

DREW COUNTY 160± ACRE ABSOLUTE REAL ESTATE AUCTION

Everything is Selling Regardless of Price!



On-Site & Online Auction

**Thursday | October 17, 2019 | 11:00 A.M.
347 Sullivan Road | Wilmar, Arkansas 71675**

WilsonAuctioneers.com

September 19, 2019

Dear Prospective Buyer:

This newly surveyed 160+/- acres, with over 1/4 mile of paved road frontage, is a true sportsman's paradise. The property is selling regardless of price to the highest bidder on auction day! It is 45 minutes south of Pine Bluff, and 15 minutes northwest of Monticello. The property will be offered in (4) individual adjoining tracts, all with paved road frontage on Sullivan Road, and in combinations. There is exceptional deer and turkey hunting, excellent fishing, and some duck hunting on the private lake. The utilities throughout this property include community water along road frontage, and to the home and cabin, electricity, and septic system.

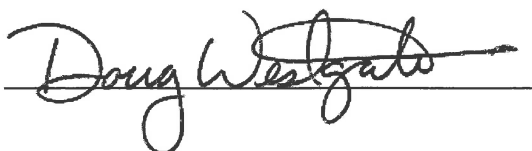
Tract 1, 87.5+/- acres, contains a move-in ready 3 bedroom/ 2 bath modular home built on-site in 2002 with cedar siding exterior, new metal roof, 3-car attached carport, and a 2-car detached carport. The home consists of 2,800+/- square feet containing a master suite with a walk-in closet, dual vanities, like-new premier care walk-in tub, and separate shower. The huge kitchen has an island, Jenn-Air cooktop, fridge, double oven, microwave, and a dishwasher. The spacious living room has a gas log fireplace. Also, there is a separate den, dining room, game room perfect for a pool table, sunroom leading to a covered back deck, and a utility room. This home has newer central heat and air, diesel whole-home generator, and a 500-gallon diesel tank that will convey. This tract has a 30x50 foot metal shop building fully wired and plumbed with reinforced poured concrete floors, and a toolroom. There is an additional lean-to for equipment storage, and an attached deer processing shed. Plus, this tract has a 4+/- acre private lake and a smaller pond both stocked with bass, crappie, catfish, and bream. This tract has 70+/- acres of marketable hardwood, and pine timber with cleared areas for food plots and shooting lanes for deer and turkey hunting.

Tract 2, 4.6+/- acres, containing a (3) bedroom hunting cabin with beautiful cypress siding exterior, an attached 2-car carport and a metal roof. The cabin consists of 1,700+/- square feet in need of interior remodeling and updating, containing a living room, kitchen, dining area, utility room, bathroom, covered deck, central heat and air, and (7) catawba trees.

Tract 3, 61+/- acres, containing a cleared building site, (2) older barns, a stocked pond, and 55+/- acres of marketable hardwood and pine timber with cleared areas for food plots and shooting lanes for hunting.

Tract 4, 6.3+/- acres, is a wooded tract with frontage along Sullivan Road containing a cleared, former homesite laying east of Sullivan Road.

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 **347 Sullivan Road, Wilmar, Arkansas at 11:00 a.m. on October 17th.**

A handwritten signature in black ink, reading "Doug Westgate", written over a horizontal line.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: (TRACT 1) \$20,000.00 ~ (TRACT 2) \$5,000.00 ~ (TRACT 3) \$10,000.00 ~ (TRACT 4) \$5,000.00, All in the Form of a 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 ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

CLOSING COMPANY: Drew County Abstract & Title ~ Closing Agent: ~ 139A E. Jackson Avenue, Monticello, Arkansas 71655 ~ (870) 367-6607.

GENERAL INFORMATION: Located 45 Minutes South of Pine Bluff & 15 Minutes Northwest of Monticello, this Newly Surveyed 160+/- Acres w/Over 1/4 Mile of Paved Road Frontage is a True Sportsman's Paradise & it's Selling Regardless of Price to the Highest Bidder on Auction Day! ~ Property will be Offered in (4) Individual Adjoining Tracts, All w/Paved Road Frontage on Sullivan Road, and in Combinations ~ Exceptional Deer & Turkey Hunting, Excellent Fishing & Some Duck Hunting on the Private Lake ~ **(TRACT 1) 87.5+/- Acres** ~ Tract Contains a Move-in Ready 3 Bedroom/ 2 Bath Modular Home Built On-site in 2002 w/Cedar Siding Exterior, New Metal Roof, 3-Car Attached Carport & 2-Car Detached Carport ~ Home Consisting of 2,800+/- SF, Master Suite w/Walk-in Closet, Dual Vanities, Like-New Premier Care Walk-in Tub & Separate Shower, Huge Kitchen w/Island, Jenn-Air Cooktop, Fridge, Double Oven, Microwave & Dishwasher, Spacious Living Room w/Gas Log Fireplace, Separate Den, Dining Room, Game Room Perfect for a Pool Table, Sunroom Leading to Covered Back Deck, Utility Room, Newer CH/A, Diesel Whole-Home Generator & 500-Gallon Diesel Tank will Convey ~ 30x50 Ft. Metal Shop Building Fully Wired & Plumbed w/Reinforced Poured Concrete Floors, Toolroom, Additional Lean-to for Equipment Storage & Attached Deer Processing Shed ~ 4+/- Acre Private Lake & Smaller Pond Both Stocked w/Bass, Crappie, Catfish & Bream ~ 70+/- Acres of Marketable Hardwood & Pine Timber w/Cleared Areas for Food Plots & Shooting Lanes for Deer & Turkey Hunting ~ **(TRACT 2) 4.6+/- Acres** ~ Tract Contains a 3 Bedroom Hunting Cabin w/Beautiful Cypress Siding Exterior, Attached 2-Car Carport & Metal Roof Consisting of 1,700+/- SF in Need of Interior Remodeling & Updating, Living Room, Kitchen, Dining Area, Utility Room, Bathroom, Covered Deck, CH/A, (7) Catawba Trees ~ **(TRACT 3) 61+/- Acres** ~ Tract Contains a Cleared Building Site ~ (2) Older Barns ~ Stocked Pond ~ 55+/- Acres of Marketable Hardwood & Pine Timber w/Cleared Areas for Food Plots & Shooting Lanes for Hunting ~ **(TRACT 4) 6.3+/- Acres** ~ This Wooded Tract w/Frontage Along Sullivan Road Contains a Cleared, Former Homesite laying East of Sullivan Road ~ Utilities Throughout Property Include Community Water Along Road Frontage & to Home & Cabin, Electricity & Septic Systems.

REAL ESTATE TAXES FOR YEAR 2018: \$1,482.00 (entire property)

SCHOOL DISTRICT: Drew Central

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:

MAIN TRACT DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9 LYING WEST AND SOUTH OF THE CENTER OF DREW COUNTY ROAD NO. 98 (WHICH ROAD RUNS IN A NORTHERLY AND SOUTHERLY DIRECTION ACROSS SAID NW/4) CONTAINING APPROXIMATELY 115.9 ACRES; AND THE SOUTHWEST QUARTER (SW/4) OF SECTION 9, LESS AND EXCEPT THE SOUTH HALF (S/2 OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, CONTAINING (AFTER DEDUCTING SAID EXCEPTED PARCEL) APPROXIMATELY 140 ACRES; ALL LOCATED IN TOWNSHIP 11 SOUTH, RANGE 8 WEST, DREW COUNTY, ARKANSAS, CONTAINING IN THE AGGREGATE, APPROXIMATELY 255.9 ACRES OF LAND.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 8 WEST, BOUNDED BY A LINE BEGINNING AT A BRASS CAP AS THE NORTHWEST CORNER OF SAID NW/4 AND THENCE RUNNING EAST ALONG THE NORTH BOUNDARY OF SAID NW/4 A DISTANCE OF 1627.50 FEET TO THE CENTERLINE OF DREW COUNTY ROAD NO. 98, THENCE RUNNING SOUTH 09° 33' 25" EAST ALONG SAID CENTERLINE A DISTANCE OF 1628.32 FEET, THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 12° 44' 08" EAST A DISTANCE OF 662.38 FEET, THENCE RUNNING WEST PARALLEL WITH THE NORTH BOUNDARY OF SAID NW/4 A DISTANCE OF 2037.37 FEET TO THE WEST BOUNDARY OF SAID NW/4, AND THENCE RUNNING NORTH 00° 29' 55" WEST ALONG SAID LAST MENTIONED BOUNDARY A DISTANCE OF 2251.81 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 94.039 ACRES OF LAND.

IF SOLD IN TRACTS, SELLER TO PROVIDE NEW SURVEYS AND LEGAL DESCRIPTIONS ACCORDING TO PRELIMINARY PLAT BY CRAFTON TULL, SURVEYOR NICHOLAS TUCKER.

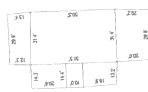
- 1 GLO PLAT OF RECORD FOR
TOWNSHIP 11 SOUTH, RANGE 9
WEST
- 2 GLO NOTES OF RECORD FOR
TOWNSHIP 11 SOUTH, RANGE 9
WEST
- 3 WARRANTY DEED, BOOK 308,
PAGE 267, RECORDS OF DREW
COUNTY
- 4 WARRANTY DEED, BOOK 434,
PAGE 687, RECORDS OF DREW
COUNTY

PT OF SOUTHWEST QUARTER AND NORTHWEST QUARTER
OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 8 WEST
347 SULLIVAN ROAD
BOUNDARY SURVEY
PREPARED FOR:
BOBBY JOE AND BETTY HIBBARD
WILMAR, DREW COUNTY
ARKANSAS

[illegible]

PROJECT NO: 19X6010
 DUE DATE: 09/17/2019
 CONTACT: N. TUCKER
 CHECKED BY:

BUILDING INSET DETAIL #3



BUILDING INSET DETAIL #2



BUILDING INSET DETAIL #1



MAIN TRACT DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 9 LYING WEST AND SOUTH OF THE CENTER OF PREVIOUSLY RECORDED MAP NO. 58 (WHICH ROAD RUNS IN A NORTHERLY AND SOUTHERLY DIRECTION ACROSS SAID NW¼) AND THE SOUTHWEST QUARTER (SW¼) OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 8 WEST, DEDICATED TO THE SOUTHWEST QUARTER (SW¼) OF SECTION 9, LESS AND EXCEPT THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 9, CONTAINING (AFTER DEDUCTING SAID EXCEPTED PARCEL) APPROXIMATELY 140 ACRES, ALL LOCATED IN TOWNSHIP 11 SOUTH, RANGE 8 WEST, DREW COUNTY, ARKANSAS, CONTAINING ALL OF THE AGGREGATE, APPROXIMATELY 255.9 ACRES OF LAND.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

[illegible]

GENERAL SURVEY NOTES

- [illegible]

END NOTE

FLOOD HAZARD NOTE
BY GRAPHIC PLOTTING ONLY. THE PROPERTY SHOWN ON THIS MAP IS WITHIN ZONE X AND ZONE A (ZONES A AND X ARE AREAS TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN). THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED BY THE FEMA FIRM #160340202C, DATED JANUARY 8, 2011, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LINES IN RELATION TO THE PROPERTY LINES.

STUCK ON HEADS?

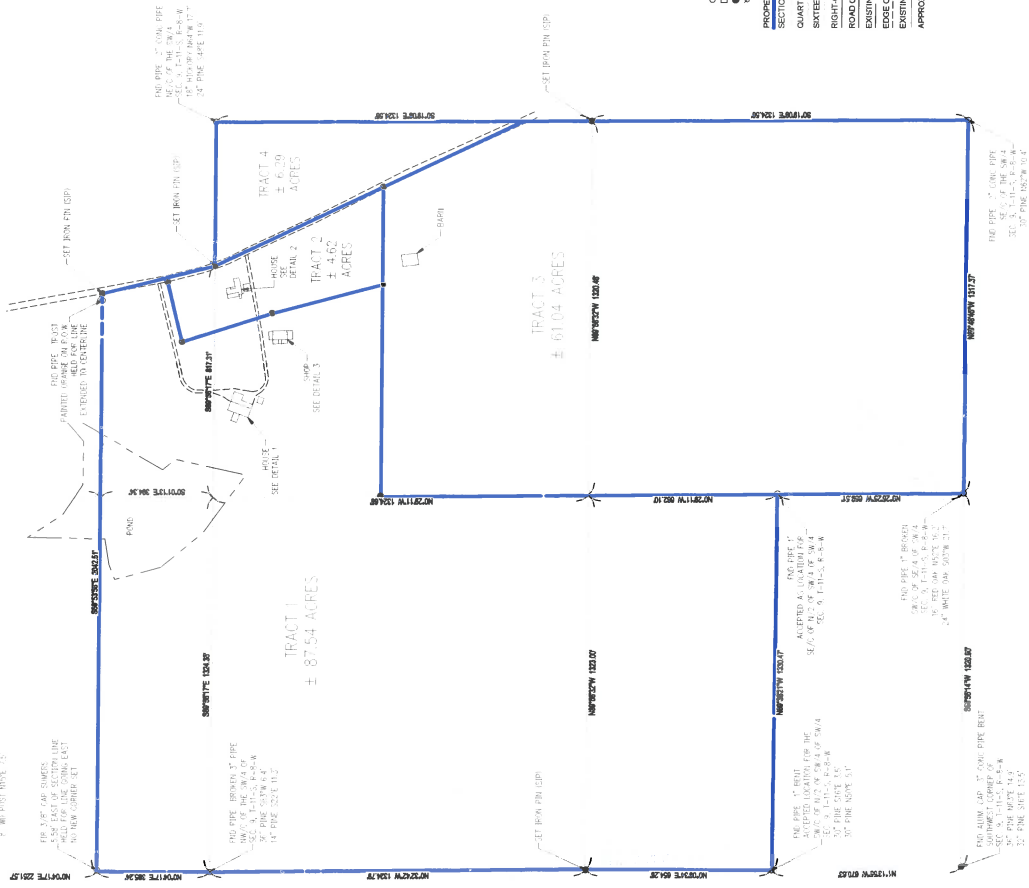
BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE
 COORDINATES, ARKANSAS SOUTH ZONE, NAD83, U.S.
 SURVEY FEET. DISTANCES ARE GRID BASED.
 SCALE FACTOR: 0.99999200570715
 CONVERGENCE ANGLE: -0 02 12.1368836"
 ***VALUES TAKEN AT THE P.O.B. FOR THIS TRACT**

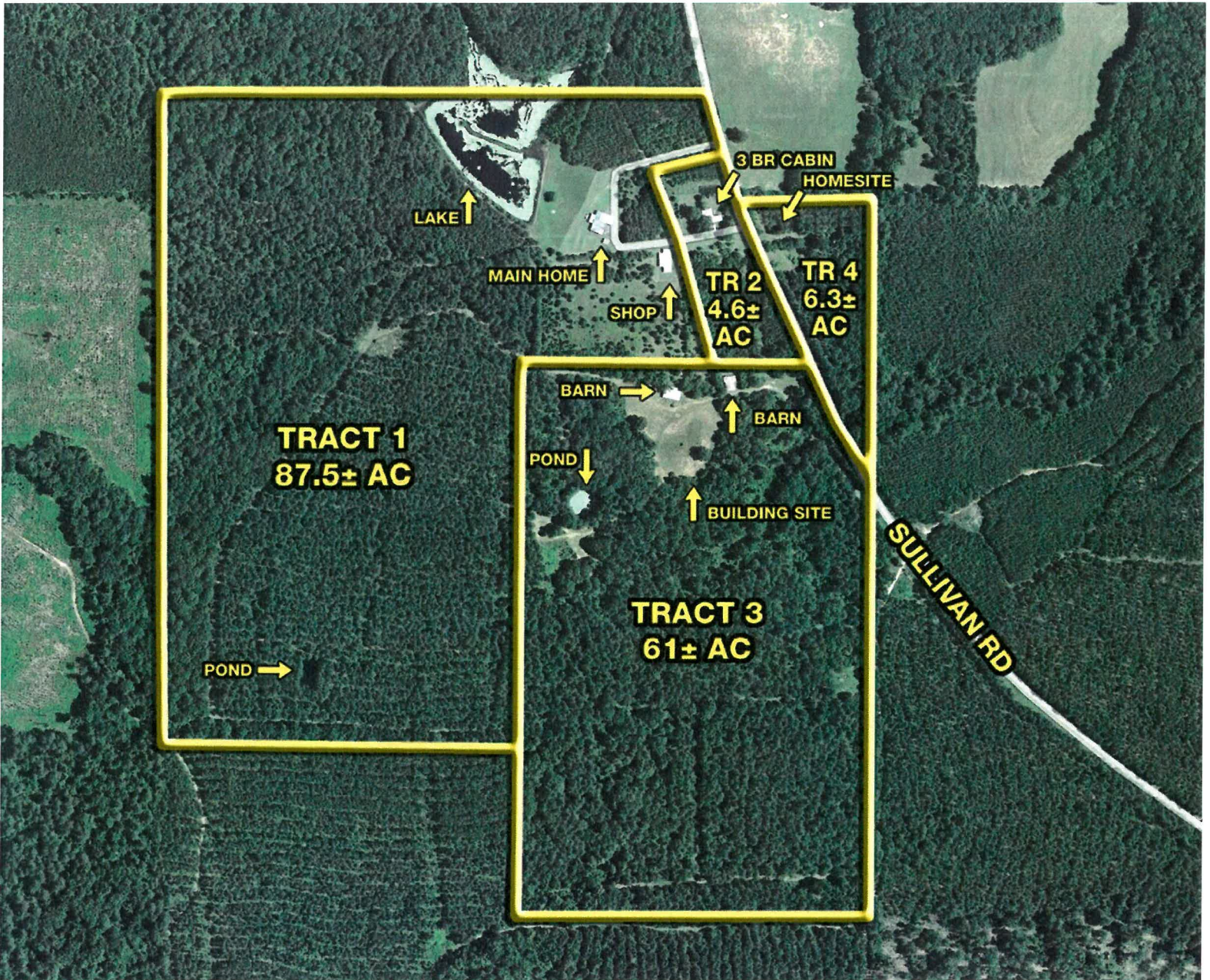
SURVEY CERTIFICATION

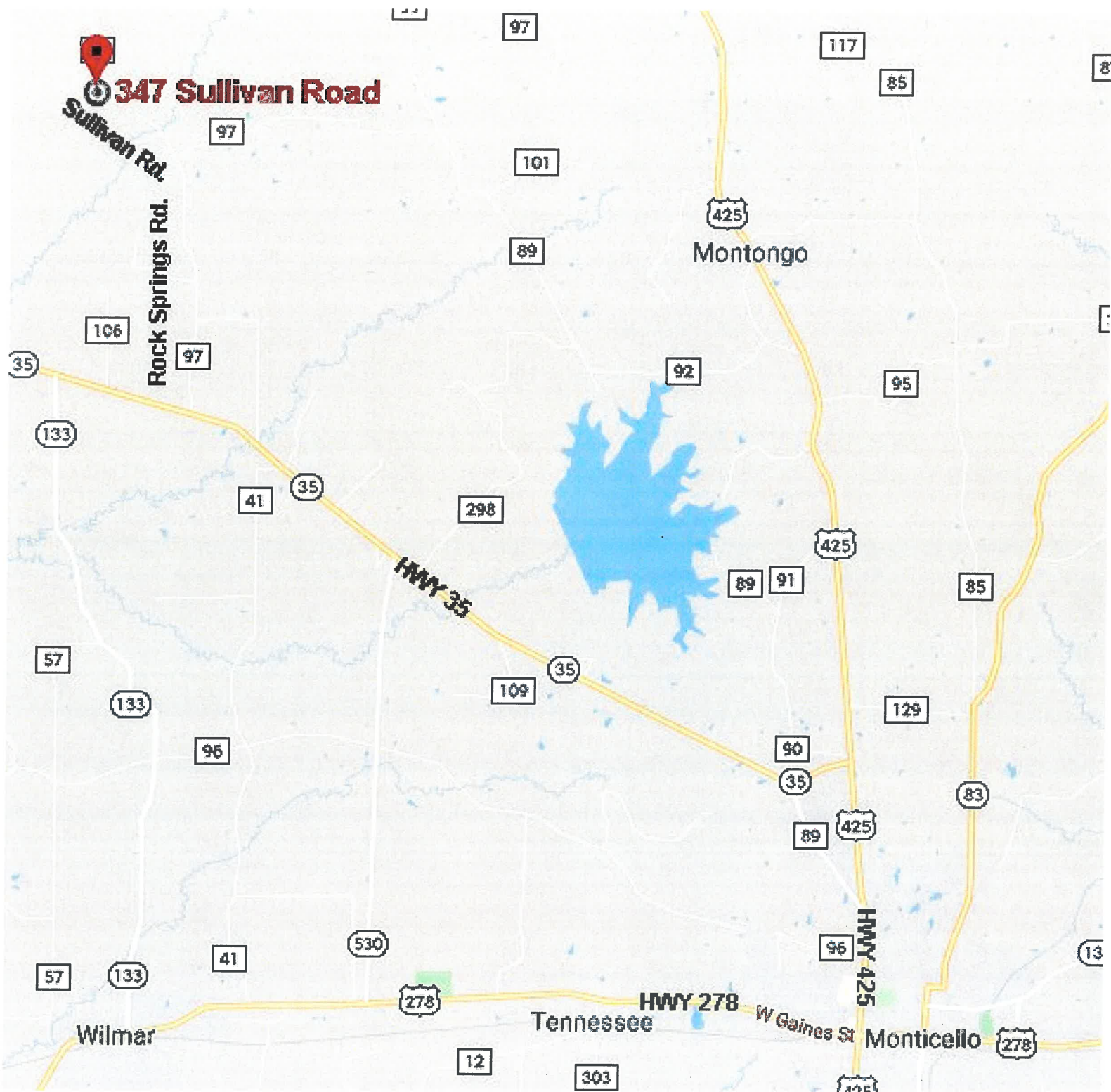
FOR THE USE AND BENEFIT OF BOBBY JOE HISSARD AND BETTY HISSARD
AND THEIR CHILDREN



NICHOLAS TUCKER, LS #1753







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.
14. **OFFERS:** If an offer is submitted to the seller during the marketing period or the online bidding time period, the seller reserves the right to cancel the auction at his / her discretion.

Multi-Par Auction Method

The Multi-Parcel (multi-par) auction method allows the buyer to maintain control of any tracts or parcel throughout the auction, regardless of the combination of the tracts.

With the multi-par you select the lots you wish to purchase and bid on them, first by the acre and then in whole dollars.

After a per acre price has been established by individual tracts, for the entire acreage, any bidder may add to the total amount bid on any tracts in the preset dollar amount established at the beginning of the auction or as new bids are posted.

If no advance of bid is made within a specified time frame, then the lots will be announced closed.

Advantage of the Multi-Par Method

- No one is knocked out of bidding at any time. In phase II, you may bid on any tract or combination of tracts.
- You may combine any or all tracts in any grouping throughout phase II of the auction as well post new bids on any single tract bid or combination bids already posted.
- At any time you can look at the lots displayed on large boards and see the high bid and whether you have control of that tract. The High Bidders will have a star (*) beside their winning bid or combination.
- Since everyone who is participating in the auction event can choose which property they want to buy and the price is set by the bidder, everyone has the same opportunity to buy regardless of the other bidder's possible wealth or bidding strength.

Helpful bidding tips

- Bid on only the tracts or items that you want to own. If you only want a single tract then bid when it is available. If you want multiple tracts or none at all then bid when combination of tracts are permitted. Remember, any bid posted is considered active and could be back in winning position at any time during the auction.
- Don't wait to bid at the end... prices don't go down. Waiting only invites more people to jump in at the last moment. Remember, it is better to defend your position than to take it from someone else.
- Prior to the auction determine your buying strategy. Determine what you want to buy and how much you can spend. Use the auction floor staff to help you with the math during the auction event.

ATTN: SOUTHEAST ARKANSAS HUNTERS, FISHERMEN, TIMBER BUYERS & INVESTORS!

Newly Surveyed 160+/- Acres w/Over 1/4 Mile of Paved Road Frontage ~ Move-in Ready 3BR/ 2BA Home ~ 3 Bedroom Hunting Cabin ~ 30x50 Ft. Metal Shop Building ~ 140+/- Acres of Marketable Hardwood & Pine Timber ~ 4+/- Acre Private Lake & (2) Additional Smaller Ponds Stocked w/Crappie, Bass & Catfish ~ **EVERYTHING IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

**DREW COUNTY 160+/- ACRE
ABSOLUTE REAL ESTATE AUCTION
THURSDAY ~ OCTOBER 17, 2019 ~ 11:00 A.M.
347 SULLIVAN ROAD ~ WILMAR, AR 71675**

DIRECTIONS: From the Intersection of HWY 425 & HWY 278 in Monticello, Travel 2.5 Mi. North on HWY 425 ~ Turn Left on HWY 35 & Travel 8 Mi. ~ Turn Right onto Rock Springs Rd. & Travel 2.5 Mi. ~ Turn Slight Left onto Sullivan Rd. & Travel 1 Mi. ~ Watch for Property & Auction Signs on the Left.

REAL ESTATE DESCRIPTION: Located 45 Minutes South of Pine Bluff & 15 Minutes Northwest of Monticello, this Newly Surveyed 160+/- Acres w/Over 1/4 Mile of Paved Road Frontage is a True Sportsman's Paradise & it's Selling Regardless of Price to the Highest Bidder on Auction Day! ~ Property will be Offered in (4) Individual Adjoining Tracts, All w/Paved Road Frontage on Sullivan Road, and in Combinations ~ Exceptional Deer & Turkey Hunting, Excellent Fishing & Some Duck Hunting on the Private Lake ~ **(TRACT 1) 87.5+/- Acres** ~ Tract Contains a Move-in Ready 3 Bedroom/ 2 Bath Modular Home Built On-site in 2002 w/Cedar Siding Exterior, New Metal Roof, 3-Car Attached Carport & 2-Car Detached Carport ~ Home Consisting of 2,800+/- SF, Master Suite w/Walk-in Closet, Dual Vanities, Like-New Premier Care Walk-in Tub & Separate Shower, Huge Kitchen w/Island, Jenn-Air Cooktop, Fridge, Double Oven, Microwave & Dishwasher, Spacious Living Room w/Gas Log Fireplace, Separate Den, Dining Room, Game Room Perfect for a Pool Table, Sunroom Leading to Covered Back Deck, Utility Room, Newer CH/A, Diesel Whole-Home Generator & 500-Gallon Diesel Tank will Convey ~ 30x50 Ft. Metal Shop Building Fully Wired & Plumbed w/Reinforced Poured Concrete Floors, Toolroom, Additional Lean-to for Equipment Storage & Attached Deer Processing Shed ~ 4+/- Acre Private Lake & Smaller Pond Both Stocked w/Bass, Crappie, Catfish & Bream ~ 70+/- Acres of Marketable Hardwood & Pine Timber w/Cleared Areas for Food Plots & Shooting Lanes for Deer & Turkey Hunting ~ **(TRACT 2) 4.6+/- Acres** ~ Tract Contains a 3 Bedroom Hunting Cabin w/Beautiful Cypress Siding Exterior, Attached 2-Car Carport & Metal Roof Consisting of 1,700+/- SF in Need of Interior Remodeling & Updating, Living Room, Kitchen, Dining Area, Utility Room, Bathroom, Covered Deck, CH/A, (7) Catawba Trees ~ **(TRACT 3) 61+/- Acres** ~ Tract Contains a Cleared Building Site ~ (2) Older Barns ~ Stocked Pond ~ 55+/- Acres of Marketable Hardwood & Pine Timber w/Cleared Areas for Food Plots & Shooting Lanes for Hunting ~ **(TRACT 4) 6.3+/- Acres** ~ This Wooded Tract w/Frontage Along Sullivan Road Contains a Cleared, Former Homesite laying East of Sullivan Road ~ Utilities Throughout Property Include Community Water Along Road Frontage & to Home & Cabin, Electricity & Septic Systems ~ **For Additional Information, Survey, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

TERMS ON REAL ESTATE: **(TRACT 1) \$20,000.00 ~ (TRACT 2) \$5,000.00 ~ (TRACT 3) \$10,000.00 ~ (TRACT 4) \$5,000.00**, All in the Form of a 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: Drive by & Inspect the Land at Any Time or Call Auctioneer/Agent, **Doug Westgate, 501-815-4004/ doug@wilsonauctioneers.com** for Inspection of Home & Cabin ~ **Doors Open & Auctioneers will be On-site at 10:00 a.m. for Additional Inspection on Auction Day.**

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