

PERRY COUNTY ABSOLUTE HUNTING & RECREATIONAL REAL ESTATE AUCTION

Tuesday ~ April 10, 2018 ~ 11:00 A.M.

908 Highway 10 ~ Perry, Arkansas

HIGHWAY 10

67± ACRES

- A True Sportsman's Paradise
- 67± AC of Prime Duck, Deer & Turkey Hunting & Fishing in Perry County
- 1,000± Ft. of Cypress Creek Frontage
- 1/4 Mile Paved HWY 10 Frontage w/Excellent Location to Build
- Selling Regardless of Price to the Highest Bidder on Auction Day!



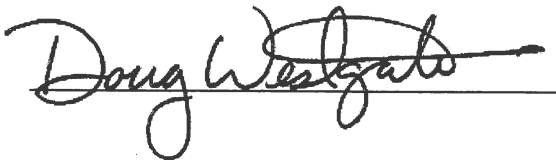
WilsonAuctioneers.com

March 13, 2018

Dear Prospective Buyer:

This incredible deer, duck and turkey hunting, fishing and recreational property features a level to gently rolling 67+/- acres of partially cleared and partially wooded land with low lying areas that can be flooded. There is excellent fishing with 1,000+/- feet of frontage on year-round, Cypress Creek that borders the property to the north and empties into the Arkansas River 4 miles east of the property. This sportsman's paradise is a must-see property with room to build a hunting cabin along the 1/4 mile of Highway 10 frontage. Excellent, easily accessible location just 1 mile west of Highway 9 in Perry, Arkansas with public water and electricity.

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 **908 Highway 10 in Perry, Arkansas at 11:00 a.m. on April 10th.**

A handwritten signature in black ink that reads "Doug Westgate". The signature is written in a cursive style and is positioned above a horizontal line.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

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: Perryville Abstract Company ~ Closing Agent: Marsha Hardin ~ 110 N. Pine Street, Perryville, Arkansas 72126 ~ (501) 889-2461 ~ Fax/889-5927.

GENERAL INFORMATION: This Incredible Deer, Duck & Turkey Hunting, Fishing & Recreational Property Features a Level to Gently Rolling 67+/- Acres of Partially Cleared & Partially Wooded Land w/Low Lying Areas that can be Flooded ~ Excellent Fishing w/ 1,000+/- Ft. of Frontage on Year-round, Cypress Creek that Borders the Property to the North & Empties into the Arkansas River 4 Miles East of the Property ~ This Sportsman's Paradise is a Must See Property w/Room to Build a Hunting Cabin Along the 1/4 Mile of Highway 10 Frontage ~ Excellent, Easily Accessible Location just 1 Mile West of Highway 9 in Perry, Arkansas w/Public Water & Electricity ~ ***Offers Made Prior to Auction Day Are Welcome!*** ~ **REMEMBER, IT'S SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

REAL ESTATE TAXES FOR YEAR 2017: \$217.91

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerials, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

EXHIBIT A
Legal Description

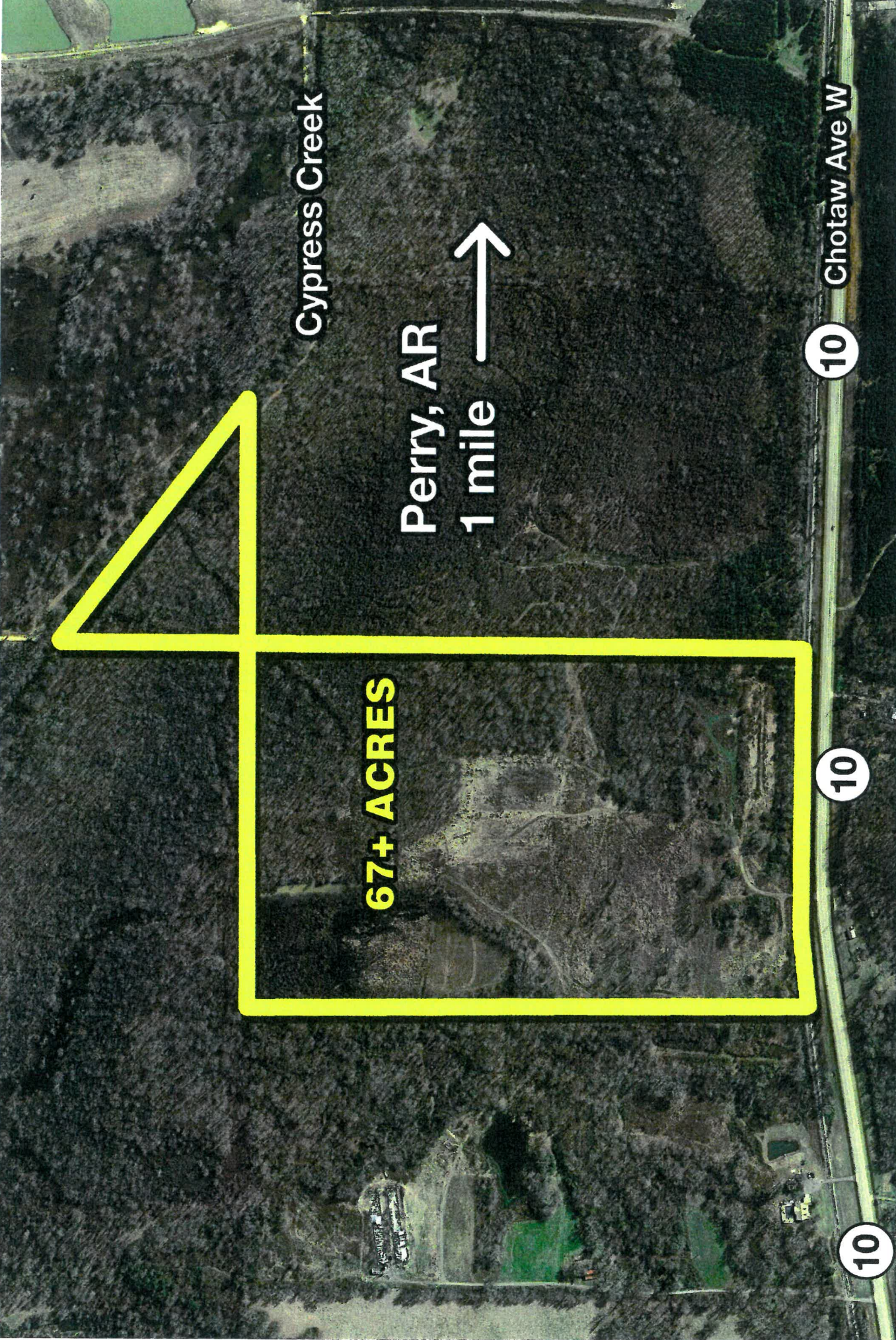
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Perry, STATE OF Arkansas AND IS DESCRIBED AS FOLLOWS:

Tract 1: Part of the North Half of the Northwest Quarter of the Southeast Quarter (PT. N1/2 NW1/4 SE1/4) of Section 28, T-5-N, R-17-W, Perry County, Arkansas being more particularly described as follows: Beginning at the Northwest Corner (NW Cor.) of the NW1/4 SE1/4 of said Section 28 and run thence S01°35'32"W along the West line thereof for 139.73 feet to a point; Thence Run S88°24'28"E for 459.97 feet to a point; Thence Run S02°48'35"W for 445.98 feet to a point; Thence Run S82°47'05"W for 455.87 feet to the SW Corner of the N1/2 NW1/4 SE1/4 of said Section 28; Thence run along the Northerly Right-of-Way of Railroad the Following "Chord" Bearings and Distances: N86°25'00"E 352.58 feet; N89°40'57"E 352.21 feet; S87°58'40"E 624.22 feet to a point on the East line of the said N1/2 NW1/4 SE1/4; Thence leaving said Railroad Right-of-Way run N01°48'16"E along said East line for 646.97 feet to the NE corner of the NW1/4 SE1/4; Thence run N89°43'04"W for 1330.10 feet to the Point of Beginning (P.O.B.), Containing 14.41 Acres and is Subject to All Easements, Public or Private which may exist thereon.

Tract 2: Being a part of the N1/2 of the NW1/4 of the SE1/4 of Section 28, T5N, R17W, 5th P.M. Perry County, Arkansas, Being more particularly described as follows: Beginning at a 5/8" rebar for the SW Corner of the N1/2 NW1/4 SE1/4; Thence N0°13'33"W 515.68 feet along the West line of the N1/2 NW1/4 to a 5/8" rebar; Thence N89°57'37"E 459.97 feet to a 5/8" rebar; Thence S0°57'43"W 445.98 feet to a 5/8" rebar; Thence S81°09'26"W 455.87 feet to the Point of beginning. AND An Easement described as being a part of the N1/2 of the NW1/4 of the SE1/4 of Section 28, T5N, R17W, 5th P.M. Perry County, Arkansas being more particularly described as follows: Commencing at a 5/8" rebar for the SW Corner of the N1/2 NW1/4 SE1/4; Thence East 449.27 feet along the South line of the N1/2 NW1/4 SE1/4 to the Point of beginning; Thence N0°57'43"E 90.09 feet; Thence East 20 feet; Thence S0°57'43" W 90.09 feet to the South line of the N1/2 NW1/4 SE1/4; Thence West 20 feet along the South line of the N1/2 NW1/4 SE1/4 to the Point of Beginning.

Tract 3: That part of the NE1/4 of the NE1/4 of Section 28, T5N, R17W lying South of Cypress Drainage Ditch in Perry County, Arkansas.

Tract 4: The Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), Section Twenty-Eight (28), Township Five (5) North, Range Seventeen (17) West, Perry County, Arkansas.



Cypress Creek

Perry, AR
1 mile →

67+ ACRES

Chotaw Ave W

10

10

10

908 Highway 10



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: CENTRAL ARKANSAS SPORTSMEN & REAL ESTATE INVESTORS!

A True Sportsman's Paradise ~ 67+/- AC of Prime Duck, Deer & Turkey Hunting & Fishing in Perry County ~ 1,000+/- Ft. of Cypress Creek Frontage ~ 1/4 Mile Paved HWY 10 Frontage w/Excellent Location to Build ~ Selling On-site, w/Live Online Bidding Available ~ **SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

PERRY COUNTY ABSOLUTE HUNTING & RECREATIONAL REAL ESTATE AUCTION

TUESDAY ~ APRIL 10, 2018 ~ 11:00 A.M.

908 HIGHWAY 10 ~ PERRY, AR

DIRECTIONS: *In Perry, at the Intersection of HWY 9 & HWY 10, head West on HWY 10 for 1 Mile ~ Watch for Property & Auction Signs on the Right.*

REAL ESTATE DESCRIPTION: This Incredible Deer, Duck & Turkey Hunting, Fishing & Recreational Property Features a Level to Gently Rolling 67+/- Acres of Partially Cleared & Partially Wooded Land w/Low Lying Areas that can be Flooded ~ Excellent Fishing w/ 1,000+/- Ft. of Frontage on Year-round, Cypress Creek that Borders the Property to the North & Empties into the Arkansas River 4 Miles East of the Property ~ This Sportsman's Paradise is a Must See Property w/Room to Build a Hunting Cabin Along the 1/4 Mile of Highway 10 Frontage ~ Excellent, Easily Accessible Location just 1 Mile West of Highway 9 in Perry, Arkansas w/Public Water & Electricity ~ **Offers Made Prior to Auction Day Are Welcome!** ~ **REMEMBER, IT'S SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!** ~ For Additional Information, Photos, Aerials & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

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INSPECTION: Drive by Anytime to Inspect this Property ~ Contact Agent, *Doug Westgate at 501-815-4004/ doug@wilsonauctioneers.com* with Questions ~ Bidder Registration begins at 10:00 a.m. Day of Auction.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

501-624-1825 * PB00000481, Joe Wilson

WEBSITE: WilsonAuctioneers.com - AAL #4