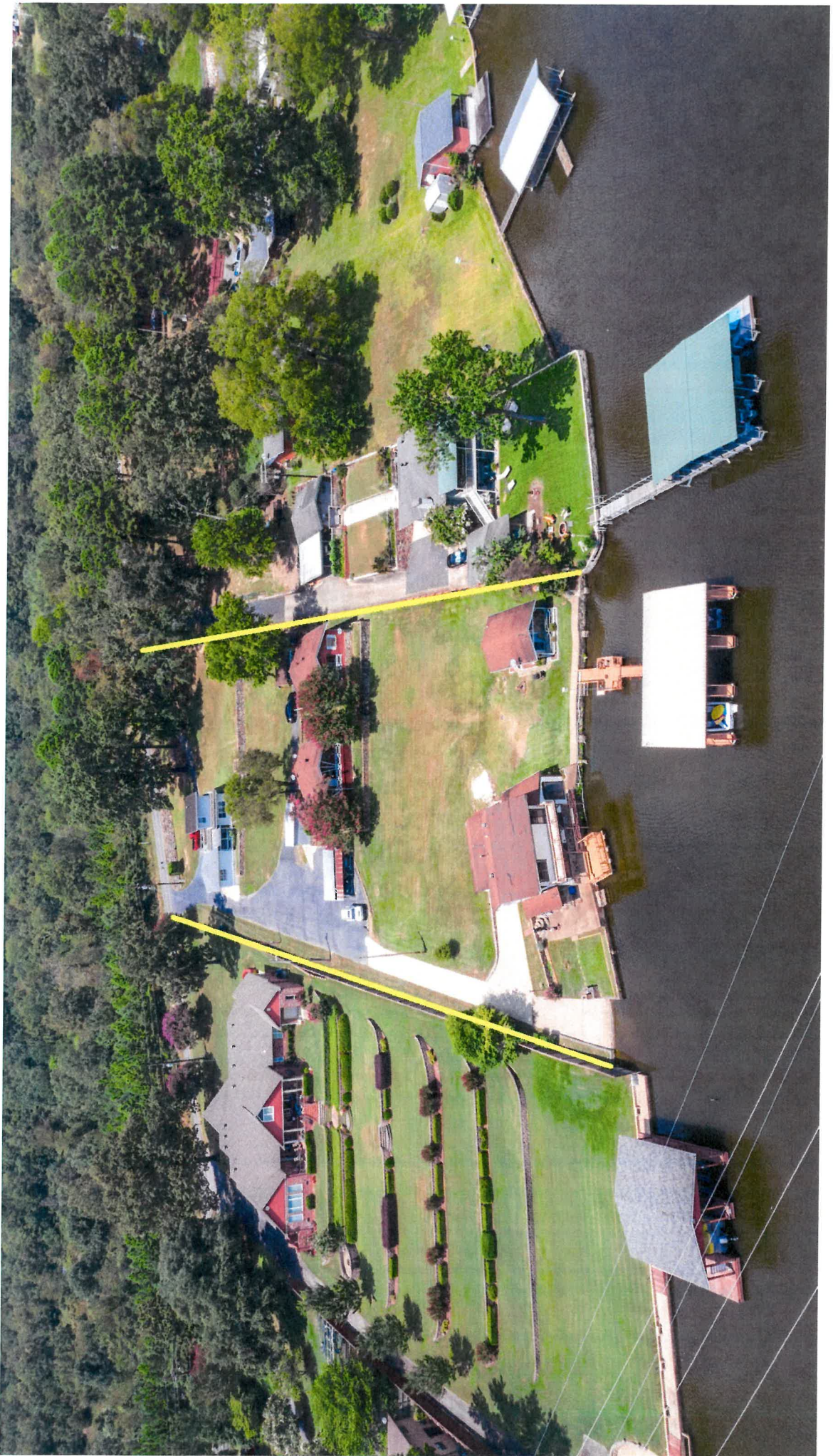
A PART OF THE E 1/4 OF SW 1/4 SW 1/4
THE NW 1/4 SW 1/4 SEC 13, T35, R20W
GARLAND COUNTY, ARK.
HOT SPRINGS, ARK.

SCALE 1" =

BY: O.C. LIVINGSTON
LAND S



155± FEET OF LAKE HAMILTON SHORELINE





3

1807 Lakeshore Drive

Dr. Martin Luther King Jr. Expy

Lakeshore Dr.

McLeod St

Young's Lakeshore RV Resort

Stokes Creek

Lakeshore Terrace

Joker Pl

Lakeshore Dr

Lakeshore Dr

Southview Ct

Lakeshore Dr

Aviation Plaza

Aviation Plaza

Aviation Plaza

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: LAKE HAMILTON HOME BUYERS & REAL ESTATE INVESTORS!

Incredible Income Producing Property ~ (2) Homes & (3) Cottages on 1.3+/- Acres w/ 155+/- Ft. of Prime Frontage on Lake Hamilton w/ a 3-Stall Covered Boat Dock, Private Boat Launch Ramp, Separate Fishing/Swim Dock & Boardwalk ~ Selling On-site w/Live, Online Bidding Available! SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!

LAKE HAMILTON ABSOLUTE INCOME PRODUCING PROPERTY AUCTION

THURSDAY ~ SEPTEMBER 12, 2019 ~ 10:00 A.M.

1807 LAKESHORE DRIVE ~ HOT SPRINGS, AR 71913

DIRECTIONS: From Exit 3 on MLK EXPWY in Hot Springs, head West on McLeod St. & Turn Right onto Lakeshore Dr., go 1/2 Mile & Watch for Auction Sign & Property on the Left.

REAL ESTATE DESCRIPTION: This Incredible Income Producing Property, Contains (5) Rental Units Consisting of (2) Homes & (3) Cottages on 1.3+/- Acres w/ 155+/- Ft. of Prime Frontage on Lake Hamilton, a 3-Stall Covered Entergy Approved Boat Dock, Private Boat Launch Ramp, Separate Fishing/Swim Dock & Concrete Boardwalk is **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ This Prime Piece of Lakefront Residential Real Estate is in an Excellent Location Only 3 Miles from Oaklawn Racing & Casino Resort & Less than 1 Mile from (Exit 3) on the MLK Expressway ~ Exceptional Fishing from the Docks or Boardwalk in the Stokes Creek Area of Lake Hamilton ~ **(Unit A)** is an 1,138+/- SF 2-Story Home Fronting on Lakeshore Drive Consisting of 2 Bedrooms, 1.5 Bathrooms, Living Room, Sunroom, Kitchen w/Fridge, Range & Dishwasher ~ Central Heat/Air ~ 2-Car Attached Garage ~ Currently Rented for \$925/Month ~ **(Unit B)** is a 736+/- SF Cottage Consisting of 1 Bedroom, 1 Bath, Living Room, Den, Kitchen w/Fridge & Range ~ Heat Pump ~ Detached Garage/Storage Building ~ Currently Rented thru March 2020 for \$700/Month ~ **(Unit C)** is a 769+/- SF Cottage Consisting of 1 Bedroom, 1 Bath, Living Room, Eat-in Kitchen w/Fridge & Range & Laundry Room ~ Gas Heat & Electric AC ~ Currently Rented Month-to-Month for \$840/Month ~ **(Unit D)** is a 2-Story, 1,512+/- SF Lakefront Home Consisting of 2 Bedrooms, 2 Baths, Open Living/Dining Room, Kitchen w/Fridge, Range & Dishwasher, Sun Room, Laundry Room w/Washer/Dryer ~ Detached Garage ~ Central AC ~ This Vacant Home was Recently Owner Occupied but Needs Cosmetic Remodeling & Updating ~ **(Unit E)** is a 384+/- SF, Lakefront Studio Cottage Fully Furnished & Rent Ready Consisting of 1 Bedroom, 1 Bath, Kitchen w/Fridge & Stovetop ~ Window AC Unit ~ Shared Electric & Water Meter with Unit D ~ All City Utilities Including Electricity, Natural Gas, City Water & Sewer are to the Property ~ Hot Springs School District ~ **Offers Prior to Auction Day are Welcome!** ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

AUCTIONEER'S NOTE: If you're looking for income producing property to use for nightly, weekly or long term rental on Lake Hamilton with a covered boat dock, private boat launch ramp and an excellent lake view conveniently located less than a mile from the MLK Expressway, you have just found it. Don't miss this opportunity!

TERMS ON REAL ESTATE: \$50,000.00 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.

INSPECTION: Homes can be Inspected by Appointment ~ Contact Agents, **Gladys Webb** at 501-766-0605/ gladys@wilsonauctioneers.com or **Doug Westgate** at 501-815-4004/ doug@wilsonauctioneers.com Today ~ Doors Open & Auctioneers will be On-site at 9:00 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