

# EMERALD ISLE LAKE HOME & PERSONAL PROPERTY AUCTION



**(Real Estate) On-site & Online Auction  
(Personal Property) Online Only Auction**

**Wednesday | October 2, 2019 | 11:00 A.M.  
50 Emerald Lane | Greers Ferry, AR 72067**

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



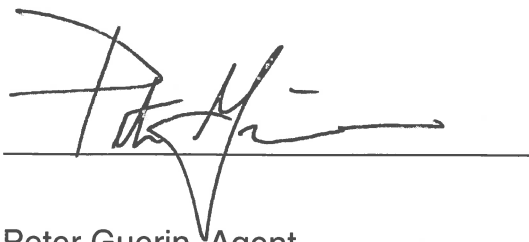
September 3, 2019

Dear Prospective Buyer:

A single level beautiful home in The Landing at Emerald Isle Subdivision, custom-built by Powell Construction in the year 2009, on a 1+/- acre large lot (**Lot 5**) with Narrows Channel Views of Greers Ferry Lake year-round. This 5,055+/- square foot, 3 bedroom/ 2.5 bath brick and siding exterior home is move-in ready with high-end finishes including Brazilian walnut hardwood floors, extensive crown molding, vaulted ceilings, granite surface countertops, and built-in appliances. The large lot has beautiful landscaping with a sprinkler system. There is a septic system, city water, and electric service available. This property also has 3 RV hookups, home generator hookups, a 20x50 foot RV or boat attached garage and a 30x45 foot 4-car garage. The house has a new roof, foam insulation as well as blown Cellulose, a full house vacuum system, and (2) Rinnai water heaters. This designer home has no expense spared and has been extremely well-maintained; on a pristine lot on Greers Ferry Lake!

This home features spacious entryway access to a large formal dining room and office that feature Brazilian walnut floors. The office features large glass French doors, a fireplace with exotic stone inset, custom hardwood built-ins, custom ceiling paint to match the stone fireplace, and hardwood coffered ceilings. A large dining room is off the entry and has Brazilian walnut floors and double tray ceilings with custom paint. The living room has a vaulted ceiling and floor to ceiling windows providing panoramic lake views. There is also a built-in bookcase, recessed LED lights and a built-in speaker system with a media closet. The kitchen offers a large eating bar with a sink and dishwasher, and matching stainless appliances with double ovens, built-in sliding spice cabinets, pot filler, and abundant custom cabinet work. Plus, there is an eat-in breakfast area with a lake view. Also, off the kitchen is a large entertainment room with a full-length wet bar, lots of custom cabinets, and picture windows looking over the lake. This split floor plan has (2) guest bedrooms with a full Jack and Jill bathroom as well as a 4-car garage on the south side of the house. The master suite is on the north side of the home offers tray ceilings, access to the deck, and beautiful windows for lake views from the bedroom. A master bath suite with his/hers walk-in closets with a safe closet, a large walk-in shower with travertine and tumbled stone as well as a rain shower head and body jets, and the bathroom also offers a large Jacuzzi with inline heaters, heated floors, and hammered copper sinks. The north side of the house also has a large laundry/craft room and access to the 20x50 foot attached RV or boat garage.

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 **50 Emerald Lane in Greers Ferry, Arkansas at 11:00 a.m. on October 2nd**.

A handwritten signature in black ink, appearing to read 'Peter Guerin', is written over a horizontal line. The signature is stylized with a large initial 'P' and a long, sweeping underline.

Peter Guerin, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTION:** Lot 5 of the Landing at Emerald Isle S33-T11-R11 All being in Cleburne County, Tax Parcel #200-00222-105.

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

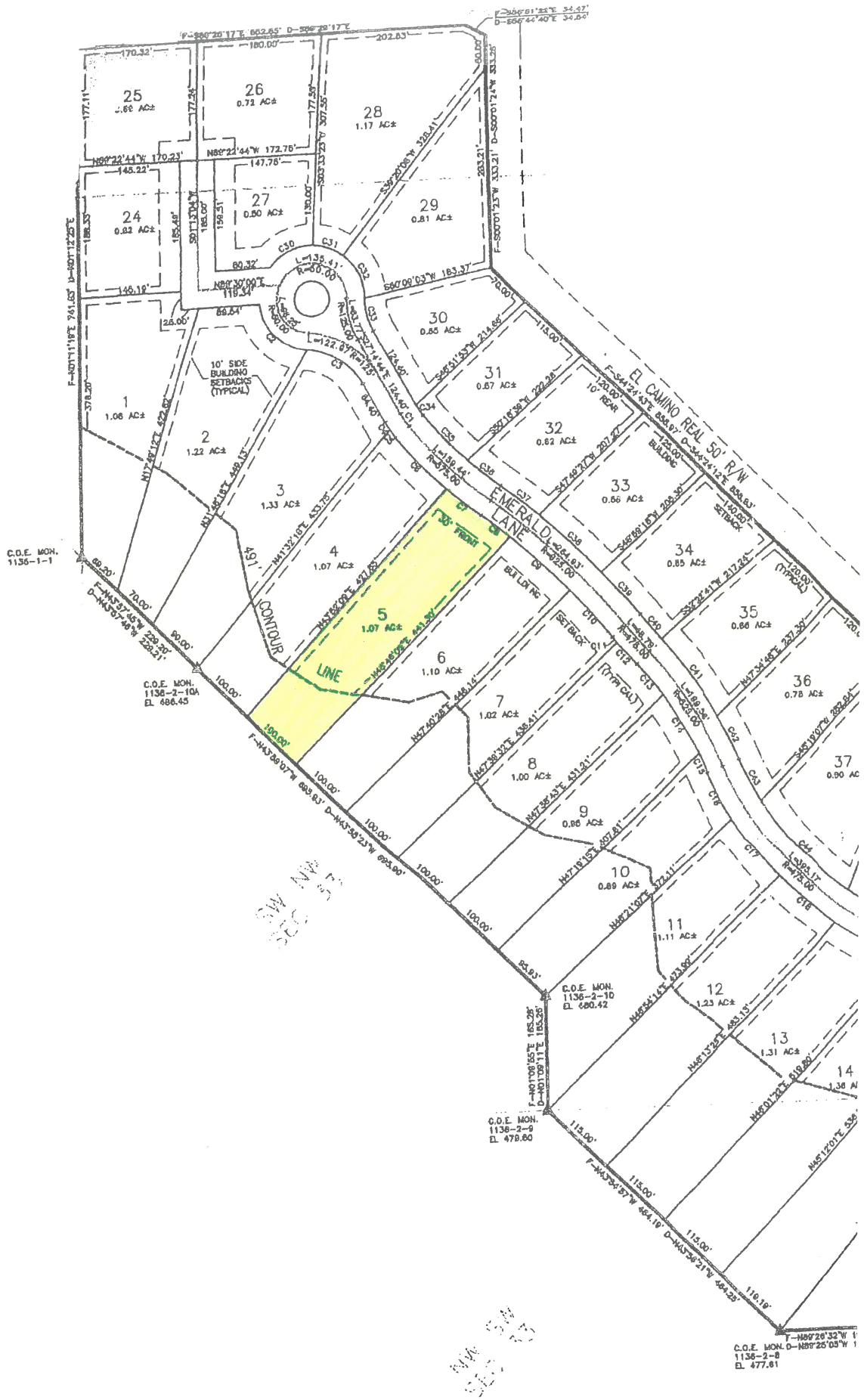
**CLOSING COMPANY:** General Land & Title Service ~ Closing Agent: Tena Ramer ~ 107 South 3rd Street, Heber Springs, Arkansas 72543 ~ (501) 362-7566 ~ Fax/ 362-8299.

**GENERAL INFORMATION:** Single Level Beautiful Home in The Landing at Emerald Isle Subdivision, Custom-built by Powell Construction in 2009, on 1+/- Acre Large Lot (**Lot 5**) w/Narrows Channel Views of Greers Ferry Lake Year-round ~ This 5,055+/- SF, 3 Bedroom/ 2.5 Bath Brick & Siding Exterior Home is Move-in Ready w/High-end Finishes Including Brazilian Walnut Hardwood Floors, Extensive Crown Molding, Vaulted Ceilings, Granite Surface Countertops & Built-in Appliances ~ Beautiful Landscaping w/Sprinkler System ~ Septic System, City Water & Electric Service ~ 3 RV Hookups ~ Home Generator Hookups ~ 20x50 Ft. RV or Boat Attached Garage ~ 30x45 Ft. 4-Car Garage ~ New Roof ~ Foam Insulation as well as Blown Cellulose ~ Full House Vacuum System ~ (2) Rinnai Water Heaters ~ This Designer Home has No Expense Spared & has been Extremely Well-maintained, on a Pristine Lot on Greers Ferry Lake! ~ **HOME FEATURES:** Spacious Entryway Access to a Large Formal Dining Room & Office that Feature Brazilian Walnut Floors ~ Office Features Large Glass French Doors, Fireplace w/Exotic Stone Inset, Custom Hardwood Built-ins, Custom Ceiling Paint to Match Stone Fireplace ~ Hardwood Coffered Ceilings ~ Large Dining Room off Entry has Brazilian Walnut Floors & Double Tray Ceilings w/Custom Paint ~ Living Room has Vaulted Ceiling w/Floor to Ceiling Windows that Provide Panoramic Lake Views ~ Built-in Bookcase ~ Recessed LED Lights & Built-in Speaker System w/Media Closet ~ Kitchen Offers Large Eating Bar w/Sink & Dishwasher ~ Matching Stainless Appliances w/Double Ovens, Built-in Sliding Spice Cabinets, Pot Filler & Abundant Custom Cabinet Work ~ Eat-in Breakfast Area w/Lake Views ~ Off the Kitchen is a Large Entertainment Room w/Full-length Wet Bar, Lots of Custom Cabinets & Picture Windows Looking Over the Lake ~ Split Floor Plan has (2) Guest Bedrooms w/Full Jack & Jill Bathroom as well as 4-Car Garage on the South Side of House ~ Master Suite on the North Side of Home Offers Tray Ceilings, Access to the Deck & Beautiful Windows for Lake Views from the Bedroom ~ Master Bath Suite has His/Hers Walk-in Closets w/Safe Closet ~ Large Walk-in Shower has Travertine & Tumbled Stone as well as Rain Shower Head & Body Jets ~ Bathroom Also Offers a Large Jacuzzi w/Inline Heaters, Heated Floors & Hammered Copper Sinks ~ North Side of Home Also has a Large Laundry/Craft Room & Access to the 20x50 Ft. Attached RV or Boat Garage ~ **Offers Prior to Auction Day on the Real Estate are Welcome.**

**REAL ESTATE TAXES FOR YEAR 2018:** \$4,846.00

**SCHOOL DISTRICT:** Greers Ferry

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.









92

HWY 92

16

110

Shiloh Rd. (HWY 110)

110

Section Line Rd.

El Camino Real



**50 Emerald Lane**

Emerald Lane



# 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.



Beautiful, Lakefront Home in the Upscale Emerald Isle Subdivision ~ 5,055+/- SF, 3BR/ 2.5BA Lake Home ~ Attached 4-Car Garage & RV Garage ~ Single Level Home w/Open Floor Plan & Entertainment Room ~ Gentle Walk to Lake w/Unobstructed Lake Views of The Narrows Year-round ~ Plus, a House Full of High-end Furnishings as well as an Antique Shuffleboard Table, Pool Table & Pinball Machine  
All Selling ONLINE ONLY ~ Live, Online Bidding for the Real Estate

# EMERALD ISLE LAKE HOME & PERSONAL PROPERTY AUCTION

**WEDNESDAY ~ OCTOBER 2, 2019 ~ 11:00 A.M.**

**50 EMERALD LANE ~ GREERS FERRY, AR 72067**

**DIRECTIONS:** *Heading North on HWY 92 from The Narrows Bridge ~ Turn Right onto Shiloh Rd. (HWY 10) & Travel 1.5 Mi. South & Turn Right onto Section Line Rd. ~ Turn Right at El Camino Real & Travel 0.8 Mi. to Emerald Isle Subdivision & Turn Left into the Gated Entrance ~ Turn Right at Emerald Ln. & Watch for Auction Signs & Home on the Left.*

**REAL ESTATE DESCRIPTION:** Single Level Beautiful Home in The Landing at Emerald Isle Subdivision, Custom-built by Powell Construction in 2009, on 1+/- Acre Large Lot (**Lot 5**) w/Narrows Channel Views of Greers Ferry Lake Year-round ~ This 5,055+/- SF, 3 Bedroom/ 2.5 Bath Brick & Siding Exterior Home is Move-in Ready w/High-end Finishes Including Brazilian Walnut Hardwood Floors, Extensive Crown Molding, Vaulted Ceilings, Granite Surface Countertops & Built-in Appliances ~ Beautiful Landscaping w/Sprinkler System ~ Septic System, City Water & Electric Service ~ 3 RV Hookups ~ Home Generator Hookups ~ 20x50 Ft. RV or Boat Attached Garage ~ 30x45 Ft. 4-Car Garage ~ New Roof ~ Foam Insulation as well as Blown Cellulose ~ Full House Vacuum System ~ (2) Rinnai Water Heaters ~ This Designer Home has No Expense Spared & has been Extremely Well-maintained, on a Pristine Lot on Greers Ferry Lake! ~ **HOME FEATURES:** Spacious Entryway Access to a Large Formal Dining Room & Office that Feature Brazilian Walnut Floors ~ Office Features Large Glass French Doors, Fireplace w/Exotic Stone Inset, Custom Hardwood Built-ins, Custom Ceiling Paint to Match Stone Fireplace ~ Hardwood Coffered Ceilings ~ Large Dining Room off Entry has Brazilian Walnut Floors & Double Tray Ceilings w/Custom Paint ~ Living Room has Vaulted Ceiling w/Floor to Ceiling Windows that Provide Panoramic Lake Views ~ Built-in Bookcase ~ Recessed LED Lights & Built-in Speaker System w/Media Closet ~ Kitchen Offers Large Eating Bar w/Sink & Dishwasher ~ Matching Stainless Appliances w/Double Ovens, Built-in Sliding Spice Cabinets, Pot Filler & Abundant Custom Cabinet Work ~ Eat-in Breakfast Area w/Lake Views ~ Off the Kitchen is a Large Entertainment Room w/Full-length Wet Bar, Lots of Custom Cabinets & Picture Windows Looking Over the Lake ~ Split Floor Plan has (2) Guest Bedrooms w/Full Jack & Jill Bathroom as well as 4-Car Garage on the South Side of House ~ Master Suite on the North Side of Home Offers Tray Ceilings, Access to the Deck & Beautiful Windows for Lake Views from the Bedroom ~ Master Bath Suite has His/Hers Walk-in Closets w/Safe Closet ~ Large Walk-in Shower has Travertine & Tumbled Stone as well as Rain Shower Head & Body Jets ~ Bathroom Also Offers a Large Jacuzzi w/Inline Heaters, Heated Floors & Hammered Copper Sinks ~ North Side of Home Also has a Large Laundry/Craft Room & Access to the 20x50 Ft. Attached RV or Boat Garage ~ **Offers Prior to Auction Day on the Real Estate are Welcome ~ For Additional Information, Aerial Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.**

**PARTIAL LIST OF PERSONAL PROPERTY:** (All Personal Property will be Sold Online Only ~ **Bidding Starts: September 23rd at 10:00 a.m. & Bidding Ends: October 1st at 7:00 p.m.**) Antique Full-length Shuffleboard Table Refurbished, Chicago Pinball Machine, Olhausen Cherry Billiards Table, 12-Foot Dining Set, Hutch, Buffet, Thomasville Furnishings, Generac Home Generator & Antique Curved Glass Display Cabinets ~ **SELLING REGARDLESS OF PRICE AT ONLINE AUCTION ONLY!**

**AUCTIONEER'S NOTE:** We are pleased to have the opportunity to offer this quality estate at public auction, with this beautiful custom-built home full of top-of-the-line furniture, appliances, décor & more! Do not miss your chance to own this custom home on auction day!

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

**TERMS ON PERSONAL PROPERTY:** Items Selling ONLINE ONLY ~ **Bidding Starts:** September 23rd at 10:00 a.m. & **Bidding Ends:** October 1st at 7:00 p.m. ~ All Major Credit Cards Accepted ~ 15% Buyer's Premium ~ (Open House) to View Home & Items *on Sunday, September 29th from 12:00 p.m. – 3:00 p.m.* ~ Pickup for All items Will be October 2nd from 8:00 a.m. to 12:00 p.m.

**INSPECTION:** Property is Available for Viewing by Appointment Only ~ Contact Agent, *Peter Guerin at 501-733-6795/ [peter@wilsonauctioneers.com](mailto:peter@wilsonauctioneers.com)* to View this Home or with Questions ~ 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](http://WilsonAuctioneers.com) - AAL #4***