

# 371± ACRE VAN BUREN COUNTY LAND AUCTION

**Fri. | Sept. 13, 2019 | 11:00 A.M.**

**Archey Valley Church & HWY 254**

**Leslie, Arkansas 72645**

**371± Contiguous Acres of Recreational Timberland in Van Buren County  
Just West of Dennard & East of Chimes | Year-Round Water & Archey Creek Access  
Mature Hardwoods | 125± Mineral Acres Convey**



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

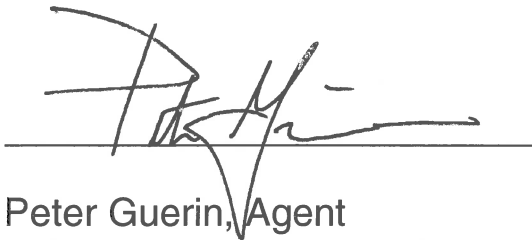


August 14, 2019

Dear Prospective Buyer:

This 371+/- acres of surveyed, secluded, beautiful ozark mountain land is ready for a new owner! The entire property is covered in mature hardwood offering a true Ozark mountain paradise. Year-round water running the length of the property and year-round archey creek access, this wonderful piece of land keeps all the wildlife you can imagine on it and has recent sightings of elk! There is an established road system marked throughout the property on the east and west side of the creek and runs the length of the property. Several sites for food plots and bear bait stands. This property has been managed and hunted for large bears throughout past years and offers an abundance of deer, turkey and other small game. There is a new storage shed located on the property and used for camping on a future cabin site. This property is loaded with valuable native stone deposits that have been evaluated by a professional stone company. A total of 125+/- mineral acres will convey with this sale as well as a deeded easement road. **Offers Prior to Auction Day are Welcome!**

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 Archey Valley Church & Highway 254 in Leslie, Arkansas at 11:00 a.m on September 13th.

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 ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

**CLOSING COMPANY:** Cannaday Abstract & Title Company ~ Closing Agent: Valerie Holcomb ~ 232 Griggs Street, Clinton, Arkansas 72031 ~ (501) 745-2115 ~ Fax/ 745-6232.

**GENERAL INFORMATION:** This 371+/- Acres of Surveyed, Secluded, Beautiful Ozark Mountain Land is Ready for a New Owner! ~ W/the Entire Property being Covered in Mature Hardwood, this is a True Ozark Mountain Paradise ~ Year-Round Water Running the Length of the Property, & Year-Round Archey Creek Access, this Wonderful Piece of Land Keeps all the Wildlife you can Imagine on it & has Recent Sightings of Elk! ~ There is an Established Road System Marked Throughout the Property on the East & West Side of the Creek & Runs the Length of the Property ~ Several Sites for Food Plots & Bear Bait Stands ~ This Property has been Managed & Hunted for Large Bears Throughout Past Years & Also Offers an Abundance of Deer, Turkey, & Small Game ~ There is a New Storage Shed Located on the Property & Used for Camping on a Future Cabin Site ~ This Property is Loaded w/Valuable Native Stone Deposits that have been Evaluated by a Professional Stone Company ~ 125+/- Mineral Acres Convey ~ Deeded Easement Road ~ **Offers Prior to Auction Day are Welcome!**

**REAL ESTATE TAXES FOR YEAR 2018:** \$468.00

**SCHOOL DISTRICT:** Clinton

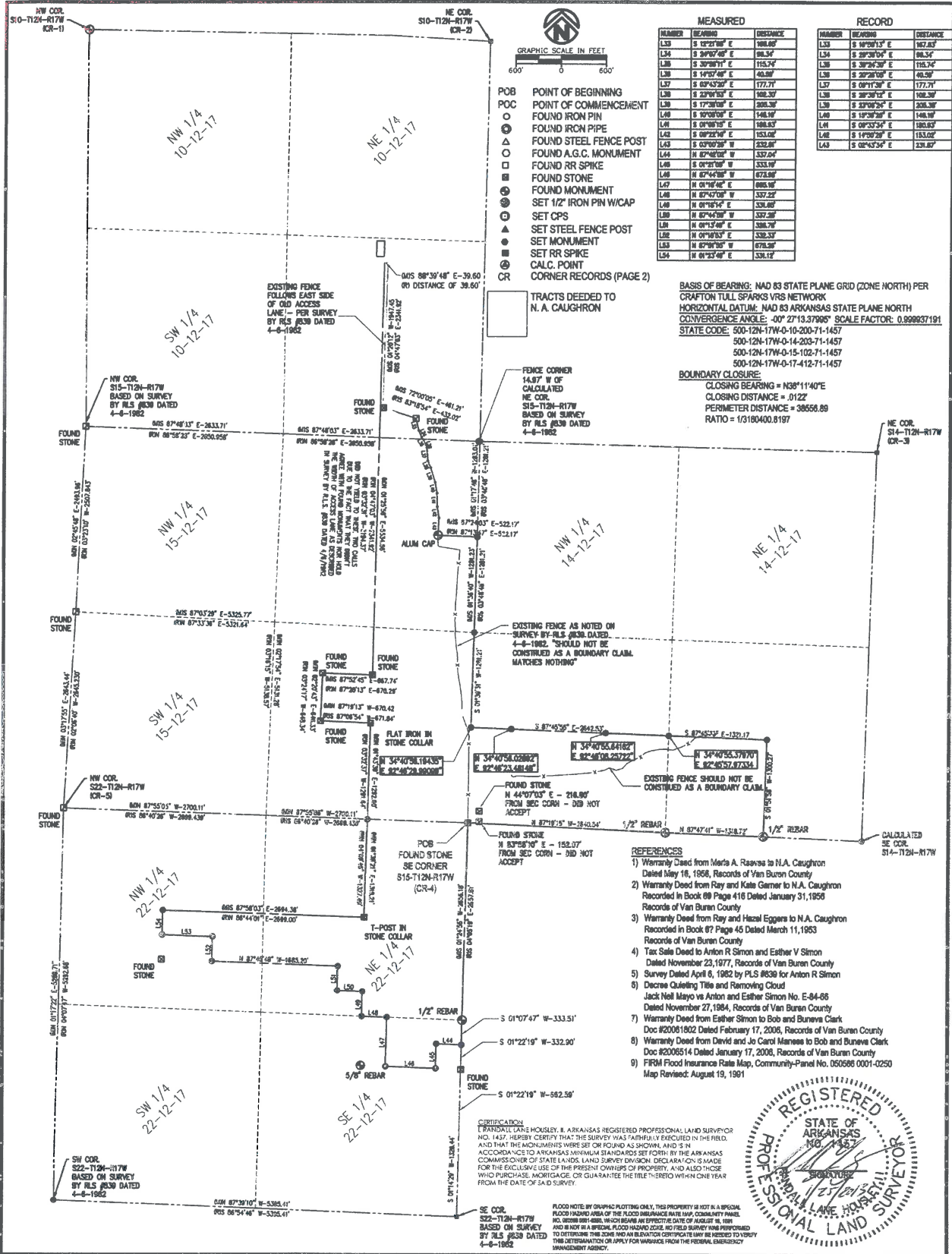
The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to, 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:

Part of Sections 10,14,15 and 22, Township 12 North, Range 17 West, Van Buren County, Arkansas, more particularly described as follows:

Beginning at the SE corner of the SE1/4 of said Section 15 and being marked by a found stone and having established grid Coordinates of (Y)490615.705 and (X) 1082143.416 of the Arkansas Coordinate System 1983, North Zone,

Thence S 01°24'55" W along the east line of Section 22, T12N-R17W, a distance of 2656.18 feet to a found 1/2" rebar, being the E1/4 corner of said Section 22; Thence S 01°07'47" W along the east line of said Section 22, a distance of 333.51 feet to a set 1/2" iron pin with cap; Thence N 87°42'02" W, a distance of 337.04 feet to a set 1/2" iron pin with cap; Thence S 01°21'05" W, a distance of 333.19 feet to a set 1/2" iron pin with cap; Thence N 87°44'58" W, a distance of 673.98 feet to a set 1/2" iron pin with cap; Thence N 01°18'42" E, a distance of 665.18 feet to a set 1/2" iron pin with cap; Thence N 87°47'08" W, a distance of 337.22 feet to a set 1/2" iron pin with cap; Thence N 01°18'14" E, a distance of 331.65 feet to a calculated point on a bluff line; Thence N 87°44'59" W, a distance of 337.28 feet to a calculated point on a bluff line; Thence N 01°13'49" E, a distance of 326.78 feet to a set 1/2" iron pin with cap; Thence N 87°45'48" W, a distance of 1685.20 feet to a set 1/2" iron pin with cap; Thence N 01°18'53" E, a distance of 332.33 feet to a set 1/2" iron pin with cap; Thence N 87°51'55" W, a distance of 675.26 feet to a set 1/2" iron pin with cap; Thence N 01°23'49" E, a distance of 331.12 feet to a set 1/2" iron pin with cap; Thence S 87°58'03" E, a distance of 2694.38 feet to a found T-post in stone collar; Thence N 01°39'21" E, a distance of 1319.21 feet to a set 1/2" iron pin with cap on the north line of said Section 22; Thence N 01°43'39" E, a distance of 1292.60 feet to a found flat iron in stone collar; Thence N 87°19'13" W, a distance of 670.42 feet to a found stone; Thence N 02°20'43" E, a distance of 646.33 feet to a found stone; Thence S 87°52'45" E, a distance of 667.74 feet to a found stone; Thence N 01°25'58" E, a distance of 5534.56 feet to a point; Thence S 88°39'48" E, a distance of 39.60 feet to a point; Thence S 01°20'12" W, a distance of 1947.45 feet to a found stone; Thence S 72°00'05" E, a distance of 461.21 feet to a found stone; Thence S 12°21'08" E, a distance of 166.65 feet to a point; Thence S 24°07'45" E, a distance of 96.34 feet to a point; Thence S 30°56'11" E, a distance of 115.74 feet to a point; Thence S 14°57'46" E, a distance of 40.59 feet to a point; Thence S 03°43'20" E, a distance of 177.71 feet to a point; Thence S 23°01'53" E, a distance of 102.30 feet to a point; Thence S 17°38'05" E, a distance of 205.38 feet to a point; Thence S 10°08'06" E, a distance of 148.19 feet to a point; Thence S 01°05'15" E, a distance of 180.93 feet to a point; Thence S 09°22'10" E, a distance of 153.02 feet to a point; Thence S 03°00'26" W, a distance of 232.81 feet to a found aluminum cap; Thence S 87°24'03" E, a distance of 522.17 feet to a set 1/2" iron pin with cap on the west line of Section 14, T12N-R17W; Thence S 01°38'40" W, along the west line of said Section 14, a distance of 1281.23 feet to a calculated point in a pond, being the W1/4 corner of said Section 14; Thence S 01°39'31" W, along the west line of said Section 14, a distance of 1281.21 feet to a set 1/2" iron pin with cap; Thence S 87°45'55" E, a distance of 2642.53 feet to a set 1/2" iron pin with cap; Thence S 87°45'33" E, a distance of 1321.17 feet to a set 1/2" iron pin with cap; Thence S 01°51'58" W, a distance of 1300.27 feet to a found 1/2" rebar, on the south line of said Section 14; Thence N 87°47'41" W, along the south line of said Section 14, a distance of 1318.72 feet to a found 1/2" rebar being the S1/4 corner of said Section 14; Thence N 87°19'15" W, along south line of said Section 14, a distance of 2640.54 feet to the Point of Beginning and containing 17779221 Square Feet or 408.15 Acres more or less. LESS and EXCEPT all Easements and Rights-of-Way of Record.



## SURVEY DESCRIPTION

Part of Sections 10,14,15 and 22, Township 12 North, Range 17 West, Van Buren County, Arkansas, more particularly described as follows:

Beginning at the SE corner of the SE1/4 of said Section 15 and being marked by a found stone and having established grid Coordinates of (Y)490615.705 and (X) 1082143.416 of the Arkansas Coordinate System 1983, North Zone,

Thence S 01°24'55" W along the east line of Section 22, T12N-R17W, a distance of 2656.18 feet to a found 1/2" rebar, being the E1/4 corner of said Section 22; Thence S 01°07'47" W along the east line of said Section 22, a distance of 333.51 feet to a set 1/2" iron pin with cap; Thence N 87°42'02" W, a distance of 337.04 feet to a set 1/2" iron pin with cap; Thence S 01°21'05" W, a distance of 333.19 feet to a set 1/2" iron pin with cap; Thence N 87°44'58" W, a distance of 673.98 feet to a set 1/2" iron pin with cap; Thence N 01°18'42" E, a distance of 665.18 feet to a set 1/2" iron pin with cap; Thence N 87°47'08" W, a distance of 337.22 feet to a set 1/2" iron pin with cap; Thence N 01°18'14" E, a distance of 331.65 feet to a calculated point on a bluff line; Thence N 87°44'59" W, a distance of 337.28 feet to a calculated point on a bluff line; Thence N 01°13'49" E, a distance of 326.78 feet to a set 1/2" iron pin with cap; Thence N 87°45'48" W, a distance of 1685.20 feet to a set 1/2" iron pin with cap; Thence N 01°18'53" E, a distance of 332.33 feet to a set 1/2" iron pin with cap; Thence N 87°51'55" W, a distance of 675.25 feet to a set 1/2" iron pin with cap; Thence N 01°23'49" E, a distance of 331.12 feet to a set 1/2" iron pin with cap; Thence S 87°58'03" E, a distance of 2694.38 feet to a found T-post in stone collar; Thence N 01°39'21" E, a distance of 1319.21 feet to a set 1/2" iron pin with cap on the north line of said Section 22; Thence N 01°43'39" E, a distance of 1292.60 feet to a found flat iron in stone collar; Thence N 87°19'13" W, a distance of 670.42 feet to a found stone; Thence N 02°20'43" E, a distance of 646.33 feet to a found stone; Thence S 87°52'45" E, a distance of 667.74 feet to a found stone; Thence N 01°25'58" E, a distance of 5534.56 feet to a point; Thence S 88°39'48" E, a distance of 39.60 feet to a point; Thence S 01°20'12" W, a distance of 1947.45 feet to a found stone; Thence S 72°00'05" E, a distance of 461.21 feet to a found stone; Thence S 12°21'08" E, a distance of 166.65 feet to a point; Thence S 24°07'45" E, a distance of 96.34 feet to a point; Thence S 30°56'11" E, a distance of 115.74 feet to a point; Thence S 14°57'46" E, a distance of 40.59 feet to a point; Thence S 03°43'20" E, a distance of 177.71 feet to a point; Thence S 23°01'53" E, a distance of 102.30 feet to a point; Thence S 17°38'05" E, a distance of 205.38 feet to a point; Thence S 10°08'06" E, a distance of 148.19 feet to a point; Thence S 01°05'15" E, a distance of 180.93 feet to a point; Thence S 09°22'10" E, a distance of 153.02 feet to a point; Thence S 03°00'26" W, a distance of 232.81 feet to a found aluminum cap; Thence S 87°24'03" E, a distance of 522.17 feet to a set 1/2" iron pin with cap on the west line of Section 14, T12N-R17W; Thence S 01°39'31" W, along the west line of said Section 14, a distance of 1281.21 feet to a set 1/2" iron pin with cap; Thence S 87°45'55" E, a distance of 2642.53 feet to a set 1/2" iron pin with cap; Thence S 87°45'33" E, a distance of 1321.17 feet to a set 1/2" iron pin with cap; Thence S 01°51'58" W, a distance of 1300.27 feet to a found 1/2" rebar, on the south line of said Section 14; Thence N 87°47'41" W, along the south line of said Section 14, a distance of 1318.72 feet to a found 1/2" rebar being the S1/4 corner of said Section 14; Thence N 87°19'15" W, along south line of said Section 14, a distance of 2640.54 feet to the Point of Beginning and containing 17779221 Square Feet or 408.15 Acres more or less. LESS and EXCEPT all Easements and Rights-of-Way of Record.

### CORNER REFERENCES

#### CR-1 FOUND NAIL IN STONE PILE

(Y) 501265.916 (X) 1077038.704  
R1 12" OAK N45°00'E 21.00 FEET  
R2 15" OAK S15°00'W 18.00 FEET  
R3 15" OAK N60°00'W 8.00 FEET

#### CR-2 FOUND STONE IN FENCE CORNER

(Y) 501107.342 (X) 1082393.298  
R1 8" CHERRY N73°18'E 31.54 FEET  
R2 18" OAK S18°36'E 29.60 FEET  
R3 16" OAK S17°00'W 14.63 FEET

#### CR-3 FOUND STONE

(Y) 495607.398 (X) 1087593.430  
R1 16" OAK S38°12'E 18.91 FEET  
R2 10" OAK S52°20'W 9.14 FEET  
R3 16" OAK N05°38'W 4.72 FEET

#### CR-4 FOUND STONE

(Y) 490615.705 (X) 1082143.416  
R1 16" OAK S70°00'E 13.00 FEET  
R2 16" OAK S30°00'W 15.00 FEET  
R3 20" OAK N30°00'W 4.00 FEET

#### CR-5 FOUND STONE

(Y) 490811.895 (X) 1076746.752  
R1 10" PINE N10°00'E 9.00 FEET  
R2 10" OAK S80°00'E 6.00 FEET  
R3 12" PINE S20°00'W 20.00 FEET

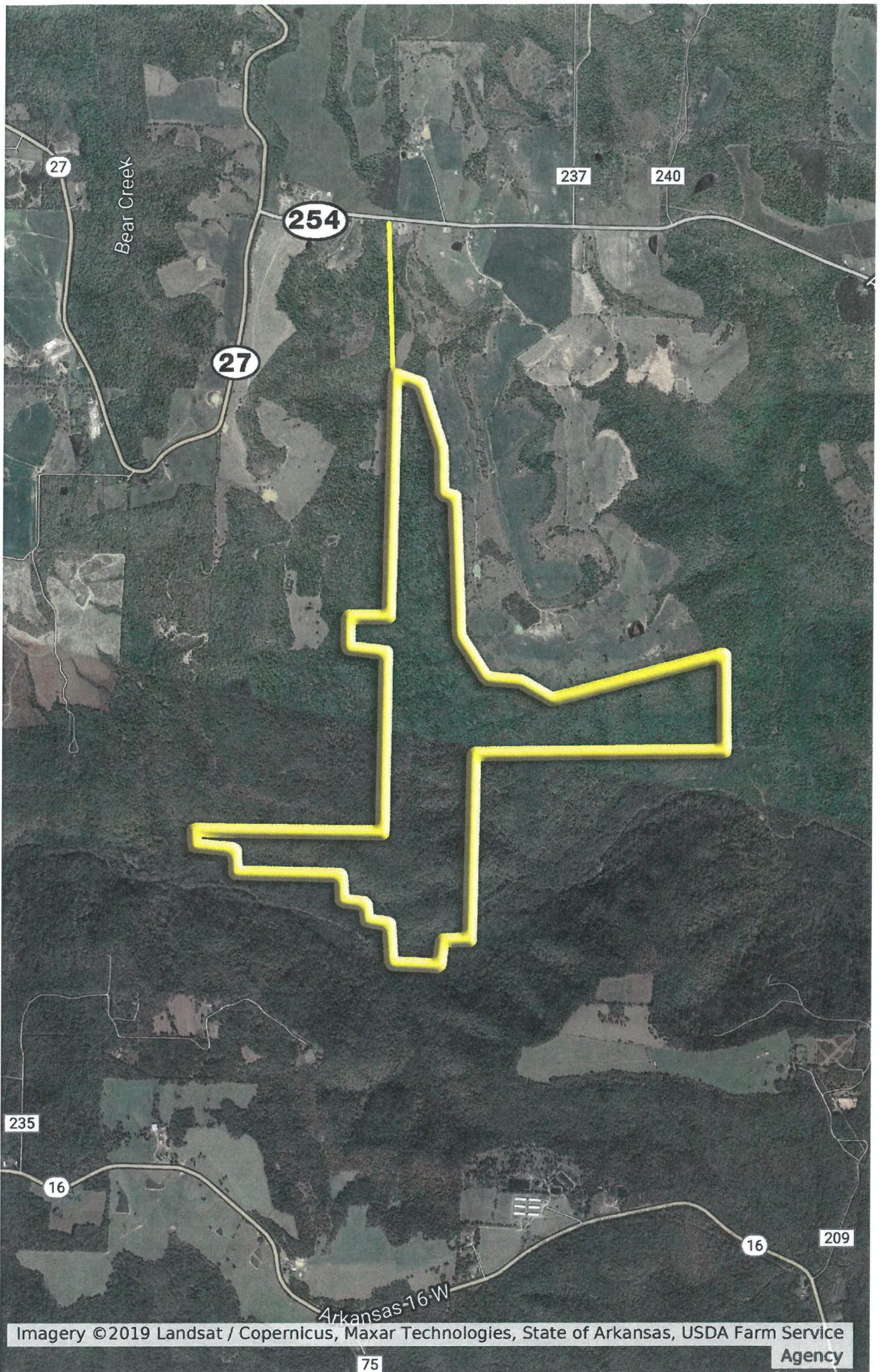


### CERTIFICATION

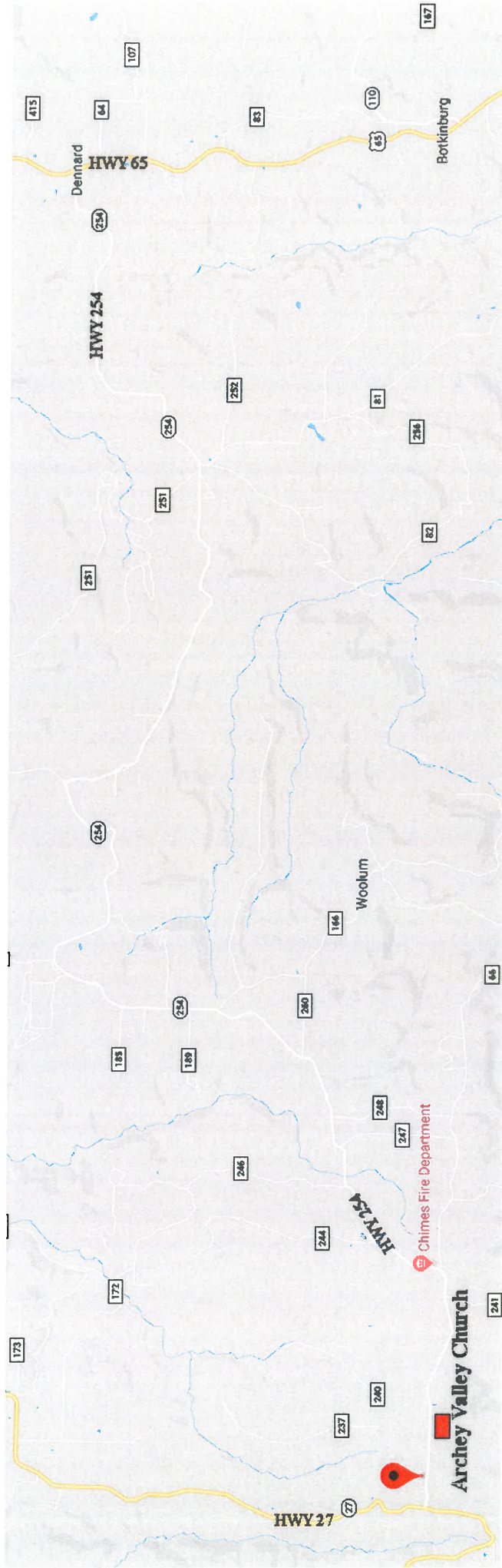
I, RANDALL LANE HOUSLEY, II, ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1457, HEREBY CERTIFY THAT THE SURVEY WAS FAITHFULLY EXECUTED IN THE FIELD, AND THAT THE MONUMENTS WERE SET OR FOUND AS SHOWN, AND IS IN ACCORDANCE TO ARKANSAS MINIMUM STANDARDS SET FORTH BY THE ARKANSAS COMMISSIONER OF STATE LANDS, LAND SURVEY DIVISION. DECLARATION IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE OF SAID SURVEY.

|  |  |  |  |   |  |                              |  |  |  |                 |  |
|--|--|--|--|---|--|------------------------------|--|--|--|-----------------|--|
| <p>© 2010 Crafton, Tull &amp; Associates, Inc.<br/>PROJECT NO. 12202400<br/>ISSUE DATE: JANUARY 18, 2013<br/>CONTACT: L. HOUSLEY<br/>CHECKED BY:<br/>SHEET NO.: 2 OF 2</p> |  | <p><br/>170 Commerce Road, Building 201<br/>Conway, Arkansas 72032<br/>501.326.3314   501.326.3325<br/>www.craftontull.com</p> |  | <p>This document, and the ideas and designs incorporated herein, are instruments of professional service, and the user of this document is advised that it is to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull &amp; Associates, Inc.</p> |  | <p>DATA DESCRIPTION DATE</p> |  | <p>PT SEC 10, 14, 15 &amp; 22 T-12N, R-17-W<br/>ARCHEY VALLEY COMMUNITY<br/>VAN BUREN COUNTY</p> |  | <p>OWNER</p>    |  |
|  |  |  |  |   |  |                              |  | <p>PREPARED FOR:<br/>BOB CLARK</p>   |  |                 |  |
|  |  |  |  |   |  |                              |  | <p>CHIMES</p>  |  | <p>ARKANSAS</p> |  |











# 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: HUNTERS, LAND BUYERS & TIMBER INVESTORS!**

371+/- Contiguous Acres of Recreational Timberland in Van Buren County Located West of Dennard off HWY 254 in Leslie, Arkansas ~ Year-Round Water and Archey Creek Access ~ Mature Hardwoods ~ 125+/- Mineral Acres Convey ~ Live, Online Bidding Available!

**371+/- ACRE VAN BUREN COUNTY  
LAND AUCTION**

**FRIDAY ~ SEPTEMBER 13, 2019 ~ 11:00 A.M.**

**ARCHEY VALLEY CHURCH & HWY 254 ~ LESLIE, AR 72645**

**DIRECTIONS:** *From HWY 65 & HWY 254 in Dennard, Travel West 20 Mi. ~ Watch for Property & Auction Signs on Left ~ Easement Road Next to Archey Valley Church.*

*From HWY 27 & HWY 254 in Chimes, Travel East 0.4 Mi. ~ Watch for Property & Auction Signs on Right ~ Easement Road Next to Archey Valley Church.*

**REAL ESTATE DESCRIPTION:** This 371+/- Acres of Surveyed, Secluded, Beautiful Ozark Mountain Land is Ready for a New Owner! ~ W/the Entire Property being Covered in Mature Hardwood, this is a True Ozark Mountain Paradise ~ Year-Round Water Running the Length of the Property, & Year-Round Archey Creek Access, this Wonderful Piece of Land Keeps all the Wildlife you can Imagine on it & has Recent Sightings of Elk! ~ There is an Established Road System Marked Throughout the Property on the East & West Side of the Creek & Runs the Length of the Property ~ Several Sites for Food Plots & Bear Bait Stands ~ This Property has been Managed & Hunted for Large Bears Throughout Past Years & Also Offers an Abundance of Deer, Turkey, & Small Game ~ There is a New Storage Shed Located on the Property & Used for Camping on a Future Cabin Site ~ This Property is Loaded w/Valuable Native Stone Deposits that have been Evaluated by a Professional Stone Company ~ 125+/- Mineral Acres Convey ~ Deeded Easement Road ~ **Offers Prior to Auction Day are Welcome!** ~ **For Additional Information, Survey, Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.**

**AUCTIONEER'S NOTE:** This property is an excellent tract for hunting and outdoor recreation with several places for a cabin or homesite. The work of a little clearing would offer amazing views of the Archey Valley. This parcel will also hold timber, mineral value, and even stone value! Don't miss your chance to own this beautiful tract just in time to enjoy an Arkansas fall season in the Ozarks!

**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 ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

**INSPECTION:** For Gate Access & Questions Contact Agent, *Peter Guerin at 501-733-6795/ [peter@wilsonauctioneers.com](mailto:peter@wilsonauctioneers.com)* for Additional Information ~ Auctioneers will be On-site at 10:00 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](http://WilsonAuctioneers.com) - AAL #4***