

COGSWELL ESTATE

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

**Wednesday ~ November 14, 2018 ~ 10:00 A.M.
1318 Shiloh Road ~ Russellville, Arkansas**



WilsonAuctioneers.com

- 3,702± SF, 4BR/ 3BA Ranch Style Brick Home on a 6± Acre Estate, Built in 1988
- Move-in Ready, Smoke Free Home w/Large Heated Pool
- Updated Master Suite ~ Hardwood Flooring
- Also Selling Furniture, Bank Vault, Gun Safes, Tools & Much More!
- Selling Regardless of Price to the Highest Bidder on Auction Day!

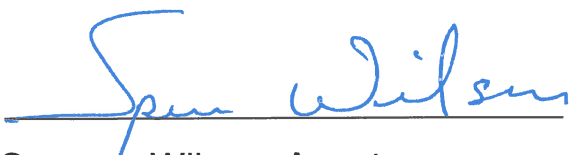
October 17, 2018

Dear Prospective Buyer:

This immaculate 3,702+/- square foot, 4 bedroom/ 3 bathroom, single level home sits on 6+/- acres. It is a ranch style brick home that boasts hardwood flooring in the kitchen, dining room, sitting room, and entertainment room. There is carpet in the bedrooms, and tile floors in the bathrooms. The 3-car, 41x38 foot garage is insulated and has automatic doors, a hobby area, and storage. The long, paved driveway has extra parking next to the garages, and the established landscaping is manicured. The updates to the home include a complete master suite/bathroom remodel, and a new 4th bedroom. The kitchen has partially updated appliances and hardtop countertops. The house has (3) central heat and air units, and there are all city utilities available and a septic system. The home also has a large heated swimming pool. **This property is selling regardless of price on auction day!**

The home consists of a living room/dining room with solid oak floors. There is crown molding throughout the house and solid oak cabinetry in the entertainment room. The kitchen has electric appliances and an eat-in area. The sitting room/breakfast area off the kitchen has a brick fireplace. The master bedroom is spacious with a walk-in closet from the hallway to the master bath. The updated master bathroom has new granite countertops, fixtures, and a custom tile garden tub and walk-in shower. The hall leads to 3 large bedrooms with closets; 2 bedrooms share a hallway bathroom with new granite dual vanities and fixtures. There is access to the garage from the large entertainment room through the breezeway.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Spencer Wilson, at (501) 802-5060**. We look forward to working with you on auction day at **1318 Shiloh Road in Russellville, Arkansas at 10:00 a.m. on November 14th**.



Spencer Wilson, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Survey

TERMS AND CONDITIONS: \$20,000.00 Cashier's Check (NO EXCEPTIONS) Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

CLOSING COMPANY: Eddy Closing Company ~ Closing Agent: David Eddie ~ 805 West 2nd Court, Russellville, Arkansas 72801 ~ (479) 968-5557 ~ Fax/968-1129.

GENERAL INFORMATION: This Immaculate 3,702+/- SF, 4 Bedroom/ 3 Bathroom, Single Level Home Sits on 6+/- Acres ~ Ranch Style Brick Home Boasts Hardwood Flooring in the Kitchen, Dining Room, Sitting Room & Entertainment Room ~ Carpet in the Bedrooms ~ Tile Floors in the Bathrooms ~ 3-Car Insulated Garage (41x38 Ft.) w/Automatic Doors, Hobby Area & Storage ~ Long Paved Driveway w/Extra Parking Next to Garages ~ Manicured & Established Landscaping ~ Updates Include Complete Master Suite/Bath Remodel & New 4th Bedroom ~ Partially Updated Appliances & Hardtop Countertops in Kitchen ~ (3) CH/A Units ~ All City Utilities w/Septic System ~ Large Heated Pool ~ **HOME DESCRIPTION:** Living Room/Dining Room w/Solid Oak Flooring ~ Crown Molding ~ Solid Oak Cabinetry ~ Kitchen w/Electric Appliances & Eat-in Area ~ Sitting Room/Breakfast Area off Kitchen w/Brick Fireplace ~ Master Bedroom is Spacious w/Walk-in Closet from Hallway to Master Bath ~ Updated Master Bathroom w/New Granite Countertops, Fixtures & Custom Tile Garden Tub & Walk-in Shower ~ Hallway Leads to 3 Large Bedrooms w/Closets; 2 Bedrooms Share a Hallway Bathroom w/New Granite Dual Vanities & Fixtures ~ Access to Garage from Large Entertainment Room through Breezeway ~ **Selling Regardless of Price on Auction Day!** ~ **Offers Prior to Auction for Real Estate are Welcome!**

REAL ESTATE TAXES FOR YEAR 2017: \$2,207.92

SCHOOL DISTRICT: Russellville

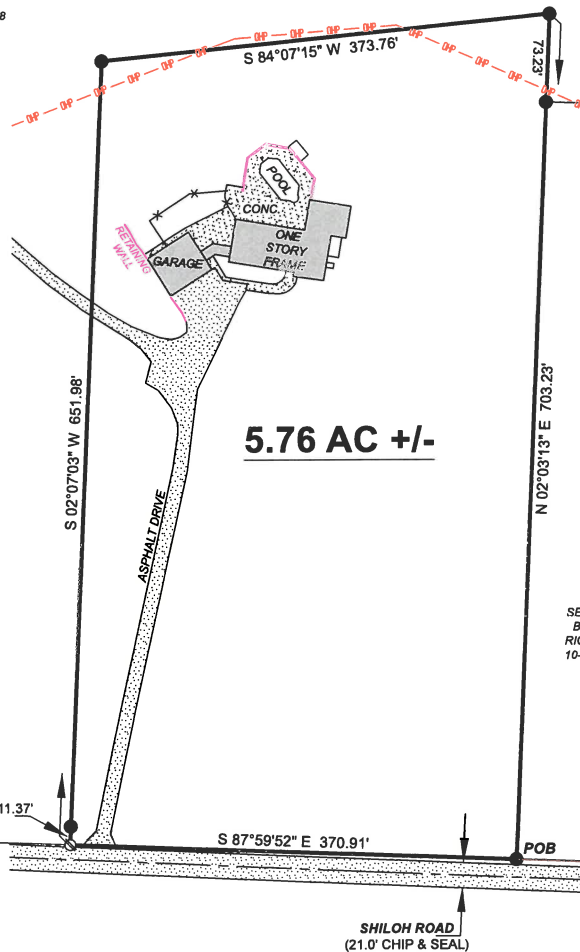
The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to,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

SURVEY FOR COGSWELL PROPERTY



BASIS OF BEARING:
STATE PLANE GRID NORTH

GRID DISTANCES ARE SHOWN
COMBINED SCALE FACTOR = 0.9999378



TITLE NOTE:
NO TITLE RESEARCH WAS PERFORMED DURING THE COURSE OF THIS SURVEY. ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY. PLEASE RETAIN THE SERVICES OF A REPUTABLE TITLE COMPANY TO ENSURE THE CLIENT SHOWN HAS CLEAR TITLE TO THE BOUNDARIES AS SURVEYED.



SEE A 1.00 ACRE SURVEY
BY THIS COMPANY FOR
RICHARD HUMPHREYS ON
10-23-2018, JOB #R18-281B

SW CORNER
SW 1/4 SW 1/4
22-8-20

N 87°59'52\"/>

11.37'

S 87°59'52\"/>

SHILOH ROAD
(21.0' CHIP & SEAL)

N 87°59'52\"/>

SE CORNER
SE 1/4 SW 1/4
22-8-20

DEEDS AND SURVEYS USED:
SOME OF THE DEEDS AND SURVEYS REFERENCED DURING THIS SURVEY ARE AS FOLLOWS:
1.) DEED BOOK 2006-87, PAGE 121 OF THE COUNTY RECORDS.

ACREAGE NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

DESCRIPTION: A PART OF THE SE 1/4 SW 1/4 OF SECTION 22, T-8-N, R-20-W, IN POPE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 10-23-2018, FOR COGSWELL PROPERTY, JOB# R18-281):

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

COMMENCING AT A STATE MONUMENT FOR THE SE CORNER OF SAID SE 1/4 SW 1/4, THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4 N 87°59'52\"/>

SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE:

Allen W. Miller II
ALLEN W. MILLER II, PS 1704 DATE 10-23-2018



CORNERSTONE
LAND SURVEYING

501 EAST B ST., RUSSELLVILLE, AR 72801, PH# 479-968-9406
FAX# 479-968-9407, E-MAIL: JIM.CORNERSTONE@GMAIL.COM

DATE	10-23-2018	DRAWN BY	C. DICKERSON
SCALE	1"= 100'	JOB#	R18-281
STATE CODE	500-08N-20W-0-22-320-58-1704		
CLIENT	COGSWELL PROPERTY		

- FOUND IRON PIN
- ⊙ FOUND IRON PIPE
- △ FOUND IRON SPIKE
- FOUND SET STONE
- ⊠ R/W MARKER
- ▽ FOUND "T" POST
- ◇ FOUND RR SPIKE
- ⊗ STATE MONUMENT
- ⊙ CORP MARKER
- ⊗ FND. ALUM. CAP OR MON.
- FENCE CORNER POST
- SET 1/2" IRON PIN
- ⊙ SET 2" CAP-1/2" REBAR
- ◆ SET RAIL ROAD SPIKE

LEGEND

- ⊙ COMPUTED POINT ONLY
- ▽ SET POST ON LINE
- ⊙ POINT OF BEGINNING
- ⊙ APPAR. LINE OF POSS.
- ⊙ FENCE
- (XXX.XX) RECORD DISTANCE
- OP — OVERHEAD POWER

- HVA/E HIGH VOLTAGE A/E
- R/W RIGHT OF WAY
- G — UNDERGROUND GAS LINE
- U/P UNDERGROUND PHONE
- B/E BURIED ELECTRIC LINE
- SS — SANITARY SEWER
- MH MANHOLE

- WM WATER METER
- WV WATER VALVE
- W/L WATER LINE
- GM GAS METER
- FH FIRE HYDRANT
- U/E UTILITIES ESMT.
- SBL SET BACK LINE



Shiloh Greenhouse

5.76± ACRES

Shiloh Rd

Shiloh Rd



1318 Shiloh Road

Shiloh Rd.

27

HWY 27

27

E. Aspen Ln.

Lake Front Dr

40

I-40

WILSON REAL ESTATE AUCTIONEERS, INC.

TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson ("Broker") whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at www.wilsonauctioneers.com, and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in "**AS IS, WHERE IS**" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the "Lead Warning Statement" in the Sale Contract.
6. **REGISTRATION:** Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier's check in the amount specified under "Terms on Real Estate" to Auctioneer at registration. This must be in the form of cashier's check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.

ATTENTION: RUSSELLVILLE HOME BUYERS & REAL ESTATE INVESTORS!

3,702+/- SF, 4BR/ 3BA Ranch Style Brick Home on a 6+/- Acre Estate, Built in 1988 ~ Move-in Ready, Smoke Free Home w/Large Heated Pool ~ Updated Master Suite ~ Hardwood Flooring ~ Also Selling Furniture, Bank Vault, Gun Safes, Tools & Much More! ~ Selling On-site w/Live, Online Bidding Available ~ **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

COGSWELL ESTATE ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

WEDNESDAY ~ NOVEMBER 14, 2018 ~ 10:00 A.M.

1318 SHILOH ROAD ~ RUSSELLVILLE, AR

DIRECTIONS: From Interstate 40 Take (Exit 81) & Turn Left onto E. Aspen Ln. ~ Turn Right on HWY 27, then Turn Right onto Shiloh Rd. & Travel 2.3 Miles ~ Watch for Auction Signs & Home on the Left.

REAL ESTATE DESCRIPTION: This Immaculate 3,702+/- SF, 4 Bedroom/ 3 Bathroom, Single Level Home Sits on 6+/- Acres ~ Ranch Style Brick Home Boasts Hardwood Flooring in the Kitchen, Dining Room, Sitting Room & Entertainment Room ~ Carpet in the Bedrooms ~ Tile Floors in the Bathrooms ~ 3-Car Insulated Garage (41x38 Ft.) w/Automatic Doors, Hobby Area & Storage ~ Long Paved Driveway w/Extra Parking Next to Garages ~ Manicured & Established Landscaping ~ Updates Include Complete Master Suite/Bath Remodel & New 4th Bedroom ~ Partially Updated Appliances & Hardtop Countertops in Kitchen ~ (3) CH/A Units ~ All City Utilities w/Septic System ~ Large Heated Pool ~ **HOME DESCRIPTION:** Living Room/Dining Room w/Solid Oak Flooring ~ Crown Molding ~ Solid Oak Cabinetry ~ Kitchen w/Electric Appliances & Eat-in Area ~ Sitting Room/Breakfast Area off Kitchen w/Brick Fireplace ~ Master Bedroom is Spacious w/Walk-in Closet from Hallway to Master Bath ~ Updated Master Bathroom w/New Granite Countertops, Fixtures & Custom Tile Garden Tub & Walk-in Shower ~ Hallway Leads to 3 Large Bedrooms w/Closets; 2 Bedrooms Share a Hallway Bathroom w/New Granite Dual Vanities & Fixtures ~ Access to Garage from Large Entertainment Room through Breezeway ~ **Selling Regardless of Price on Auction Day!** ~ Offers Prior to Auction for Real Estate are Welcome! ~ For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

PARTIAL LIST OF PERSONAL PROPERTY: High End Furniture, Bank Vault, Gun Safes, Gun Cases, Ammo, Brand New Electric Massage Chair, Yeti Ice Chest, Fishing & Hunting Gear, Upright & Chest Freezers, Tool Boxes, Bikes, Toys & Much More! ~ **Remember, it's Selling Regardless of Price to the Highest Bidder on Auction Day!**

AUCTIONEER'S NOTE: This property is a rare opportunity to own a beautiful ranch style home on 6+/- acres just minutes from downtown Russellville. It is a meticulously cared for home on Shiloh Road! The owner keeps trees cut in the front yard to provide year-round views. This home would be ideal or perfect for a growing family! Located just minutes from Russellville Middle School, Arkansas Tech University and downtown Russellville. Don't miss your opportunity to buy this home in an excellent location just north of Interstate 40!

TERMS ON REAL ESTATE: \$20,000.00 Cashier's Check (NO EXCEPTIONS) 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.**

TERMS ON PERSONAL PROPERTY: Cash, Check & All Major Credit Cards Accepted ~ 10% Buyer's Premium.

INSPECTION: Home can be Inspected by Appointment Only ~ Contact Agent, **Spencer Wilson 501-802-5060/ spencer@wilsonauctioneers.com** to View this Home Today! ~ Doors Open & Auctioneers will be On-site at 8 a.m. Day of Auction.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

501-624-1825 * PB00000481, Joe Wilson

WEBSITE: WilsonAuctioneers.com - AAL #4