

56± ACRE FAULKNER LAKE DUCK HUNTING PROPERTY ABSOLUTE REAL ESTATE AUCTION

Wednesday ~ June 20, 2018 ~ 10:00 A.M.
Willow Wood Road ~ North Little Rock, Arkansas

- A Prime Duck Hunting Tract just 15 Minutes from Downtown Little Rock
- Selling Regardless of Price on Auction Day!



WilsonAuctioneers.com

May 14, 2018

Dear Prospective Buyer:

This incredible 56+/- acre duck hunting, fishing, and recreational property is flooded green timber on the west end of a shallow oxbow lake. The tree covered banks open to several small holes cut out to attract Mallard, Wood Duck, Gadwalls, and Hooded Mergansers. There are several shooting platforms and many spots to get out of the boat and hunt in waders or climb into your tree stand. The seller says you can limit out quickly on an early morning hunt. This private refuge is plentiful in greenheads and slab crappie. The acreage has been leased yearly from September through February and has 80+/- feet of frontage on Faulkner Lake Road, and an additional 32-foot wide dedicated access easement from Willow Wood Road. The property is in an excellent, accessible location just off of Interstate 440. **This property is selling regardless of price to the highest bidder on auction day!**

If you have further questions after reviewing this information packet please don't hesitate to call me, **Gladys Webb, at (501) 766-0605**. We look forward to working with you on auction day at ***Willow Wood Road in North Little Rock, Arkansas at 10:00 a.m. on June 20th.***

A handwritten signature in cursive script that reads "Gladys Webb". The signature is written in black ink and is positioned above a horizontal line.

Gladys Webb, CAI
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: \$10,000.00 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: American Abstract & Title Company ~ Closing Agent:
Andrew Adkins ~ 12814 Cantrell Road, Little Rock, Arkansas 72223 ~ (501) 228-
4500 ~ Fax/ 227-9160.

GENERAL INFORMATION: This Incredible 56+/- Acre Duck Hunting, Fishing &
Recreational Property is Flooded Green Timber on the West End of a Shallow
Oxbow Lake ~ The Tree Covered Banks Open to Several Small Holes Cut Out to
Attract Mallard, Wood Duck, Gadwalls & Hooded Mergansers ~ Several Shooting
Platforms & Many Spots to get out of the Boat & Hunt in Waders or Climb into
your Tree Stand ~ Seller Says You Can Limit Out Quickly on an Early Morning
Hunt ~ Plentiful Greenheads & Slab Crappie in this Private Refuge ~ Property has
been Leased Yearly from September until February at \$3,000 Per Season ~ 80+/-
Ft. of Frontage on Faulkner Lake Road ~ Additional 32 Ft. Wide Dedicated
Access Easement from Willow Wood Road ~ Excellent, Accessible Location just
off I-440 ~ ***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: \$87.07

SCHOOL DISTRICT: N. Little Rock

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 N ½ NE ¼ of Section 3, Township 1 North, Range 11 West, Pulaski County, Arkansas being more particularly described as follows:

Commencing at a found 2" pipe being the Northeast corner of said N1/2 NE1/4; thence N 88 degrees 48 minutes 27 seconds W, 411.86 feet to a found 2" pipe; thence N 88 degrees 58 minutes 27 seconds W, 453.51 feet to the point of beginning; thence S 05 degree 05 minutes 30 seconds W, 196.88 feet to a set iron pin; thence S 84 degrees 10 Minutes 56 seconds E, 154.17 feet to a set iron pin; thence S 05 degrees 48 minutes 09 seconds W, 32.0 feet to a set iron pin; thence N 84 degrees 10 minutes 52 seconds W, 153.77 feet to a set iron pin; thence S 05 degrees 05 minutes 30 seconds W, 399.80 feet to a set iron pin; thence S 84 degrees 06 minutes 00 seconds E, 148.81 feet to a set iron pin; thence S 05 degrees 48 minutes 09 seconds W, 32.0 feet to a set iron pin; thence N 84 degrees 05 minutes 56 seconds W, 148.41 feet to a set iron pin; thence S 05 degrees 05 minutes 29 seconds W, 84.69 feet to a set iron pin; thence N 85 degrees 14 minutes 24 seconds W, 48.26 feet to a set iron pin; thence S 05 degrees 18 minutes 20 seconds W, 108.73 feet to a set iron pin; thence N 83 degrees 08 minutes 16 seconds W, 486.79 feet to a found iron pin; thence N 06 degrees 53 minutes 05 seconds E, 199.95 feet to a found iron pin; thence N 83 degrees 03 minutes 02 seconds W, 609.86 feet to a found iron pin; thence S 70 degrees 08 minutes 24 seconds W, 267.18 feet to a found iron pin; thence S 15 degrees 12 minutes 32 seconds W, 81.68 feet to a found iron pin; thence N 82 degrees 16 minutes 05 seconds W, 69.79 feet to a found iron pin; thence S 81 degrees 02 minutes 41 seconds W, 230.40 feet to a found iron pin; thence S 02 degrees 56 minutes 23 seconds W, 105.08 feet to a found pin; thence N 63 degrees 48 minutes 28 seconds W, 80.00 feet to a found pin; thence N 07 degrees 13 minutes 11 seconds E, 819.44 feet; thence S 88 degrees 58 minutes 27 seconds E, 1732.94 feet to the point of beginning. Containing 27.57 acres more or less.

LESS AND EXCEPT

Part of the N1/2 NE1/4 of Section 3, Township 1 North, Range 11 West, Pulaski County, Arkansas being more particularly described as follows:

Commencing at the NE corner of the N1/2 NE1/4 of said Section 3; thence N 88 degree 48 minutes 27 seconds W, 411.86 feet; thence N 88 degrees 58 minutes 27 seconds W, 453.51 feet; thence S 05 degrees 05 minutes 30 seconds W, 107.00 feet to the point of beginning; thence continuing S 05 degrees 05 minutes 30 seconds W, 89.89 feet; thence S 84 degrees 10 minutes 56 seconds E, 154.17 feet; thence S 05 degrees 48 minutes 09 seconds W, 32.00 feet; thence N 84 degrees 10 minutes 52 seconds W, 153.77 feet; thence S 05 degrees 05 minutes 30 seconds W, 399.80 feet; thence S 84 degree 06 minutes 00 seconds E, 148.81 feet; thence S 05 degrees 48 minutes 09 seconds W, 32.00 feet; thence N 84 degrees 05 minutes 56 seconds W, 148.41 feet; thence S 05 degrees 05 minutes 29 seconds W, 84.69 feet ; thence N 85 degrees 14 minutes 24 seconds W, 48.26 feet; thence S 05 degrees 18 minutes 20 seconds W, 108.73 feet; thence N 83 degrees 08 minutes 16 seconds W, 486.79 feet thence N 06 degrees 53 minutes 05 seconds E, 199.95 feet; thence N 83 degrees 03 minutes 02 seconds W, 609.86 feet; thence S 70 degrees 08 minutes 24 seconds W, 267.18 feet; thence S 15 degrees 12 minutes 32 seconds W, 81.68 feet; thence N 82 degrees 16 minutes 05 seconds W, 69.79 feet; thence S 81 degrees 02 minutes 41 seconds W, 230.40 feet; thence N 02 degrees 56 minutes 24 seconds E, 15.31 feet to a point on the approximate top bank of Faulkner Lake; thence along said top bank, the following bearings and distances, N 78 degrees 40 minutes 20 seconds E, 149.31 feet; N 72 degrees 14 minutes 29 degrees E, 93.54 feet; N 55 degrees 36 minutes 33 seconds E, 89.01 feet; N 71 degrees 26 minutes 09 seconds E, 329.46 feet; N 76 degrees 15 minutes 47 seconds E, 325.57 feet; N 72 degrees 00 minutes 06 seconds E, 185.93 feet; N 53 degrees 01 minutes 25 seconds E, 63.68 feet; N 77 degrees 07 seconds 36 minutes E, 121.29 feet; S 79 degrees 27 minutes 44 seconds E, 179.54 feet; N 47 degrees 00 minutes 45 seconds E, 209.59 feet and N 63 degrees 30 minutes 51 seconds E, 150.73 feet to the point of beginning. Containing 9.42 acres, more or less.

Also

The SE ¼ SE ¼ of Section 34, Township 2 North, Range 11 West, Pulaski County, Arkansas,

LESS AND EXCEPT

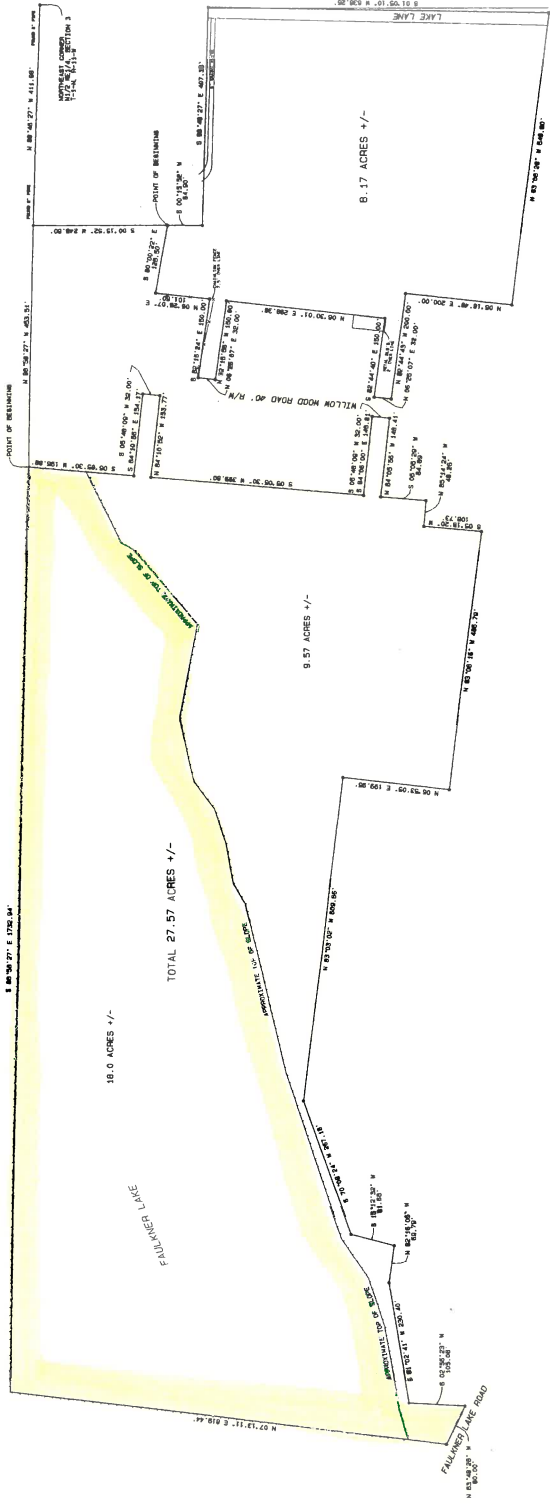
Beginning at a found 2" pipe being the Southeast corner of said SE ¼ SE ¼ ; thence West along the South line thereof, a distance of 411.86 feet to a found 2" pipe on an existing North/South fence; thence N 00 degrees 15 minutes 52 seconds East and along said existing fence, a distance of 124.70 feet to a set iron pin; thence N 65 degrees 47 minutes 03 seconds E, 457.54 feet to a set iron pin on the East line of said SE ¼ SE ¼; thence South along the East line thereof, a distance of 321 feet to the point of beginning. exception containing 2.12 acres more or less.

LESS AND EXCEPT

Part of the SE ¼ SE ¼ of Section 34, Township 2 North, Range 11 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the Southeast corner of the SE ¼ SE ¼ of said Section 34, thence N 89 degrees 04 minutes 19 seconds W, 411.87 feet to a 2" pipe, said point also being the Northeast corner of Lot 1, Lakeview Pentecostal Church Subdivision; thence 89 degrees 50 minutes 00 seconds W along the North Line of said Lot 1, 91.37 feet; thence N 04 degrees 55 minutes 44 seconds E, 75.00 feet; thence N 47 degrees 36 minutes 03 seconds E, 115.00 feet; thence S 00 degrees 00 minutes 00 seconds W, 152.00 feet; containing 0.23 acres more or less.

For Information Purposes Only to Follow Legal Descriptions



SURVEY DESCRIPTION:

Part of the N1/2 NE1/4 of Section 3, Township 1 North, Range 11 West, Pauld County, Arkansas, being more particularly described as follows:

Commencing at a fixed 7" pipe being the Northeast corner of said N1/2 NE1/4, thence N 88 degrees 48 minutes 27 seconds W, 411.85 feet to a fixed 7" pipe, thence N 88 degrees 48 minutes 27 seconds W, 552.51 feet to the point of beginning, thence S 0 degrees 05 minutes 12 seconds E, 154.17 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 12.00 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 153.77 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 299.80 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 148.41 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 84.69 feet to a set iron pin, thence N 88 degrees 48 minutes 27 seconds W, 200.00 feet to a set iron pin, thence N 88 degrees 48 minutes 09 seconds W, 446.79 feet to a fixed iron pin, thence N 88 degrees 48 minutes 09 seconds E, 199.92 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 207.18 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 81.08 feet to a fixed iron pin, thence N 88 degrees 48 minutes 09 seconds W, 230.60 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 105.08 feet to a fixed iron pin, thence N 88 degrees 48 minutes 27 seconds W, 80.00 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 1773.94 feet to the point of beginning. Containing 27.57 acres, more or less.

SURVEY DESCRIPTION:

Part of the N1/2 NE1/4 of Section 3, Township 1 North, Range 11 West, Pauld County, Arkansas, being more particularly described as follows:

Commencing at a fixed 7" pipe being the Northeast corner of said N1/2 NE1/4, thence N 88 degrees 48 minutes 27 seconds W, 411.85 feet to a fixed 7" pipe, thence N 88 degrees 48 minutes 27 seconds W, 552.51 feet to the point of beginning, thence S 0 degrees 05 minutes 12 seconds E, 154.17 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 12.00 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 153.77 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 299.80 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 148.41 feet to a set iron pin, thence S 88 degrees 48 minutes 09 seconds W, 84.69 feet to a set iron pin, thence N 88 degrees 48 minutes 27 seconds W, 200.00 feet to a set iron pin, thence N 88 degrees 48 minutes 09 seconds W, 446.79 feet to a fixed iron pin, thence N 88 degrees 48 minutes 09 seconds E, 199.92 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 207.18 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 81.08 feet to a fixed iron pin, thence N 88 degrees 48 minutes 09 seconds W, 230.60 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 105.08 feet to a fixed iron pin, thence N 88 degrees 48 minutes 27 seconds W, 80.00 feet to a fixed iron pin, thence S 88 degrees 48 minutes 27 seconds W, 1773.94 feet to the point of beginning. Containing 27.57 acres, more or less.



JAMES L. BUTLER
 REGISTERED LAND SURVEYOR
 5033 John F. Kennedy Blvd.
 North Little Rock, AR 72116
 753-6866
 Fax: 753-2547

900-0114-01-10-00-0291

NOTES:

1. Date of bearing, previous survey.
2. This survey is subject to all of any easements or other encumbrances. No research conducted.

SCALE: 1"=100'
 0 100 200

DATE: SEPTEMBER 20, 2001

○ FOUND IRON PIN
 ○ SET IRON PIN
 ✕ MET CENTER POINT



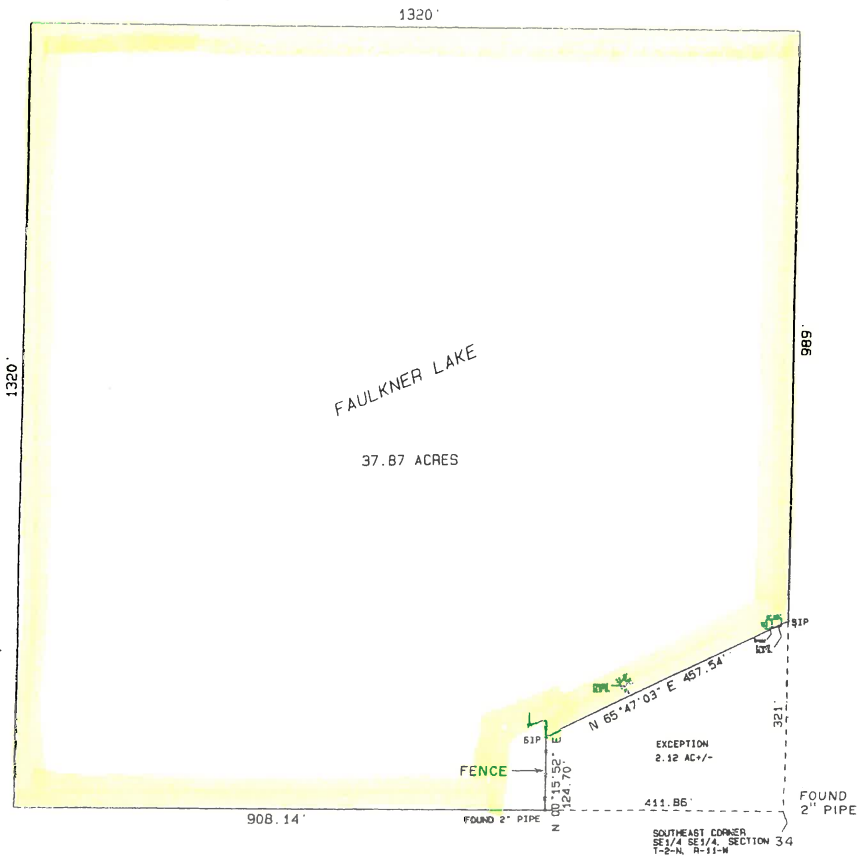
JAMES L. BUTLER
 REGISTERED LAND SURVEYOR
 5323 John F. Kennedy
 North Little Rock, AR 72116
 753-4965 • FAX 753-2247

For Information Purposes Only to Follow Legal Descriptions

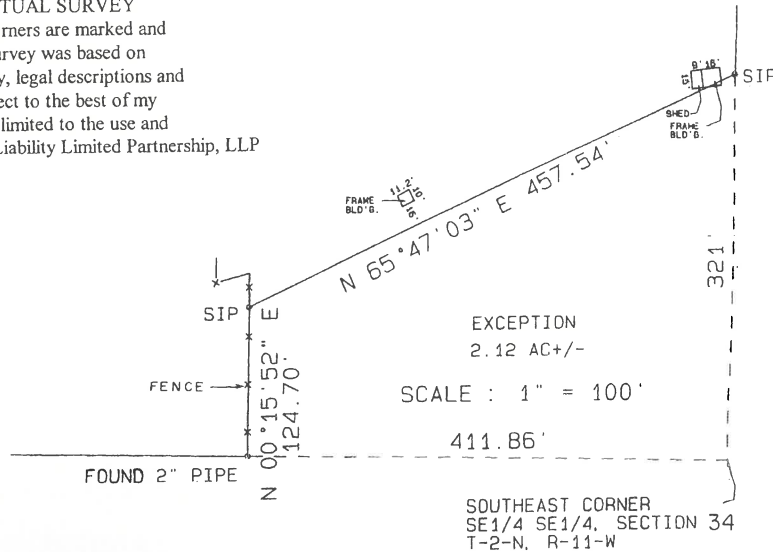
SCALE : 1" = 200'
 DATE : SEPTEMBER 24, 2001

Notes:

1. Basis of bearings, previous surveys.
2. This survey is subject to all or any easements or rights of way that may exist. No research for such conducted by this surveyor.
3. According to FIRM #050179 0318 C, dated May 16, 1983 for Pulaski County, Arkansas, this property is located in Flood Zone 'AH' and is in the 100 year flood plain. The 100 year flood elevation is 244 msl.
4. SE1/4 SE1/4 based on GLO distance of 40 chains.



I hereby certify that I have made a FACTUAL SURVEY of the property described hereon. All corners are marked and located as shown and described. This survey was based on existing monuments found in the vicinity, legal descriptions and previous surveys of the area and is correct to the best of my knowledge. This certification is for and limited to the use and benefit of: The Clifton Family Limited Liability Partnership, LLP



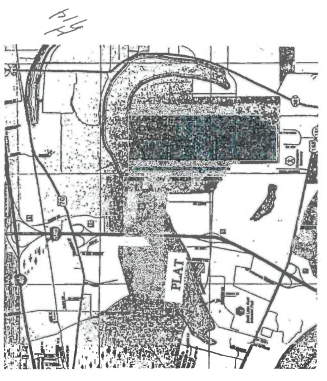
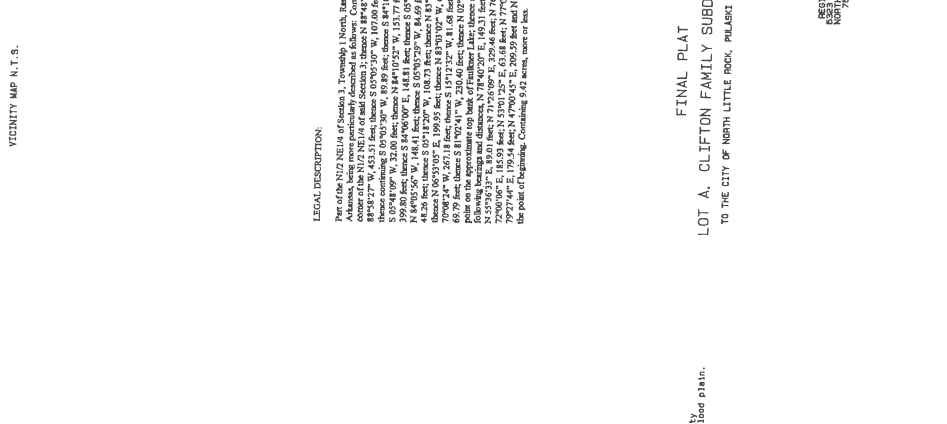
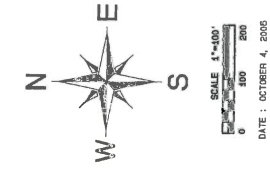
SURVEY DESCRIPTION:

The SE1/4 SE1/4 of Section 34, Township 2 North, Range 11 West, Pulaski County, Arkansas, LESS AND EXCEPT a tract of land which is described as follows:

Beginning at a found 2" pipe being the Southeast corner of said SE1/4 SE1/4; thence West along the South line thereof, a distance of 411.86 feet to a found 2" pipe on an existing North/South fence; thence N 00 degrees 15 minutes 52 seconds E and along said existing fence, a distance of 124.70 feet to a set iron pin; thence N 65 degrees 47 minutes 03 seconds E, 457.54 feet to a set iron pin on the East line of said SE1/4 SE1/4; thence South along the East line thereof, a distance of 321 feet to the point of beginning. Said exception containing 2.12 acres, more or less.

For Information Purposes Only to Follow Legal Descriptions

H-114



LEGAL DESCRIPTION:
 Part of the N1/2 NE1/4 of Section 3, Township 1 North, Range 11 West, Pulaski County, Arkansas, containing 9.42 acres, more or less, bounded as follows: Beginning at the Northwest corner of the N1/2 NE1/4 of said Section 3, the N 84° 17' 30\"/>

FINAL PLAT

LOT A, CLIFTON FAMILY SUBDIVISION #2
 TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

H-114

JAMES L. BUDER
 REGISTERED LAND SURVEYOR
 NORTH LITTLE ROCK, ARKANSAS
 755-4685 FAX: 755-2647

CERTIFICATE OF ENGINEERING AGENCY
 I, JAMES L. BUDER, ENGINEER, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS AN ACCURATE SURVEY MADE BY ME AND ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING ARE CORRECTLY SHOWN.
 DATE: 11-15-2006
 JAMES L. BUDER
 NO. 281, ARKANSAS

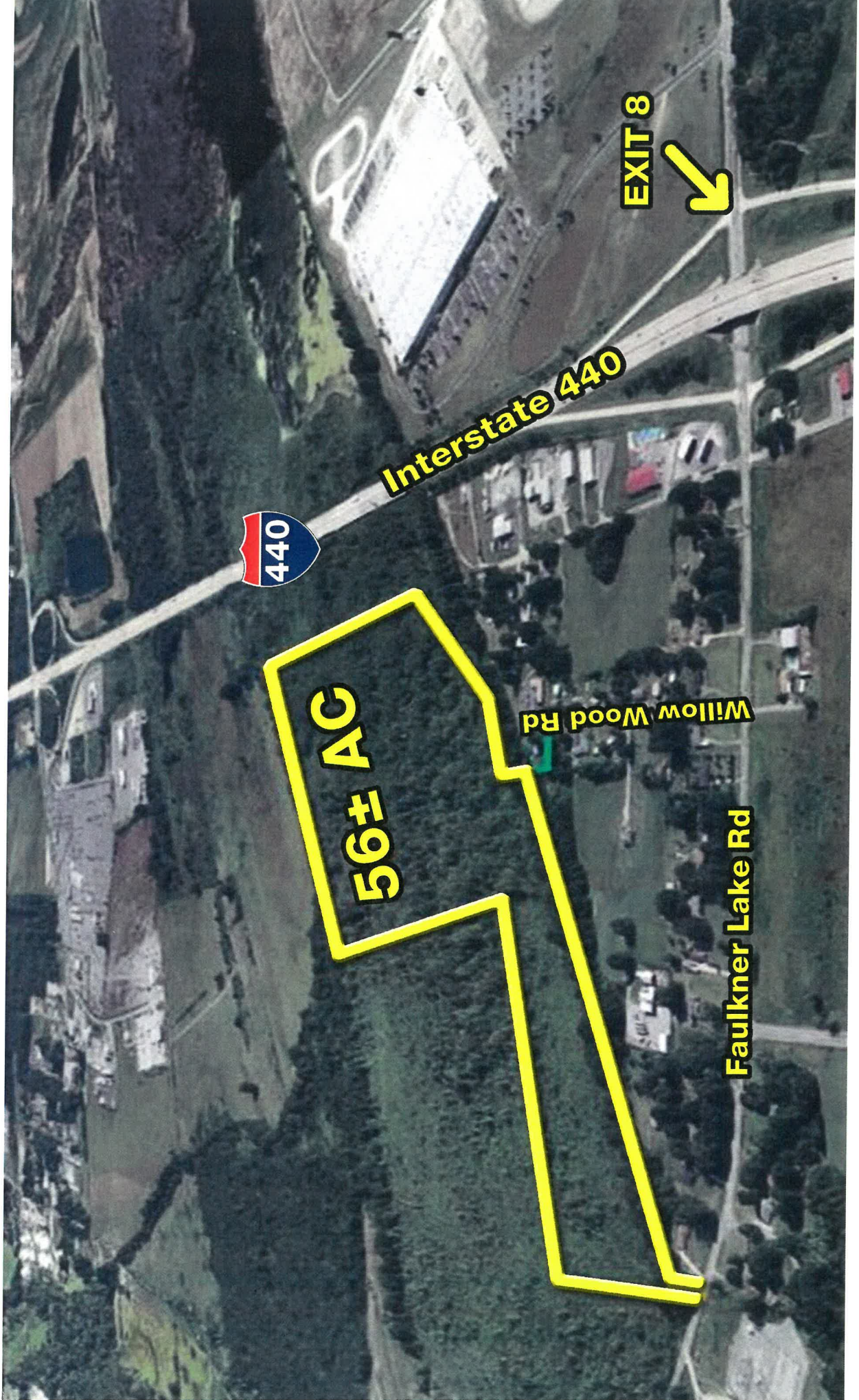


CERTIFICATE OF FINAL APPROVAL
 I, PAT O'BRIEN, CLERK OF THE BOARD OF SURVEYING AND MAPPING, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME AND ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING ARE CORRECTLY SHOWN.
 DATE: 11-15-2006
 PAT O'BRIEN, CLERK



CERTIFICATE OF RECORDING
 THIS DOCUMENT, NO. 200617943, FILED FOR RECORD 5/12/06
 IN PLAT BOOK H PAGE 714
 CLERK: PAT O'BRIEN, Circuit County Clerk

ACCORDING TO EPM 40007025 PANELS 03B D AND 04B D, THE PROPERTY IS LOCATED IN ZONE C. AND IS NOT IN THE 100 FOOT BUFFER PLAT.



EXIT 8



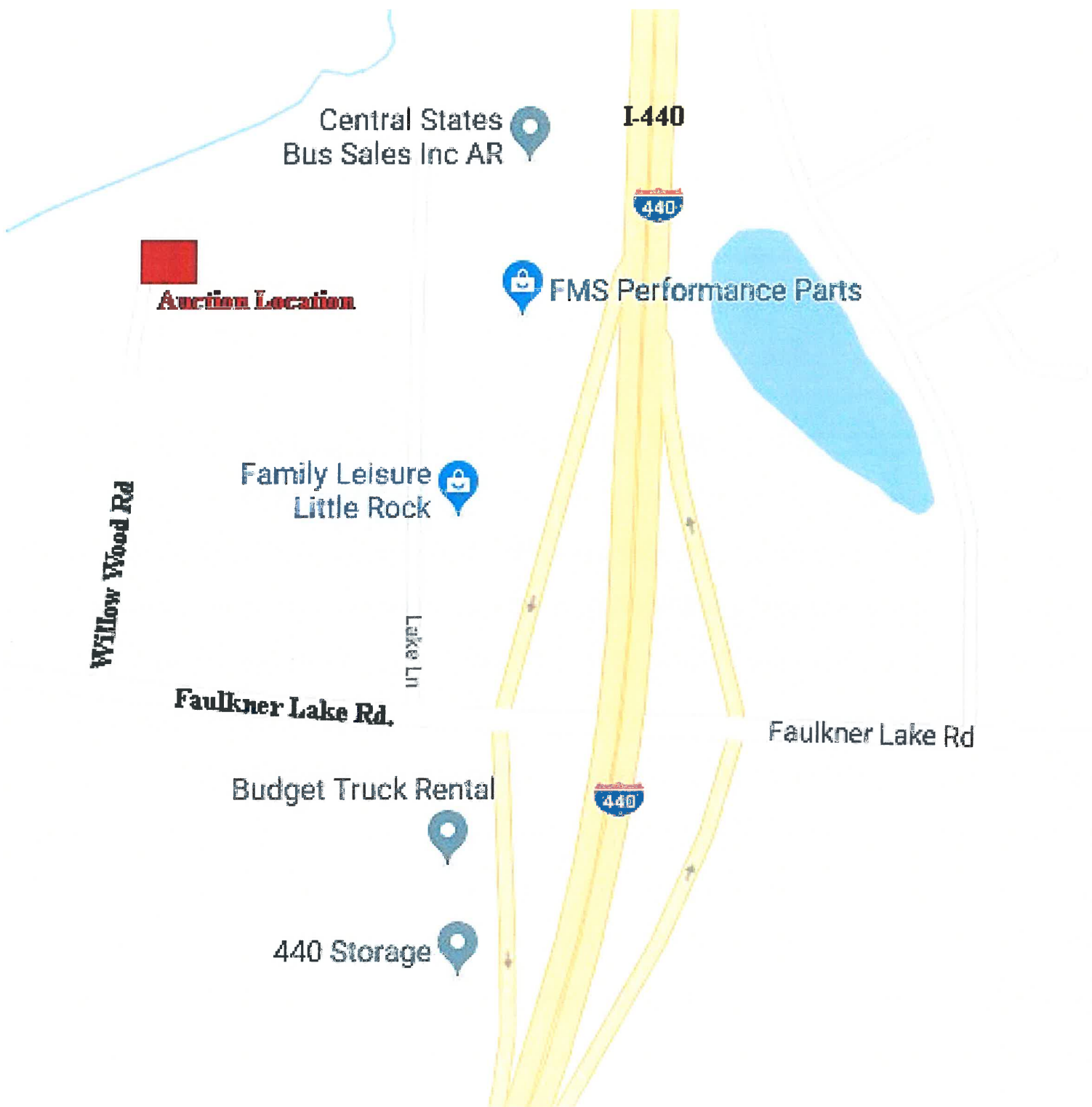
Interstate 440



Willow Wood Rd

Faulkner Lake Rd

56± AC



Central States
Bus Sales Inc AR

I-440



Auction Location



FMS Performance Parts



Family Leisure
Little Rock

Willow Wood Rd

Lake Ln

Faulkner Lake Rd.

Faulkner Lake Rd



Budget Truck Rental



440 Storage



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: DUCK HUNTERS & CENTRAL ARKANSAS SPORTSMEN!

56+/- Acres of Flooded Green Timber on Faulkner Lake ~ A Prime Duck Hunting Tract just 15 Minutes from Downtown Little Rock ~ Enjoy Year-round Crappie Fishing & Many Sporting Opportunities in a Private Wetland Setting ~ 2 Entrance Points ~ Live Online Bidding Available ~ **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

**56+/- ACRE FAULKNER LAKE
DUCK HUNTING PROPERTY
ABSOLUTE REAL ESTATE AUCTION**

**WEDNESDAY ~ JUNE 20, 2018 ~ 10:00 A.M.
WILLOW WOOD ROAD ~ NORTH LITTLE ROCK, AR**

DIRECTIONS: At North Little Rock, from the Intersection of I-440 & Faulkner Lake Rd., Travel West on Faulkner Lake Rd. for 2 Blocks ~ Turn Right on Willow Wood Rd. & go to End ~ Auction will be Conducted from the Upper Room Apostolic Church Parking Lot ~ Watch for Auction Signs to Access Property on the Left.

REAL ESTATE DESCRIPTION: This Incredible 56+/- Acre Duck Hunting, Fishing & Recreational Property is Flooded Green Timber on the West End of a Shallow Oxbow Lake ~ The Tree Covered Banks Open to Several Small Holes Cut Out to Attract Mallard, Wood Duck, Gadwalls & Hooded Mergansers ~ Several Shooting Platforms & Many Spots to get out of the Boat & Hunt in Waders or Climb into your Tree Stand ~ Seller Says You Can Limit Out Quickly on an Early Morning Hunt ~ Plentiful Greenheads & Slab Crappie in this Private Refuge ~ Property has been Leased Yearly from September until February at \$3,000 Per Season ~ 80+/- Ft. of Frontage on Faulkner Lake Road ~ Additional 32 Ft. Wide Dedicated Access Easement from Willow Wood Road ~ Excellent, Accessible Location just off I-440 ~ ***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.

AUCTIONEER'S NOTE: The beauty of this property is the proximity to Little Rock/North Little Rock. You can head out every morning of duck season and enjoy a hunt, and then in minutes be at your office or business. When the fields are frozen, you can still hunt this desirable tract which holds year-round water. There is not a better way to start the day, and there is no better hunting than Arkansas flooded green timber!

TERMS ON REAL ESTATE: \$10,000.00 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!**

INSPECTION: Drive by Anytime to Inspect this Property ~ Contact Broker, ***Gladys Webb, at 501-766-0605/ gladys@wilsonauctioneers.com*** for more Information ~ Bidder Registration begins at 9:00 a.m. Day of Auction.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

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