

WHITE COUNTY ABSOLUTE INDUSTRIAL REAL ESTATE & LAND AUCTION

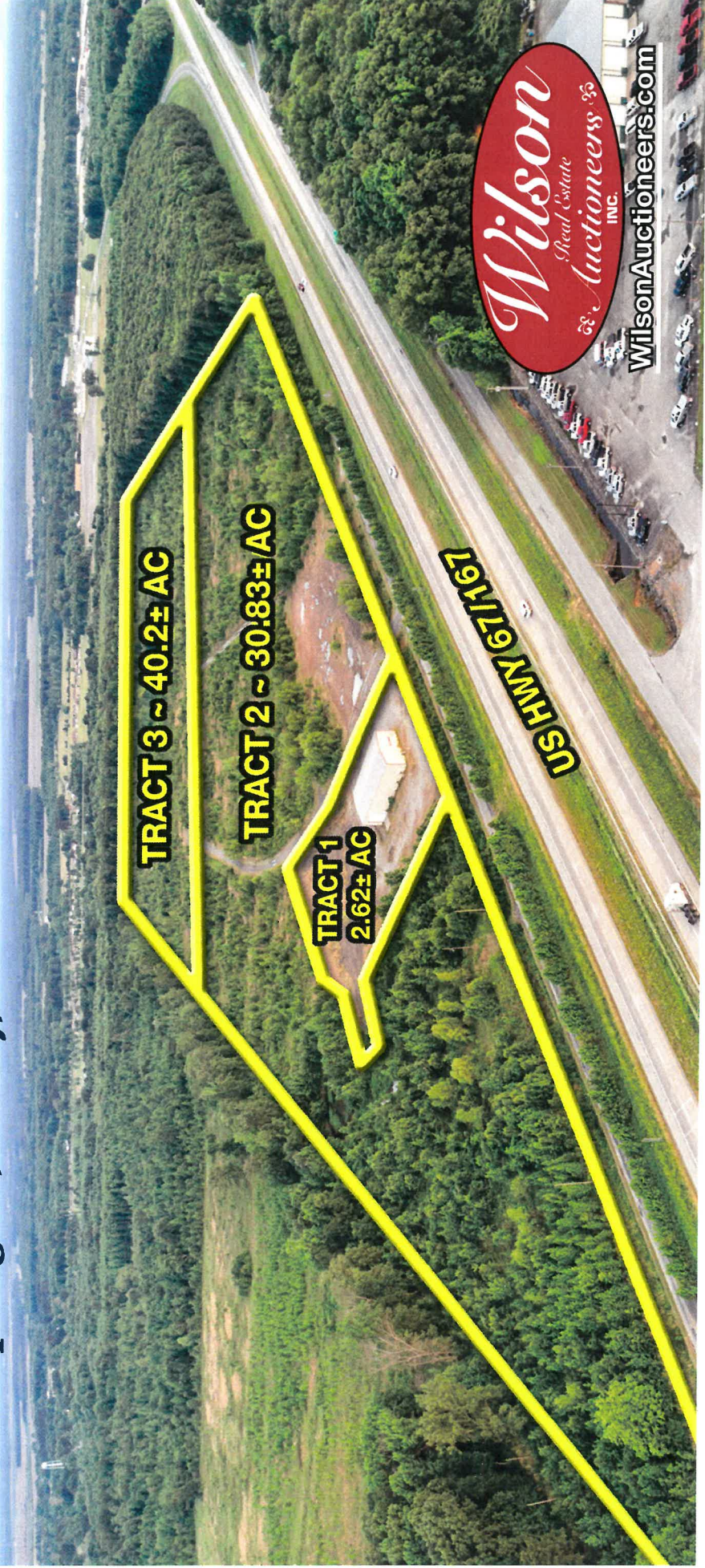
PROPERTY LOCATION:
3000 Eastline Road
Searcy, Arkansas

Thursday ~ June 28, 2018 ~ 11:00 A.M.

AUCTION LOCATION:

Robbins Sanford Event Center
118 N. Spring St., Searcy, AR

- 73.65± Acres Cleared, Level & Ready to Build
- Offered in 3 Tracts ~ 5,000± SF Metal Building Built in 2010
- Excellent Visibility from U.S. HWY 67/ 167 in Searcy
- Selling Regardless of Price to the Highest Bidder!



May 31, 2018

Dear Prospective Buyer:

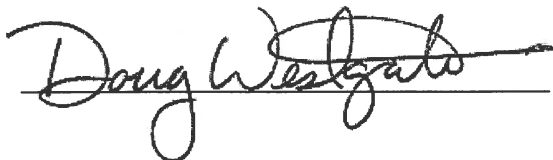
This prime 73.65+/- acres, zoned industrial, is in proximity to Walmart Distribution Center and Searcy Municipal Airport and has excellent visibility from U.S. Highway 67/ 167 and frontage along Eastline Road, just south of Exit 44 is **selling regardless of price to the highest bidder on auction day!** The property will be offered in (3) individual tracts and combinations.

Tract 1 contains a 5,000+/- square foot metal building, built in 2010, with overhead doors, 800+/- square foot office space, and a 4,200+/- square foot warehouse space on a fenced 2.62+/- acre compacted gravel lot.

Tract 2 consists of 30.83+/- acres cleared, level and ready to develop with frontage along Eastline Road. There are city water and electricity to the property.

Tract 3 contains 40.2+/- acres cleared, level and ready to build with deeded access by way of Ogre Industrial Road, and city water ran to the property.

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 the **(Robbins Sanford Event Center) 118 N. Spring Street in Searcy, Arkansas at 11:00 a.m. on June 28th**.

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
(3000 Eastline Road, Searcy, AR)

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **(TRACT 1) \$20,000.00 ~ (TRACTS 2 or 3) \$10,000.00 (Each)** All in the Form of a Cashier's Check **(NO EXCEPTIONS)** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

CLOSING COMPANY: Citizens Title & Closing Company ~ Closing Agent: Karen Whitehead ~ 115 N. Spring Street, Searcy, Arkansas 72143 ~ (501) 268-5571 ~ Fax/ 268-7378.

GENERAL INFORMATION: This Prime 73.65+/- Acres, Zoned Industrial, in Proximity to Walmart Distribution Center & Searcy Municipal Airport w/Excellent Visibility from U.S. HWY 67/ 167 & Frontage Along Eastline Road, just South of Exit 44 is **Selling Regardless of Price to the Highest Bidder on Auction Day!** ~ Property will be Offered in (3) Individual Tracts & Combinations ~ **(TRACT 1)** 5,000+/- SF Metal Building, Built in 2010, w/Overhead Doors, 800+/- SF Office Space & 4,200+/- SF Warehouse Space on a Fenced 2.62+/- Acre Compacted Gravel Lot ~ **(TRACT 2)** 30.83+/- Acres Cleared, Level & Ready to Develop w/Frontage Along Eastline Road ~ City Water & Electricity to the Property ~ **(TRACT 3)** 40.2+/- Acres Cleared, Level & Ready to Build w/Deeded Access by way of Ogre Industrial Rd. & City Water Ran to the Property ~ Offers Made Prior to Auction Day Are Welcome ~ **Remember, this Prime Industrial Property will be Sold Regardless of Price to the Highest Bidder on Auction Day!**

REAL ESTATE TAXES FOR YEAR 2017: \$659.00 (Total)

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: (3000 Eastline Road ~ Searcy)

TRACT 1:

A part of the NE ¼ of the NW ¼ of Section 26, T-7-N, R-7-W, being more particularly described as follows: Commencing at a found ½" rebar for the Northeast Corner of said NE ¼, NW ¼; thence N01°59'44"E along the East line of the SE ¼, SW ¼ of Section 23, T-7-N, R-7-W a distance of 495.35 feet to a found 5/8" rebar at the intersection of said East line of the SE ¼, SW ¼ and the South right of way line of East Line Road; thence along said South right of way line, S42°22'08"W a distance of 642.33 feet to a calculated point; thence S44°50'57"W a distance of 149.12 feet to a set ½" rebar for the POINT OF BEGINNING; thence departing from said right of way line, thence S44°40'40"E a distance of 296.18 feet to a set ½" rebar; thence N68°34'02"E a distance of 94.60 feet to a set ½" rebar; thence S48°10'51"E a distance of 82.40 feet to a set ½" rebar; thence S53°24'11"W a distance of 72.62 feet to a set ½" rebar; thence S35°00'34"W a distance of 38.48 feet to a set ½" rebar; thence S01°32'55"E a distance of 49.06 feet to a set ½" rebar; thence S31°52'19"W a distance of 242.86 feet to a set ½" rebar; thence N29°36'30"W a distance of 267.79 feet to a set ½" rebar; thence N40°31'35"W a distance of 245.14 feet to a found ½" rebar (capped PS #1543) on the South right of way line East Line Road; thence along said South right of way line, N44°50'57"E a distance of 200.18 feet to the point of beginning, containing 2.62 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

TRACT 2:

All of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Twenty-Three (23) lying South and East of the Southeast line of the right of way U.S. Highway No. 64-67 and all of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section Twenty-Six (26) lying South and East of the Southeast line of the right of way of U.S. Highway No. 64-67, all in Township (7) North, Range Seven (7) West, White County, Arkansas. LESS & EXCEPT

A part of the NE ¼ of the NW ¼ of Section 26, T-7-N, R-7-W, being more particularly described as follows: Commencing at a found ½" rebar for the Northeast Corner of said NE ¼, NW ¼; thence N01°59'44"E along the East line of the SE ¼, SW ¼ of Section 23, T-7-N, R-7-W a distance of 495.35 feet to a found 5/8" rebar at the intersection of said East line of the SE ¼, SW ¼ and the South right of way line of East Line Road; thence along said South right of way line, S42°22'08"W a distance of 642.33 feet to a calculated point; thence S44°50'57"W a distance of 149.12 feet to a set ½" rebar for the POINT OF BEGINNING; thence departing from said right of way line, thence S44°40'40"E a distance of 296.18 feet to a set ½" rebar; thence N68°34'02"E a distance of 94.60 feet to a set ½" rebar; thence S48°10'51"E a distance of 82.40 feet to a set ½" rebar; thence S53°24'11"W a distance of 72.62 feet to a set ½" rebar; thence S35°00'34"W a distance of 38.48 feet to a set ½" rebar; thence S01°32'55"E a distance of 49.06 feet to a set ½" rebar; thence S31°52'19"W a distance of 242.86 feet to a set ½" rebar; thence N29°36'30"W a distance of 267.79 feet to a set ½" rebar; thence N40°31'35"W a distance of 245.14 feet to a found ½" rebar (capped PS #1543) on the South right of way line East Line Road; thence along said South right of way line, N44°50'57"E a distance of 200.18 feet to the point of beginning, containing 2.62 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

AND

TRACT 3:

The Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Twenty-Six (26), Township Seven (7) North, Range Seven (7) West, White County, Arkansas, containing Forty (40.00) acres, more or less.

Property Description

SURVEYED:

A part of the NE 1/4 of the NW 1/4 of Section 26, T-7-N, R-7-W, being more particularly described as follows: Commencing at a found 1/2" rebar for the Northeast Corner of said NE 1/4, NW 1/4; thence N01°59'44"E along the East line of the SE 1/4, SW 1/4 of Section 23, T-7-N, R-7-W a distance of 495.35 feet to a found 1/2" rebar at the intersection of said East line of the SE 1/4, SW 1/4 and the South right of way line of East Line Road; thence along said South right of way line, S42°22'08"W a distance of 642.33 feet to a calculated point; thence S44°50'57"W a distance of 149.12 feet to the POINT OF BEGINNING; thence departing from said right of way line, thence S44°40'40"E a distance of 286.18 feet to a set 1/2" rebar; thence N88°34'02"E a distance of 94.60 feet to a set 1/2" rebar; thence S48°10'51"E a distance of 82.40 feet to a set 1/2" rebar; thence S53°24'11"W a distance of 72.62 feet to a set 1/2" rebar; thence S35°00'34"W a distance of 38.48 feet to a set 1/2" rebar; thence S01°32'55"E a distance of 49.06 feet to a set 1/2" rebar; thence S31°52'19"W a distance of 242.86 feet to a set 1/2" rebar; thence N29°36'30"W a distance of 267.79 feet to a set 1/2" rebar; thence N40°31'35"W a distance of 245.14 feet to a found 1/2" rebar (capped PS #1543) on the South right of way line East Line Road; thence along said South right of way line, N44°50'57"E a distance of 200.18 feet to the point of beginning, containing 2.62 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Easement Description

Proposed 50' Wide Ingress, Egress & Utility Easement:

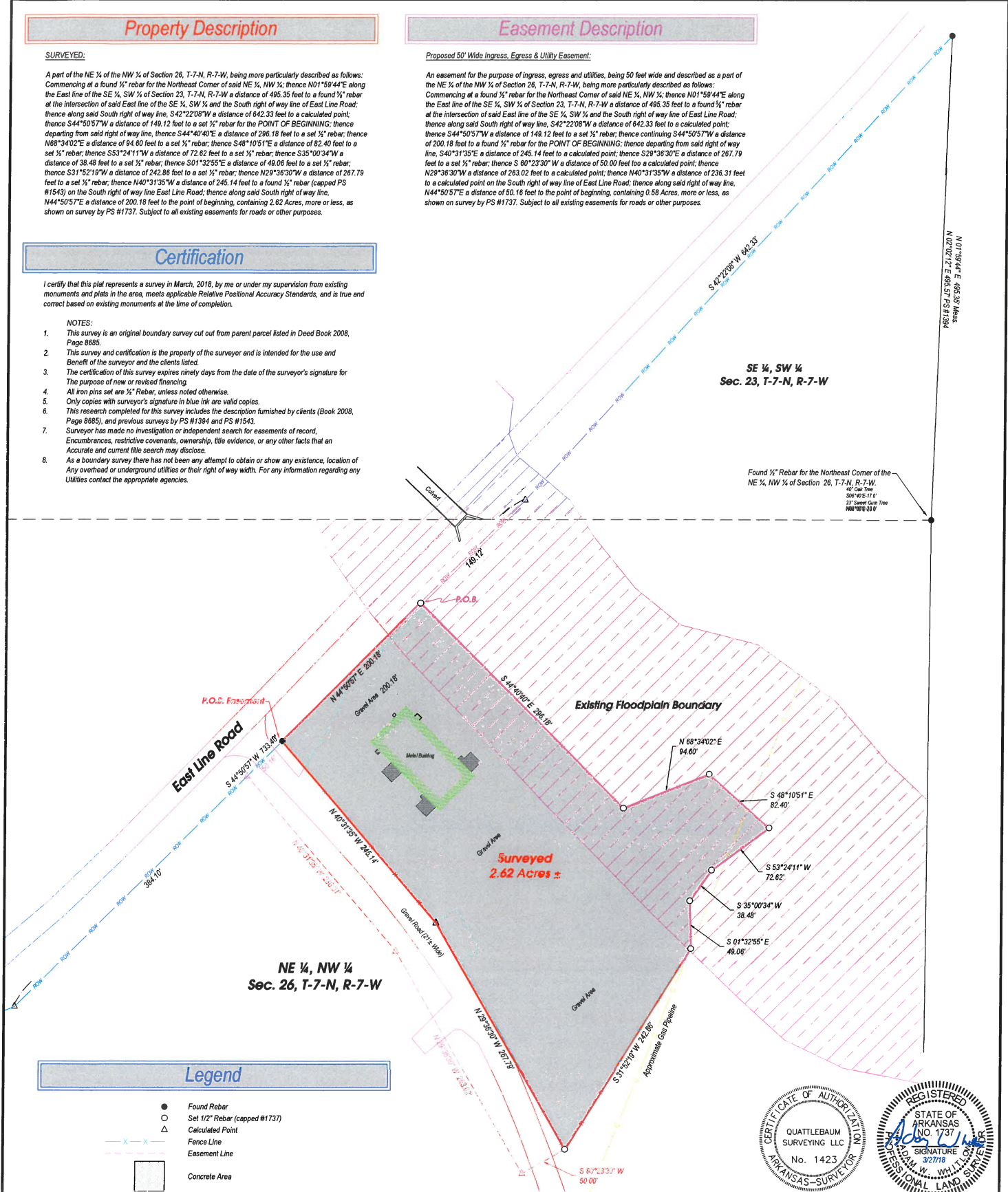
An easement for the purpose of ingress, egress and utilities, being 50 feet wide and described as a part of the NE 1/4 of the NW 1/4 of Section 26, T-7-N, R-7-W, being more particularly described as follows: Commencing at a found 1/2" rebar for the Northeast Corner of said NE 1/4, NW 1/4; thence N01°59'44"E along the East line of the SE 1/4, SW 1/4 of Section 23, T-7-N, R-7-W a distance of 495.35 feet to a found 1/2" rebar at the intersection of said East line of the SE 1/4, SW 1/4 and the South right of way line of East Line Road; thence along said South right of way line, S42°22'08"W a distance of 642.33 feet to a calculated point; thence S44°50'57"W a distance of 149.12 feet to a set 1/2" rebar; thence continuing S44°50'57"W a distance of 200.18 feet to a found 1/2" rebar for the POINT OF BEGINNING; thence departing from said right of way line, S40°31'35"E a distance of 245.14 feet to a calculated point; thence S28°36'30"E a distance of 267.79 feet to a set 1/2" rebar; thence S 60°23'30" W a distance of 50.00 feet to a calculated point; thence N29°36'30"W a distance of 263.02 feet to a calculated point; thence N40°31'35"W a distance of 236.31 feet to a calculated point on the South right of way line of East Line Road; thence along said right of way line, N44°50'57"E a distance of 50.16 feet to the point of beginning, containing 0.58 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Certification

I certify that this plat represents a survey in March, 2018, by me or under my supervision from existing monuments and plats in the area, meets applicable Relative Positional Accuracy Standards, and is true and correct based on existing monuments at the time of completion.

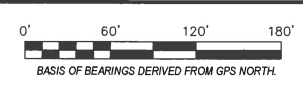
NOTES:

- This survey is an original boundary survey cut out from parent parcel listed in Deed Book 2008, Page 8685.
- This survey and certification is the property of the surveyor and is intended for the use and Benefit of the surveyor and the clients listed.
- The certification of this survey expires ninety days from the date of the surveyor's signature for the purpose of new or revised financing.
- All iron pins set are 1/2" Rebar, unless noted otherwise.
- Only copies with surveyor's signature in blue ink are valid copies.
- This research completed for this survey includes the description furnished by clients (Book 2008, Page 8685), and previous surveys by PS #1304 and PS #1543.
- Surveyor has made no investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an Accurate and current title search may disclose.
- As a boundary survey there has not been any attempt to obtain or show any existence, location of Any overhead or underground utilities or their right of way width. For any information regarding any Utilities contact the appropriate agencies.



Legend

- Found Rebar
- Set 1/2" Rebar (capped #1737)
- △ Calculated Point
- Fence Line
- - - Easement Line
- Concrete Area



SURVEY CODE:
500-07N-07W-0-26-410-73-1737

BOUNDARY SURVEY FOR:
The John and Deana McCormack Trust

No.	Revisions	Date	By

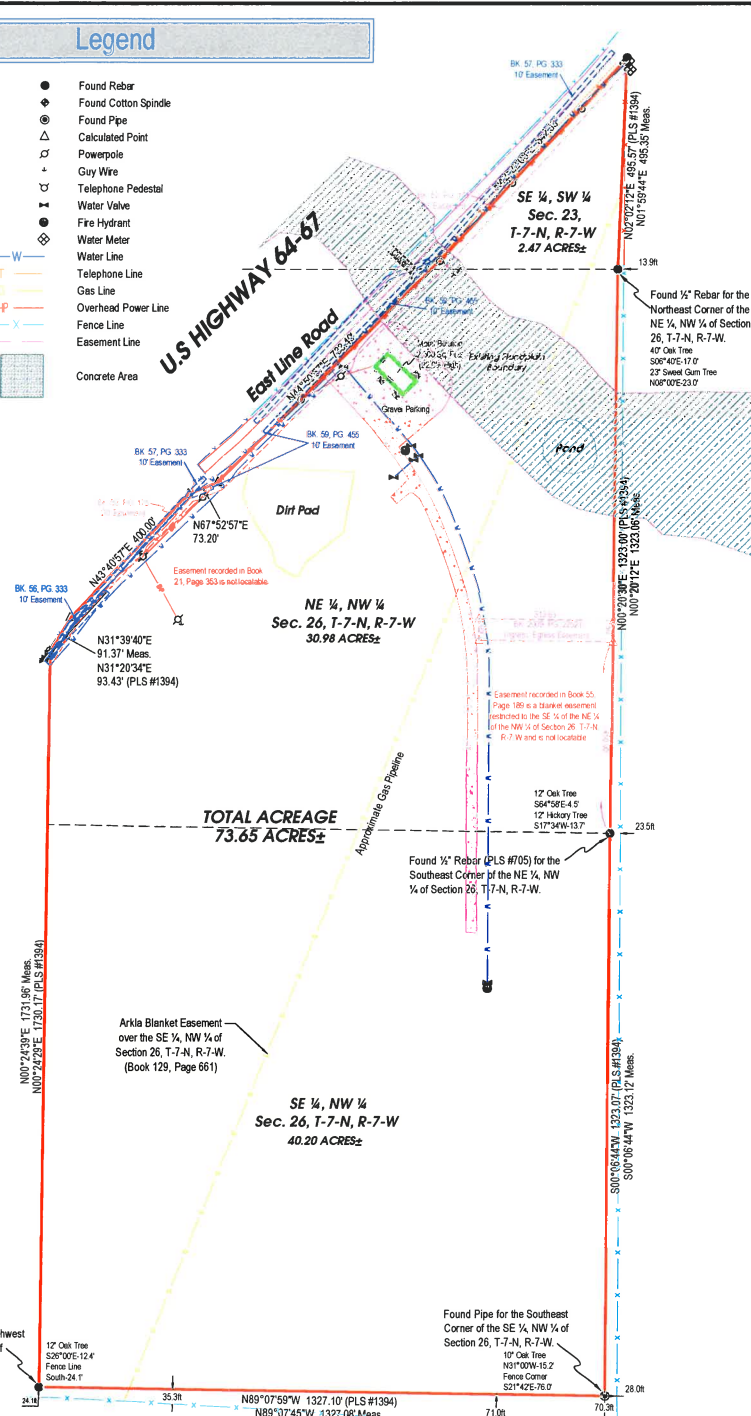
QUATTLEBAUM SURVEYING, LLC
BOUNDARY • TOPO • CONSTRUCTION

301 EAST LINCOLN AVE.
SEARCY, ARKANSAS 72143
(501) 268-2174 (501) 279-3698 FAX

DRAWN BY: JDC DATE: 3/27/18 APPROVED: AWW DATE: 3/27/18
PROJECT: 26-7-7 Walker REV SCALE: 1" = 60' SHEET: 1 of 1

Legend

- Found Rebar
- Found Cotton Spindle
- Found Pipe
- △ Calculated Point
- Powerpole
- GUY WIRE
- Telephone Pedestal
- Water Valve
- Fire Hydrant
- Water Meter
- Water Line
- Telephone Line
- Gas Line
- Overhead Power Line
- Fence Line
- Easement Line
- Concrete Area



TOTAL ACREAGE
73.65 ACRES±

SE ¼, NW ¼
Sec. 26, T-7-N, R-7-W
40.20 ACRES±

NE ¼, NW ¼
Sec. 26, T-7-N, R-7-W
30.98 ACRES±

SE ¼, SW ¼
Sec. 23,
T-7-N, R-7-W
2.47 ACRES±

Legal Description

FURNISHED (Commitment # 20100492):

TRACT 7:

All of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Twenty-Three (23) lying South and East of the Southeast line of the right of way U.S. Highway No. 64-67 and all of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section Twenty-Six (26) lying South and East of the Southeast line of the right of way of U.S. Highway No. 64-67, all in Township (7) North, Range Seven (7) West, White County, Arkansas.

AND

The Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Twenty-Six (26), Township Seven (7) North, Range Seven (7) West, White County, Arkansas, containing Forty (40.00) acres, more or less.

Survey Certification

To OGRE Fund I, LP to Green Bank, and Citizens Title Company, and their respective successors and/or assigns:

This is to certify that this map or plat of the survey on which it is based was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 7(b)1, 8, 9, 10 and 11(e) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arkansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____ Registration No. 1543

General Notes

I certify that this plat represents a survey in December, 2010, by me or under my supervision from existing monuments and plats in the area, meets applicable Relative Positional Accuracy Standards, and is true and correct to the best of my knowledge.

- NOTES:
- This survey and certification is the property of the surveyor and is intended for the use and benefit of the surveyor and the clients listed.
 - The certification of this survey expires ninety days from the date of the surveyor's signature for the purpose of new or revised financing.
 - All iron pins set are "X" Rebar, unless noted otherwise.
 - Only copies with surveyor's signature in red ink are valid copies.
 - This research completed for this survey includes the description furnished by Citizens Title Company (File No. 20100492) and a previous survey by PLS #1394.
 - Surveyor has made no investigation or independent search for encumbrances of record. Encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose.
 - As a boundary survey there has not been any attempt to obtain or show any existence, location of any overhead or underground utilities or their right of way width. For any information regarding any utilities contact the appropriate agencies.
 - Based on Comm. Panel #050467 0010 B (Effect Date: March, 2000) A portion of this tract is shown to be in a floodplain.

Schedule B Exceptions

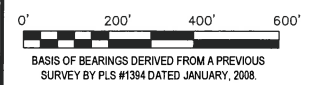
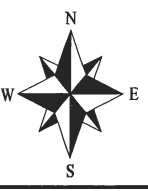
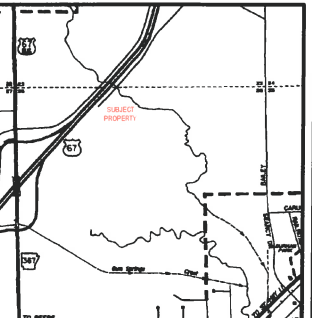
- Defect, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate of interest mortgage thereon covered by this Commitment. - (Not a survey matter)
- Easements or claims of easements not shown by the public record. - (Not plottable)
- Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose. - (As shown on survey)
- Loss arising from security interest evidenced by financing statements filed of record, as of the effective date hereof, under the Arkansas Uniform Commercial Code and Judgment Liens and other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas, as of the effective date hereof. - (Not a survey matter)
- Loss arising from Oil, Gas, or other Minerals, conveyed, retained, assigned or any other activity caused by the sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes. - (Not a survey matter)
- Rights or claims of parties other than insured in actual possession of any or all of the property. - (Not a survey matter)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. - (Not a survey matter)
- Taxes for the year 2009 and subsequent years. Taxes for the year 2009 are due, but not delinquent. (Not a survey matter)
- Mineral Reservation in a certain TRUSTEE'S WARRANTY DEED dated June 30, 2008, filed for record July 2, 2008, in Deed Book 2008, at Page 8885 of the records of White County, Arkansas, 3 between Richard Evans, David M. Evans, Rosa Nell Creemore and Arlie Wayne Evans, successor trustees of the Nellie C. Evans Revocable Living Trust dated January 22, 1998, Grantor and OGRE Fund I, LP. Grantees. - (Not a survey matter)
- All EASEMENT and RIGHT OF WAYS for utilities and all other purposes that cross over or under said lands. (1) EASEMENT to Southwest Bell Telephone Company filed in Misc. Book 21 at Page 353 (Not Plottable). (2) RIGHT OF WAY Permits to Arkansas Power and Light Company filed in Misc. Book 52 at Page 175 (As shown on survey) and in Misc. Book 55, at Page 189 (Blanket Easement-Not plottable). (3) RIGHT OF WAY Permits to Southeast White County Water Association, Inc. filed in Misc. Book 56, at Page 333 (As shown on survey), in Misc. Book 57, at Page 333 (As shown on survey), in Misc. Book 59, at Page 455 (As shown on survey), (4) RIGHT OF WAY to Arkla Energy Resources for pipeline filed in Misc. Book 129, at Page 661 (Blanket Easement-Not plottable). (5) EASEMENT for Underground Facilities with Southwestern Bell Telephone Company filed in Misc. Book 139, at Page 843 (Does not affect property-Not plottable). A certain EASEMENT dated November 20, 2009 filed for record December 8, 2009, in Misc. Book 2009, at Page 22521 of the records of White County, Arkansas, in favor of Lide Industries, L.L.C. - (As shown on survey)

Utility Notes

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS. EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE, NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY.

FOR UNDERGROUND UTILITY LOCATIONS
CALL: THE ARKANSAS ONE-CALL SYSTEM
GIVE 48 HOURS NOTICE BEFORE CONSTRUCTION BEGINS

NOTE:
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. THE CONTRACTOR MUST VERIFY THE EXACT LOCATIONS OF UTILITIES WITH THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



BASIS OF BEARINGS DERIVED FROM A PREVIOUS SURVEY BY PLS #1394 DATED JANUARY, 2008.

SURVEY CODE:
500-07N-07W-0-23-320-73-1543
500-07N-07W-0-26-400-73-1543

PRELIMINARY ALTA/ACSM LAND TITLE SURVEY

No.	Revisions	Date	By



301 EAST LINCOLN AVE.
SEARCY, ARKANSAS 72143
(501) 268-2174 (501) 279-3698 FAX

QUATTLEBAUM SURVEYING LLC
BOUNDARY • TOPO • CONSTRUCTION

DRAWN BY: JDC DATE: 12/14/10 APPROVED: KH DATE: 12/14/10
PROJECT: Walker Development ALTA SCALE: 1" = 200' SHEET: 1 of 1

**73.65+/- Acres Offered in
3 Tracts & Combinations**

67

**Tract 1
2.62+/- Ac.**



42

Easement

**Tract 2
30.83+/- Acres**

64

Tract 3 ~ 40.20+/- Acres





**Robbins Sanford Event Center
Market Ave. (Auction Location)**

**American Heritage
Conference Center**

E Pleasure Ave

Searcy

Main St.

Dr Jimmy Carr St

Harding
University

Taylor Howard
Photography...

Reebe Carps Expy

E Race Ave

E Park Ave

E Park Ave

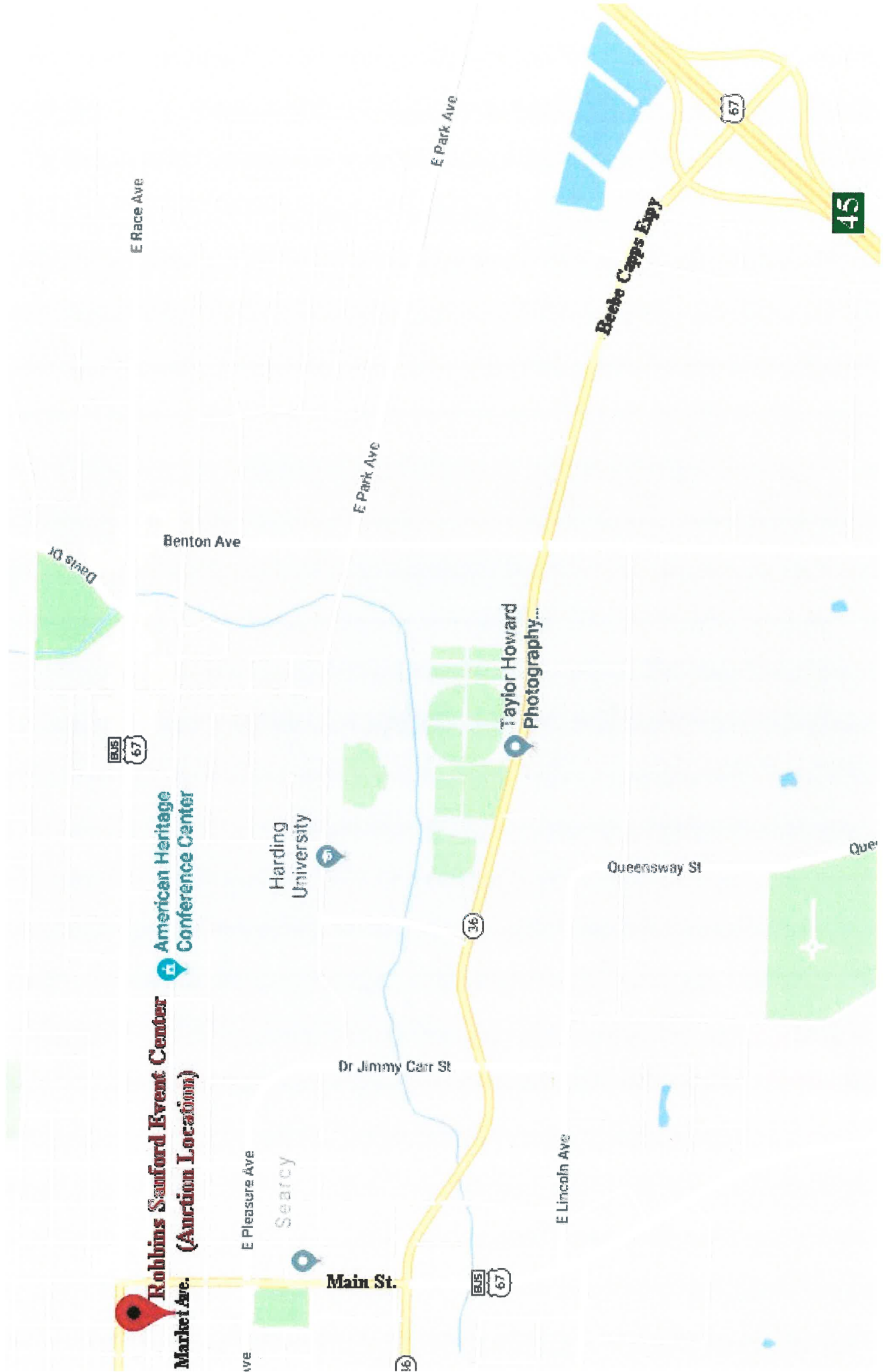
Davis Cr

Benton Ave

Queensway St

Que

E Lincoln Ave



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.

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: COMMERCIAL REAL ESTATE DEVELOPERS & INVESTORS!

73.65+/- Acres Cleared, Level & Ready to Build ~ Offered in 3 Tracts ~ 5,000+/- SF Metal Building Built in 2010 ~ Excellent Visibility from U.S. HWY 67/ 167 in Searcy ~ Live, Online Bidding Avail. ~

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

WHITE COUNTY ABSOLUTE INDUSTRIAL REAL ESTATE & LAND AUCTION

THURSDAY ~ JUNE 28, 2018 ~ 11:00 A.M.

3000 EASTLINE ROAD ~ SEARCY, AR

AUCTION LOCATION: (Robbins Sanford Event Center) 118 N. Spring St., Searcy

DIRECTIONS TO AUCTION LOCATION: From U.S. HWY 67/ 167 (Exit 45) in Searcy, head West on Beebe Capps Expressway for 2 Mi. ~ Turn Right onto Main Street & go 0.4 Mi. ~ Turn Left onto Market Avenue & Watch for Robbins Sanford Grand Hall on the Left.

DIRECTIONS TO 3000 EASTLINE RD: From U.S. HWY 67/ 167 (Exit 44) in Searcy, head South on Queensway Street ~ Turn Right onto Eastline Road & go 3/4 Mi. ~ Watch for Auction Sign & Property on the Left.

REAL ESTATE DESCRIPTION: This Prime 73.65+/- Acres, Zoned Industrial, in Proximity to Walmart Distribution Center & Searcy Municipal Airport w/Excellent Visibility from U.S. HWY 67/ 167 & Frontage Along Eastline Road, just South of Exit 44 is **Selling Regardless of Price to the Highest Bidder on Auction Day! ~ Property will be Offered in (3) Individual Tracts & Combinations ~ **(TRACT 1)** 5,000+/- SF Metal Building, Built in 2010, w/Overhead Doors, 800+/- SF Office Space & 4,200+/- SF Warehouse Space on a Fenced 2.62+/- Acre Compacted Gravel Lot ~ **(TRACT 2)** 30.83+/- Acres Cleared, Level & Ready to Develop w/Frontage Along Eastline Road ~ City Water & Electricity to the Property ~ **(TRACT 3)** 40.2+/- Acres Cleared, Level & Ready to Build w/Deeded Access by way of Ogre Industrial Rd. & City Water Ran to the Property ~ Offers Made Prior to Auction Day Are Welcome ~ **Remember, this Prime Industrial Property will be Sold Regardless of Price to the Highest Bidder on Auction Day!** ~ For Additional Information, Aerial Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

AUCTIONEER'S NOTE: If you are looking for a prime location for your business or an excellent commercial real estate investment, you have found it! Don't miss this opportunity!

TERMS ON REAL ESTATE: (TRACT 1) \$20,000.00 ~ (TRACTS 2 or 3) \$10,000.00 (Each) All in the Form of a Cashier's Check (NO EXCEPTIONS) Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Title Insurance with Warranty Deed Provided at Closing ~ Closing within 30 Days ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome!**

INSPECTION: Drive by Anytime or Contact Agent, *Doug Westgate* at 501-815-4004/ doug@wilsonauctioneers.com to Schedule an Appointment to View this Building ~ Registration will begin at 10:00 a.m. in the Grand Hall of the Robbins Sanford Event Center 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