

GARLAND COUNTY 6.5± ACRE HOBBY FARM AUCTION



On-Site & Online Auction

Thursday | November 14, 2019 | 2:00 P.M.
3740 Marion Anderson Rd. | Hot Springs, AR 71913

WilsonAuctioneers.com

October 17, 2019

Dear Prospective Buyer:

This completely remodeled and updated 3,450+/- square foot, 2-story home sits on 6.5+/- acres, with 592+/- foot of frontage along Marion Anderson Road, in west Hot Springs less than ten minutes from the Martin Luther King Expressway. Updates in 2019 to the house include newly painted brick exterior, new architectural shingle roof, new Rheem HVAC, all new exterior doors, and windows, vinyl plank flooring throughout the main level, new carpet throughout upper level, new ceiling fans and light fixtures, and freshly painted interior walls.

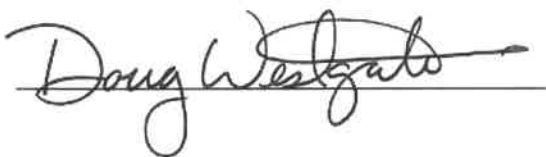
The new double entry door with glass inserts opens into the **main level** foyer with a newly remodeled half bath. The large open living area has a wood-burning gas fireplace. There is a sunroom with French door access to the back deck overlooking a large stocked pond. The formal dining room/den also has a wood-burning fireplace. The all-new eat-in kitchen has granite countertops, an oversized kitchen island with a KitchenAid gas range, new solid wood white cabinets, new stainless-steel Maytag dishwasher, and a pantry closet. This level also contains a laundry room with built-in cabinets and a storage closet and a coat closet. The wide carpet staircase leads to the **upper level** master suite with brand new carpeting, fresh paint, a walk-in closet, and a newly remodeled private bath with an enclosed shower. The upstairs 2nd and 3rd bedrooms have large wardrobe closets and a newly remodeled full bathroom.

Also, this home contains a 2-car drive-thru carport, and (2) of the bays in the 4-car garage have been turned into a large game room area but could easily convert back into a full 4-car garage. There is an additional lower level room, accessed through the garage, that could be used as storage or a safe room.

This 6.5+/- rolling acres is mostly fenced, including white painted (3) rail fence across the road frontage, and there are (2) gated entrances off Marion Anderson Road. There is also a long asphalt driveway leading to the home. The land is mostly cleared with a few mature hardwood trees scattered across the property, and it backs up to a wooded area with abundant wildlife. An inviting gazebo overlooks the stocked pond. This property would make an excellent hobby farm or family home and has plenty of land for a few horses or to build a barn or shop building.

This property is in Lake Hamilton School District, and there are city water, electricity, and septic system available.

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 **3740 Marion Anderson Road in Hot Springs, Arkansas at 2:00 p.m. on November 14th**.

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: \$30,000.00 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 & Encouraged!**

CLOSING COMPANY: Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 110 Ouachita Avenue (Suite 3), Hot Springs, Arkansas 71901 ~ (501) 624-2541 ~ Fax/ 623-4552.

GENERAL INFORMATION: This Completely Remodeled & Updated 3,450+/- SF, 2-Story Home sits on 6.5+/- Acres, w/ 592+/- Ft. of Frontage Along Marion Anderson Rd., in West Hot Springs Less than 10 Minutes from the MLK Expressway ~ Updates in 2019 Include Newly Painted Brick Exterior, New Architectural Shingle Roof, New Rheem HVAC, All New Exterior Doors & Windows, Vinyl Plank Flooring Throughout the Main Level, New Carpet Throughout Upper Level, New Ceiling Fans & Light Fixtures & Freshly Painted Interior Walls ~ **HOME:** New Double Entry Door w/Glass Inserts Opens into the **MAIN LEVEL** Foyer w/a Newly Remodeled Half Bath ~ Large Open Living Area w/Wood-Burning Gas Fireplace ~ Sunroom w/French Door Access to Back Deck Overlooking the Large Stocked Pond ~ Formal Dining Room/Den w/ 2nd Wood-Burning Fireplace ~ All-New Eat-in Kitchen w/Granite Countertops, Oversized Kitchen Island w/KitchenAid Gas Range, New Solid Wood White Cabinets, New Stainless-Steel Maytag Dishwasher & a Pantry Closet ~ Laundry Room w/Built-in Cabinets & Storage Closet ~ Coat Closet ~ Wide Carpet Staircase Leads to the **UPPER LEVEL** Master Suite w/Brand New Carpeting, Fresh Paint, Walk-in Closet & Newly Remodeled Private Bath w/Enclosed Shower ~ 2nd & 3rd Bedrooms Upstairs w/Large Wardrobe Closets & a Newly Remodeled Full Bath ~ 2-Car Drive-Thru Carport ~ 2 of the Bays in the 4-Car Garage have been Turned into a Large Game Room Area but Could Easily be Converted Back into a Full 4-Car Garage ~ Additional Lower Level Room Accessed Through the Garage Could be Used as Storage or a Safe Room ~ This 6.5+/- Rolling Acres is Mostly Fenced Including White Painted (3) Rail Fence Across the Road Frontage ~ (2) Gated Entrances off Marion Anderson Rd. ~ Long Asphalt Driveway ~ Land is Mostly Cleared w/a Few Mature Hardwood Trees Scattered Across the Property & it Backs Up to a Wooded Area w/Abundant Wildlife ~ Inviting Gazebo Overlooking the Stocked Pond ~ This Property Would Make an Excellent Hobby Farm or Family Home & has Plenty of Land for a Few Horses or to Build a Barn or Shop Building ~ Lake Hamilton School District ~ City Water, Electricity & Septic System to the Property

REAL ESTATE TAXES FOR YEAR 2018: \$2,541.50

SCHOOL DISTRICT: Lake Hamilton

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 THE SW 1/4 NW 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 NW 1/4 BEING A WOOD POST; THENCE S86°05'35"E 567.28' TO A SET 1/2" REBAR W/CAP; THENCE S24°29'20"W 161.88' TO A SET 1/2" REBAR W/CAP; THENCE S09°06'03"E 280.93' TO A SET 1/2" REBAR W/CAP ON THE NORTH SIDE OF MARION ANDERSON ROAD; THENCE ALONG THE NORTH SIDE OF MARION ANDERSON ROAD S74°25'08"W 591.98' TO A WOOD POST; THENCE LEAVING THE NORTH SIDE OF MARION ANDERSON ROAD N02°28'40"E 622.96' TO THE POINT OF BEGINNING.

CONTAINING 6.50 ACRES, MORE OR LESS.

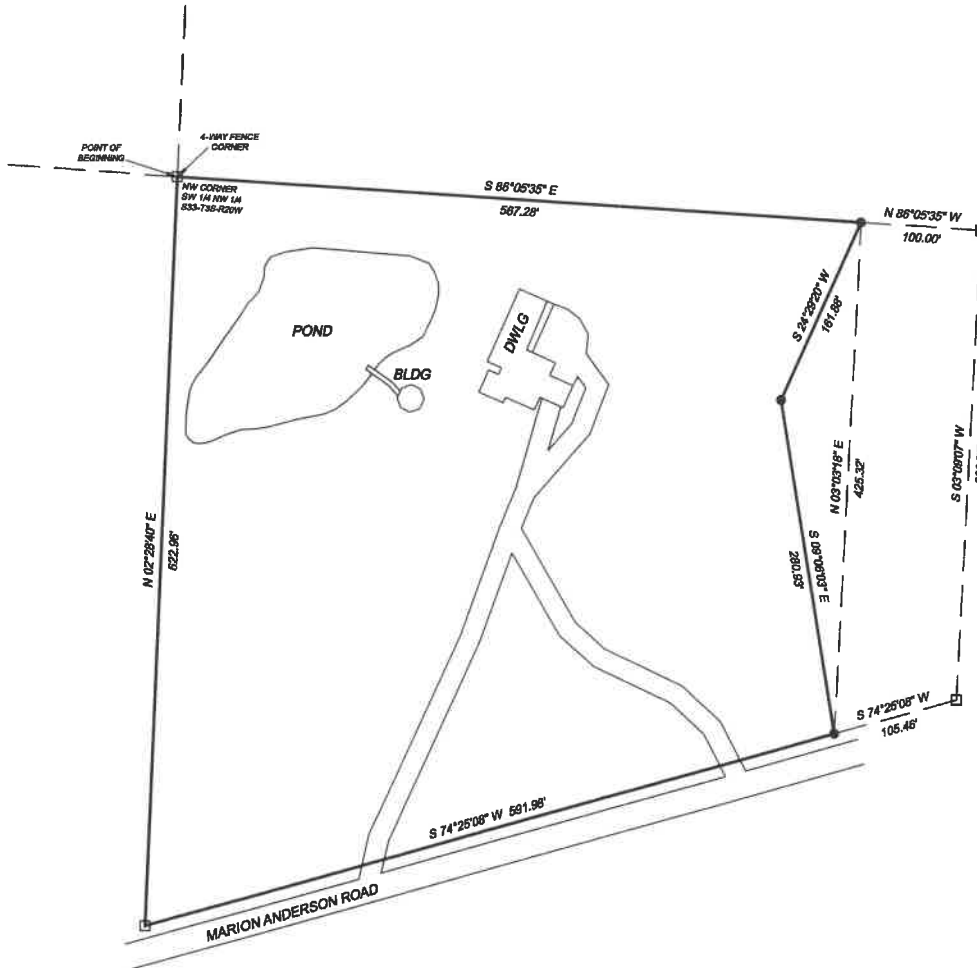
SURVEY DESCRIPTION

PART OF THE SW 1/4 NW 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 NW 1/4 BEING A WOOD POST; THENCE S88°05'35"E 587.28' TO A SET 1/2" REBAR W/CAP; THENCE S24°29'20"W 161.88' TO A SET 1/2" REBAR W/CAP; THENCE S09°08'03"E 280.93' TO A SET 1/2" REBAR W/CAP ON THE NORTH SIDE OF MARION ANDERSON ROAD; THENCE ALONG THE NORTH SIDE OF MARION ANDERSON ROAD S74°25'08"W 591.98' TO A WOOD POST; THENCE LEAVING THE NORTH SIDE OF MARION ANDERSON ROAD N02°28'40"E 622.96' TO THE POINT OF BEGINNING.

CONTAINING 6.50 ACRES, MORE OR LESS.



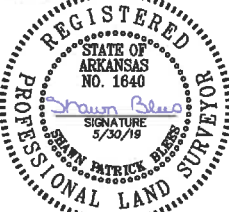
BEARINGS BASED ON
ARKANSAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE, NAD 83
GPS EQUIPMENT JAVAD L5
GRID TO GROUND CAF: 1.000075371



0' 100' 200' 300'

STATE SURVEYOR CODE:500-03S-20W-0-33-430-26-1640

I, SHAWN P. BLEES, REGISTERED
LAND SURVEYOR NO. 1840,
CERTIFY THIS PLAN TO BE
A CORRECT REPRESENTATION OF THE
PROPERTY SURVEYED
BY ME OR UNDER MY
SUPERVISION.



LEGEND

- SET 1/2" REBAR W/CAP
- FOUND REBAR
- FENCE POST

BOUNDARY SURVEY FOR THE USE AND BENEFIT OF BILL E. LEGGETT

BLEES SURVEYING PHONE (501)767-8158
145 BLEES CIRCLE CELL (501)617-2457
MTN. PINE, AR 71956 FAX (501)767-8158
EMAIL - shawnblees@live.com

Scale: 1"=100'

Date: 5/30/19

Drawn: KYM

Revised:

Job: 19-067
Ord: 19-067

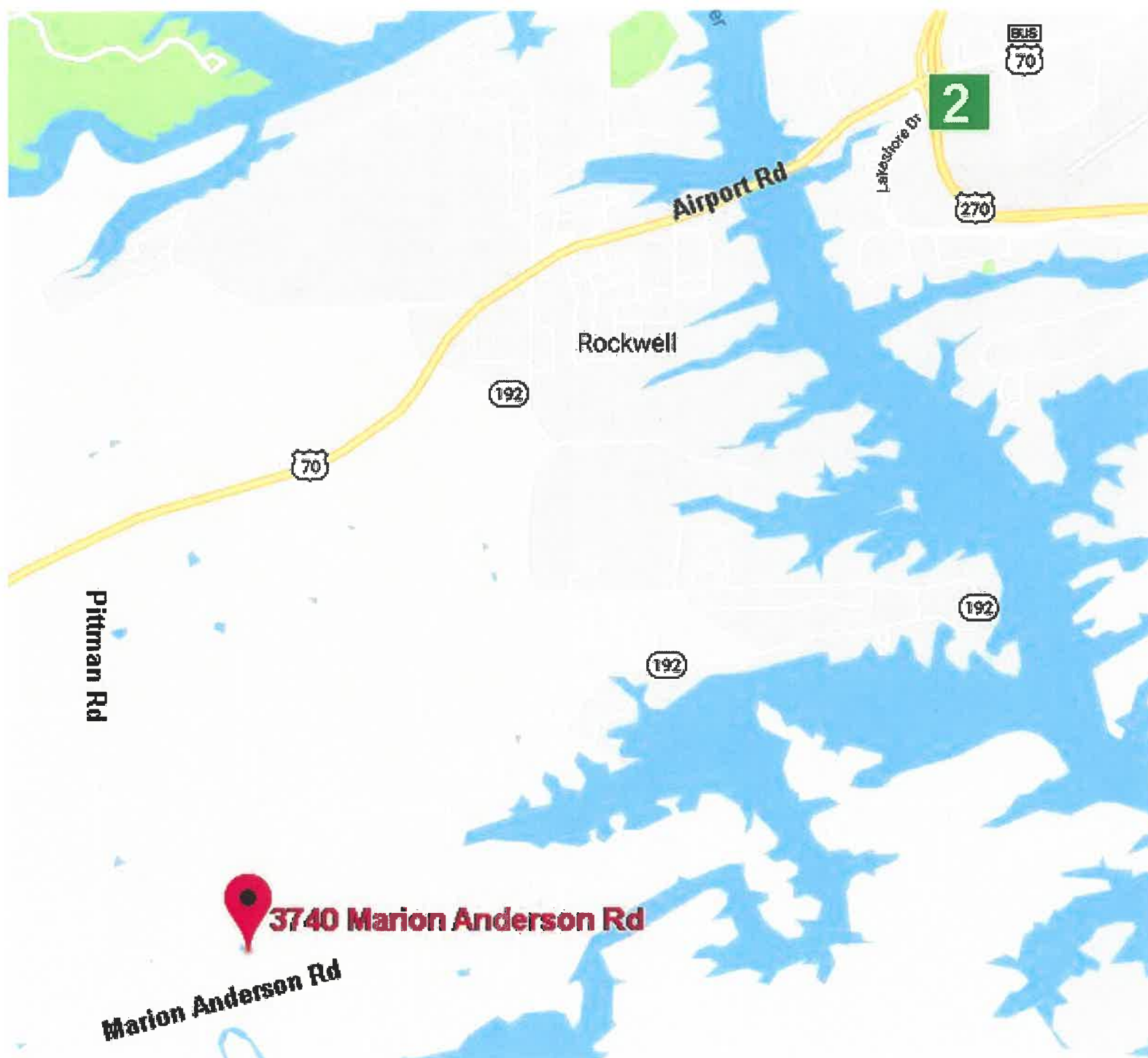
Surveyor has made no investigation or independent search for encumbrances of record, easements, restrictive covenants, or other facts which an accurate and current title search may disclose.

Surface and environmental conditions were not examined or considered as a part of this survey.

© Copyright 2017, Shawn Blees, Blees Surveying, Inc. All rights reserved.

For the exclusive use and benefit of Bill E. Leggett.





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.

ATTENTION: LAKE HAMILTON SCHOOL DISTRICT HOME BUYERS & REAL ESTATE INVESTORS!

Completely Remodeled & Updated in 2019 Including New Roof, New HVAC & Newly Painted Brick Exterior ~ 3,450+/- SF, 3 Bedroom/ 2.5 Bath Home ~ 4-Car Attached Garage ~ Drive-Thru Carport ~ Beautiful 6.5+/- Acres w/Stocked Pond & Gazebo ~ Selling On-site w/Live, Online Bidding Available!

GARLAND COUNTY 6.5+/- ACRE HOBBY FARM AUCTION

THURSDAY ~ NOVEMBER 14, 2019 ~ 2:00 P.M.

3740 MARION ANDERSON RD. ~ HOT SPRINGS, AR 71913

DIRECTIONS: From Exit 2 on MLK Expwy. in Hot Springs, Travel 3.5 Mi. West on Airport Rd. ~ Turn Left onto Pittman Rd. & Travel 1.7 Mi. ~ Turn Left onto Marion Anderson Rd. & Travel 0.5 Mi. ~ Watch for Property & Auction Signs on the Left.

REAL ESTATE DESCRIPTION: This Completely Remodeled & Updated 3,450+/- SF, 2-Story Home sits on 6.5+/- Acres, w/ 592+/- Ft. of Frontage Along Marion Anderson Rd., in West Hot Springs Less than 10 Minutes from the MLK Expressway ~ Updates in 2019 Include Newly Painted Brick Exterior, New Architectural Shingle Roof, New Rheem HVAC, All New Exterior Doors & Windows, Vinyl Plank Flooring Throughout the Main Level, New Carpet Throughout Upper Level, New Ceiling Fans & Light Fixtures & Freshly Painted Interior Walls ~ **HOME:** New Double Entry Door w/Glass Inserts Opens into the **MAIN LEVEL** Foyer w/a Newly Remodeled Half Bath ~ Large Open Living Area w/Wood-Burning Gas Fireplace ~ Sunroom w/French Door Access to Back Deck Overlooking the Large Stocked Pond ~ Formal Dining Room/Den w/ 2nd Wood-Burning Fireplace ~ All-New Eat-in Kitchen w/Granite Countertops, Oversized Kitchen Island w/KitchenAid Gas Range, New Solid Wood White Cabinets, New Stainless-Steel Maytag Dishwasher & a Pantry Closet ~ Laundry Room w/Built-in Cabinets & Storage Closet ~ Coat Closet ~ Wide Carpet Staircase Leads to the **UPPER LEVEL** Master Suite w/Brand New Carpeting, Fresh Paint, Walk-in Closet & Newly Remodeled Private Bath w/Enclosed Shower ~ 2nd & 3rd Bedrooms Upstairs w/Large Wardrobe Closets & a Newly Remodeled Full Bath ~ 2-Car Drive-Thru Carport ~ 2 of the Bays in the 4-Car Garage have been Turned into a Large Game Room Area but Could Easily be Converted Back into a Full 4-Car Garage ~ Additional Lower Level Room Accessed Through the Garage Could be Used as Storage or a Safe Room ~ This 6.5+/- Rolling Acres is Mostly Fenced Including White Painted (3) Rail Fence Across the Road Frontage ~ (2) Gated Entrances off Marion Anderson Rd. ~ Long Asphalt Driveway ~ Land is Mostly Cleared w/a Few Mature Hardwood Trees Scattered Across the Property & it Backs Up to a Wooded Area w/Abundant Wildlife ~ Inviting Gazebo Overlooking the Stocked Pond ~ This Property Would Make an Excellent Hobby Farm or Family Home & has Plenty of Land for a Few Horses or to Build a Barn or Shop Building ~ Lake Hamilton School District ~ City Water, Electricity & Septic System to the Property ~ **For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

TERMS ON REAL ESTATE: \$30,000.00 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 & Encouraged!**

INSPECTION: Contact Agent, **Doug Westgate** at 501-815-4004/ doug@wilsonauctioneers.com to View this Incredible Property Today! ~ Doors Open & Auctioneers will be On-site at 1:00 p.m. 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