

# 6 COURT ORDERED ABSOLUTE REAL ESTATE AUCTIONS

Tuesday ~ November 13, 2018 ~ 10:00 A.M.

**AUCTION LOCATION:** (6) Properties Selling from

311 Park Avenue ~ Hot Springs, Arkansas



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



**PROPERTY 1:**  
(311 Park Avenue) Commercial Building



**PROPERTY 2A:**  
(865 Park Avenue) Commercial Building



**PROPERTY 2B:**  
(105 Pullman Avenue) Commercial Building



**PROPERTY 3:**  
(600 Park Avenue) Commercial Building



**PROPERTY 4:**  
(309 Glade Street) Home



**PROPERTY 5:**  
(117 Beech Street) Home

**EVERY PROPERTY SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**



October 16, 2018

Dear Prospective Buyer:

These (6) prime income producing properties are in excellent locations including (2) homes and (4) commercial properties in downtown Hot Springs, Arkansas. The properties occupied are 1, 2A, 2B, 4 and 5, and property 3 is currently vacant. **Every property will be sold regardless of price on auction day!** ***All information including but not limited to square footage, age, acreage or lot sizes are approximate. The rental status is not guaranteed on auction day.***

**Property 1, (311 Park Avenue)** is a commercial building with 1,556+/- square feet, a brick exterior, and built in 1959. Block 144, part of Lots 23 and 24 in Hot Springs Reservation Subdivision. This property has 126+/- feet of frontage on Park Avenue. This property is rented currently for \$400.00 per month.

**Property 2A, (865 Park Avenue)** is a commercial building with 2,716+/- square feet, a brick/concrete exterior, and built in 1922. Block 154, part of Lot 7 in Hot Springs Reservation Subdivision. This property has 65+/- feet of frontage on Park Avenue and 66+/- feet of frontage on Pullman Avenue. This property is currently for \$400.00 per month.

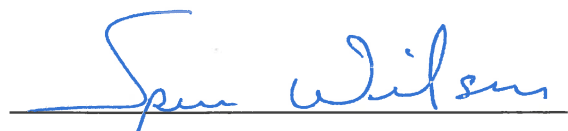
**Property 2B, (105 Pullman Avenue)** is a commercial building with 1,644+/- square feet, a concrete block exterior, and built in 1925. Block 154, part of Lot 7 in Hot Springs Reservation Subdivision. The property has 80+/- feet of frontage on Pullman Avenue. This property is rented currently for \$200.00 per month.

**Property 3, (600 Park Avenue)** is a commercial building with 1,881+/- square feet, a brick/concrete block exterior, and built in 1930. Block 146, part of Lot 5 in Hot Springs Reservation Subdivision. The property has 83+/- feet of frontage on Park Avenue. This property is currently vacant.

**Property 4, (309 Glade Street)** is a home containing 788+/- square feet with 2 bedrooms/ 1 bath on 0.13+/- acre lot, built in 1945. Block 163, part of Lot 4 in Hot Springs Reservation Subdivision. This property is rented currently for \$400.00 per month.

**Property 5, (117 Beech Street)** is a home containing 1,028+/- square feet with 2 bedrooms/ 1 bath on 0.12+/- acre lot, built in 1928. Block 81, part of Lot 9 and part of a closed road in Hot Springs Reservation Subdivision. This property is rented currently for \$425.00 per month.

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 **311 Park Avenue in Hot Springs, Arkansas at 10:00 a.m. on November 13th**.



Spencer Wilson, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTIONS:** See Attachments

**TERMS AND CONDITIONS:** \$5,000.00 (PER PROPERTY) Cashier's Check or Cash (**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 Day to Purchase Individual Homes/Commercial Buildings or the Entire Portfolio are Welcome.**

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

### **GENERAL INFORMATION:**

**REAL ESTATE DESCRIPTION:** (6) Prime Income Producing Properties in Excellent Locations Including (2) Homes & (4) Commercial Properties in Downtown Hot Springs ~ Properties Occupied are 1, 2A, 2B, 4 & 5 ~ Property 3 is Currently Vacant. **Remember, Every Property will be Sold Regardless of Price on Auction Day!** ~ All Information Including but not limited to Square Footage, Age, Acreage or Lot Sizes are Approximate ~ Rental Status is Not Guaranteed on Auction Day.

**PROPERTY 1: (311 Park Avenue) Commercial Building** ~ 1,556+/- SF, Brick Exterior, Built in 1959, Block 144, Pt. of Lots 23 & 24 ~ Hot Springs Reservation Subdivision ~ 126+/- Ft. of Frontage on Park Ave. ~ Rented Currently for \$400 Per Month.

**PROPERTY 2A: (865 Park Avenue) Commercial Building** ~ 2,716+/- SF, Brick/Concrete Exterior, Built in 1922, Block 154, Pt. of Lot 7 ~ Hot Springs Reservation Subdivision ~ 65+/- Ft. of Frontage on Park Ave. & 66+/- Ft. of Frontage on Pullman Ave. ~ Rented Currently for \$400 Per Month.

**PROPERTY 2B: (105 Pullman Avenue) Commercial Building** ~ 1,644+/- SF, Concrete Block Exterior, Built in 1925, Block 154, Pt. of Lot 7 ~ Hot Springs Reservation Subdivision ~ 80+/- Ft. of Frontage on Pullman Ave. ~ Rented Currently for \$200 Per Month.

**PROPERTY 3: (600 Park Avenue) Commercial Building** ~ 1,881+/- SF, Brick/Concrete Block Exterior, Built in 1930, Block 146, Pt. of Lot 5 ~ Hot Springs Reservation Subdivision ~ 83+/- Ft. of Frontage on Park Ave. ~ Currently Vacant.

**PROPERTY 4: (309 Glade Street) Home** ~ 788+/- SF, 2BR/ 1BA, on 0.13+/- Acre Lot, Built in 1945, Block 163, Pt. of Lot 4 ~ Hot Springs Reservation Subdivision ~ Rented Currently for \$400 Per Month.

**PROPERTY 5: (117 Beech Street) Home** ~ 1,028+/- SF, 2BR/ 1BA, on 0.12+/- Acre Lot, Built in 1928, Block 81, Pt. of Lot 9 & Pt. of Closed Rd. ~ Hot Springs Reservation Subdivision ~ Rented Currently for \$425 Per Month.

### **REAL ESTATE TAXES FOR YEAR 2017:**

**PROPERTY 1: (311 Park Avenue)** – \$1,118.00

**PROPERTY 3: (600 Park Avenue)** – \$543.00

**PROPERTY 2A: (865 Park Avenue)** – \$611.00

**PROPERTY 4: (309 Glade Street)** – \$196.00

**PROPERTY 2B: (105 Pullman Avenue)** – \$172.00

**PROPERTY 5: (117 Beech Street)** – \$212.00

**SCHOOL DISTRICT:** Hot Springs (both homes)

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: (Property 1) 311 Park Avenue**

All that part of Lots 23 and 24 in Block 144 of the Hot Springs Reservation, as surveyed, mapped and platted by the United States Hot Springs Commissioners, described as follows: Beginning at the most Easterly corner of said Lot 23, on the Westerly line of Park Avenue; and running thence Northwesterly along the Northeasterly line of said Lot 23 for 75 feet; thence Southwesterly at right angles to the Northeasterly line of said Lot 23 for 75.1 feet, more or less, to the Southwesterly line of said Lot 24, the same being on the Northeasterly line of Crest Street; thence Southeasterly along the Southwesterly line of said Lot 24 and along the Northeasterly line of Crest Street 94.6 feet, more or less, to the most Southerly corner of said Lot 24, being the point of intersection of Crest Street and Park Avenue; thence Northeasterly along the Southeasterly line of said Lot 24 and 23, and the Northwesterly line of Park Avenue, 130 feet to the Point of Beginning.

**LEGAL DESCRIPTION: (Property 2A) 865 Park Avenue**

**LOT 7, BLOCK 154, HOT SPRINGS RESERVATION ADDITION TO THE CITY OF HOT SPRINGS, ARKANSAS.**

**COMMENCING AT THE NE CORNER OF SAID LOT ON PARK AVENUE, THENCE NW ON NORTH LINE OF SAID LOT, 64 ½ FEET TO A STAKE: THENCE SW TO DIVIDE LINE BETWEEN LOTS 6 & 7 OF SAID BLOCK 154 TO A STAKE SET 75 FEET WESTERLY FROM COMMON CORNER OF LOTS 6 & 7 ON PARK AVENUE: THENCE 75 FEET TO A COMMON CORNER THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PARK AVENUE TO PLACE BEGINNING.**

**LEGAL DESCRIPTION: (Property 2B) 105 Pullman Avenue**

Part of Lot Seven (7) of Block One Hundred Fifty-four (154) of the Hot Springs Reservation, as surveyed, mapped and platted by the United States Hot Springs Commissioners, more particularly described as follows, to-wit:-Commence at a stake on the Northerly line of said Lot Sixty-four and One-half (64 1/2) feet Westerly from the Northeast corner thereof on Park Avenue; run thence Northwesterly along said Northerly line of said Lot Sixty-four and One-half (64 1/2) feet to a stake; thence Southerly across said Lot to the dividing line between Lots Six(6) and Seven(7) in said Block to a point One Hundred Fifty (150) feet Westerly from the common corner of Lots Six(6) and Seven(7) on Park Avenue; thence Seventy-five (75) feet toward Park Avenue along said dividing line to a stake; thence across Lot to the place of beginning.

## LEGAL DESCRIPTION: (Property 3) 600 Park Avenue

Part of Lot Five (5), Block One Hundred and Forty-Six (146) of the Hot Springs Reservation, as surveyed, mapped and platted by the U. S. Hot Springs Commissioners, more particularly described as follows: Beginning at a point on the Easterly line of Park Avenue that is 77.1 feet Northerly from the common corner of Lots Four (4) and Five (5) in the said Block 146; thence Southerly along the Easterly line of Park Avenue for a distance of 77.1 feet to the common corner of the said Lots 4 and 5; thence Easterly along the dividing line between the said Lots 4 and 5 for a distance of 39.2 feet; thence Northerly for a distance of 77.9 feet along a line that is 5 feet Easterly from and parallel to an existing concrete block wall to a point that is 38.4 feet Easterly from the Point of Beginning; thence Westerly for a distance of 38.4 feet to the Point of Beginning.

Exhibit "A"

BOOK 2672 PAGE 0026

VOL 1754 PAGE 573

A part of Lot 5 of Block 146 of the U.S. Hot Springs Reservation, as surveyed, mapped and platted by the U. S. Hot Springs Commissioners, described as: Beginning at the Southwest corner of Lot 5 Block 146 on Park Avenue and run Easterly along the South line of Lot 5 for a distance of 152 feet, more or less, to the Westerly side of a 30 foot street known as Park Terrace, as the same is now located; thence 71 degrees 37 minutes to the left and along the Westerly side of said street for a distance of 57.1 feet; thence 5 degrees 36 minutes to the right for a distance of 20.8 feet; thence Westerly through said Lot 5 for a distance of 195 feet to a point on dividing line of said Lot 5 on Park Avenue which is 77.1 feet Northerly from Point of Beginning; thence Southerly to the Point of Beginning. LESS AND EXCEPT that portion of Lot 5, Block 146 of said Hot Springs Reservation conveyed to E. A. Matula and Mary Juliet Matula, his wife, by Warranty Deed recorded January 17, 1951 and recorded in Book 339 at Page 353 of the Deed and Mortgage Records of Garland County, Arkansas.

**LEGAL DESCRIPTION: (Property 4) 309 Glade Street**

A part of Lot 4 of Block 163 of the Hot Springs Reservation, as surveyed, mapped and platted by the United States Hot Springs Commissioners, more particularly described as follows: Commence at a point on the line of said Lot 4 and Glade Street 50 feet Northwesterly from the common corner of Lots 3 and 4 of Glade Street which is the Point of Beginning; thence continue along the line of Lot 4 and Glade Street; thence a Southwesterly direction running parallel with south line of said lot a distance of 100 feet; thence Southerly 50 feet parallel with east line of said lot to a point 100 feet Westerly from Point of Beginning; thence Easterly a distance of 100 feet running parallel with South line of said lot to Point of Beginning. Said description being the description contained in that certain warranty deed with lien and relinquishment of dower recorded in Volume 812, Page 244 of the Deed and Mortgage Records of Garland County, Arkansas.



## **LEGAL DESCRIPTION: (Property 5) 117 Beech Street**

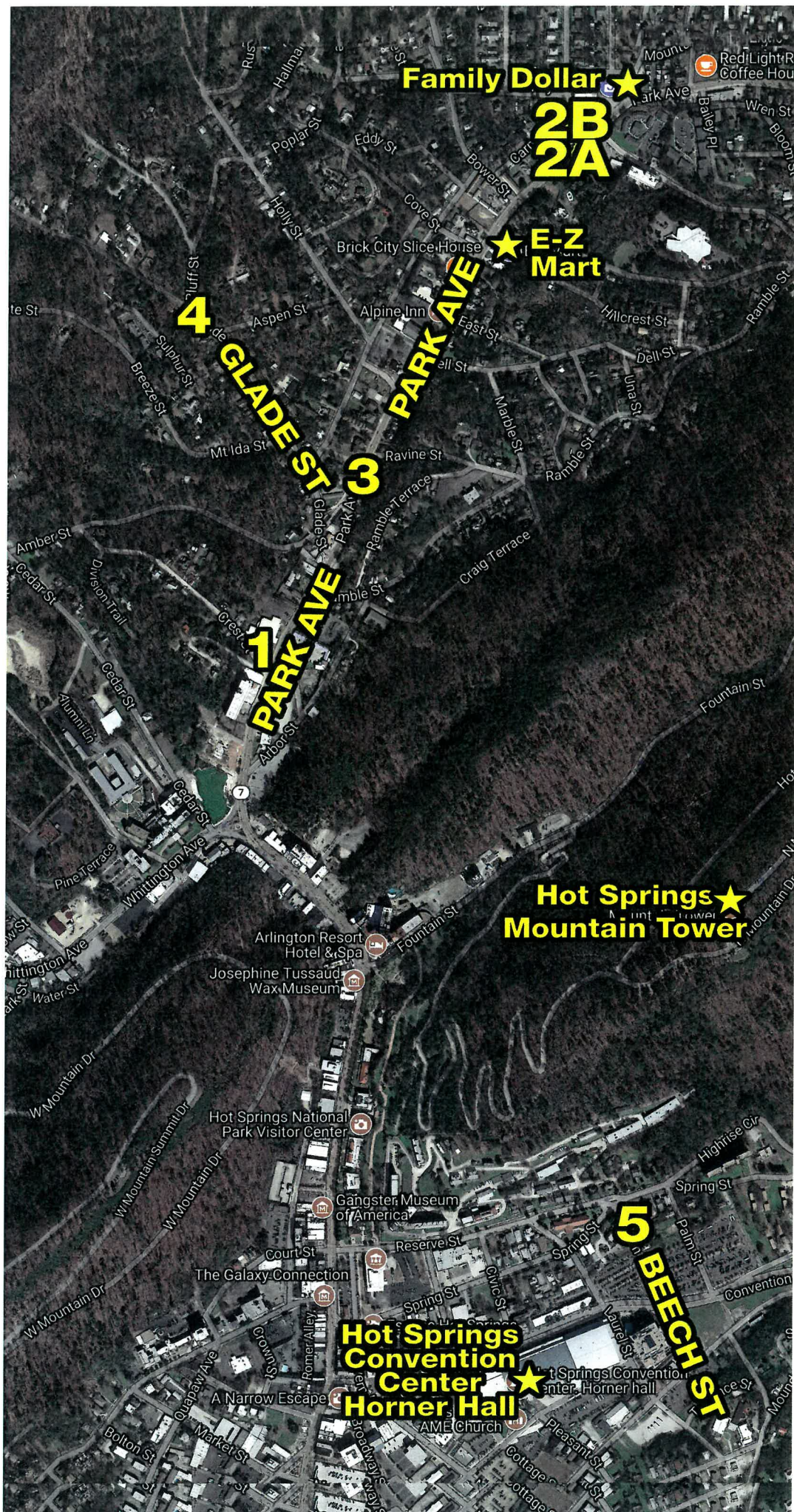
A part of Lot Nine (9), Block Eighty-One (81) of the United States Hot Springs Reservation as surveyed, mapped and platted by the United States Hot Springs Commissioners, described as follows: Begin at a point 6 feet South of the dividing line of Lots Nine (9) and Ten (10), in said Block Eighty-One (81); thence Northerly along the East side of Beech Street for a distance of 35 1/3 feet to the Point of Beginning; thence continue Northerly along the East side of Beech Street for a distance of 35 1/3 feet; thence East for a distance of 127 feet more or less, to a fence now located thereon; thence South for a distance of 35 1/3 feet; thence West and parallel with the North line of the property herein described to a East line of Beech Street and the Point of Beginning.

(Please note, the legal does not include part of Lot 10).

AND:

That portion of the Beech Street right-of-way in Block 81 of the United States Hot Springs Reservation from its intersection with Convention Boulevard (formerly Benton Street) north to a point 29.4 feet north of the common line between Lots 9 and 10 of Block 81 of the United States Hot Springs Reservation.





Family Dollar ★

2B  
2A

★ E-Z  
Mart

4  
GLADE ST  
3  
PARK AVE  
1  
PARK AVE

Hot Springs ★  
Mountain Tower

5  
BEECH ST

Hot Springs  
Convention  
Center  
Horner Hall ★





**311 Park Avenue**



Park Ave

Hot Springs  
National Park

Hot Springs  
Mountain Tower



Whittington Ave

E Grand Ave

Central Ave

**Hot Springs**



Val

# 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.



## **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.

## **ATTENTION: LANDLORDS & REAL ESTATE INVESTORS!**

**(2) Well-Maintained, Single Family Homes & (4) Commercial Buildings Located in Downtown Hot Springs ~ All Currently Leased or Rent Ready ~ Excellent Annual Gross Income Potential of \$25,000 ~ EVERY PROPERTY SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

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311 PARK AVENUE ~ HOT SPRINGS, AR**

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**INSPECTION: Drive by to View the Leased Properties Anytime or Contact Agent, *Spencer Wilson at 501-802-5060/ [spencer@wilsonauctioneers.com](mailto:spencer@wilsonauctioneers.com)* to Inspect the Vacant Homes ~ Registration begins at 9:00 a.m. at 311 Park Avenue 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](http://WilsonAuctioneers.com) - AAL #4