CLEBURNE COUNTY ABSOLUTE COMMERCIAL BUILDING & LAND AUCTION

Wilson Real Estate Auctioneers INC.

WilsonAuctioneers.com

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

AUCTION LOCATION:

(Robbins Sanford Event Center) 118 N. Spring Street ~ Searcy, Arkansas

- (3) Income Producing Properties & 58± Wooded Acres of Development Land Offered in 5 Tracts
- 67.24± Acres w/ 1,200± Ft. of HWY 124 Frontage in Quitman
- Selling Regardless of Price to the Highest Bidder on Auction Day!

PROPERTY LOCATION:

HWY 124 & Truman Reynolds Rd. Quitman, Arkansas

May 31, 2018

Dear Prospective Buyer:

This 67.24+/- acres with 1,200+/- feet of Highway 124 frontage, just west of Quitman, Arkansas contains (3) metal buildings (all currently leased for a total monthly income of approximately **$10,000.00**) will be offered in (5) individual tracts and combinations along Truman Reynolds Road. There are city water and electricity to this property. Offers made on the property before auction day are welcome. ***This income producing and development property will be sold regardless of price to the highest bidder on auction day!***

Tract 1 ~ 20 Truman Reynolds Road contains a 3+/- acre fenced, compacted gravel lot containing a 5,000+/- square foot metal building built in 2012, with 18-foot sidewalls, overhead doors, office space, and heavy-duty electric. Also, there is an additional 1,000+/- square foot lean-to shed (currently rented for $4,000.00 per month).

Tract 2 ~ 30 Truman Reynolds Road consists of a 3.56+/- acre fenced, compacted gravel lot containing a 5,000+/- square foot metal building built in 2012, with high sidewalls and overhead doors (currently rented for $2,000.00 per month).

Tract 3 ~ 40 Truman Reynolds Road has 3+/- fenced acres containing a 5,000+/- square foot metal building built in 2012, with 16-foot sidewalls, overhead doors, and heavy-duty electric. There is also an additional attached 3,560+/- square foot warehouse built in 2014 (currently rented for $3,800.00 per month).

Tract 4 contains 17.18+/- mostly wooded acres, partially cleared along the 670+/- feet of Highway 124 frontage with 1/4 mile frontage along Truman Reynolds Road.

Tract 5 contains 40.5+/- wooded acres with access from and frontage along Truman Reynolds Road.

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***.

Doug Westgate

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION
(Highway 124 & Truman Reynolds Road, Quitman, AR)

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **(TRACTS 1, 2 or 3) $15,000.00 (Each)** ~ **(TRACTS 4 or 5) $7,500.00 (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: Waco Title Company ~ Closing Agent: Stephanie Nicholson ~ 701 Locust Street, Conway, Arkansas 72034 ~ (501) 327-5803 ~ Fax/548-3254.

GENERAL INFORMATION: This 67.24+/- Acres w/ 1,200+/- Ft. of HWY 124 Frontage just West of Quitman Containing (3) Metal Buildings (All Currently Leased for a Total Monthly Income of Approx. **$10,000.00**) Will be Offered in (5) Individual Tracts & Combinations Along Truman Reynolds Rd. ~ **(TRACT 1 ~ 20 Truman Reynolds Rd.)** 3+/- Acre Fenced, Compacted Gravel Lot Containing a 5,000+/- SF Metal Building Built in 2012, w/ 18 Ft. Sidewalls, Overhead Doors, Office Space, Heavy-duty Electric & Additional 1,000+/- SF Lean-to Shed (Currently Rented for $4,000/Mo.) ~ **(TRACT 2 ~ 30 Truman Reynolds Rd.)** 3.56+/- Acre Fenced, Compacted Gravel Lot Containing a 5,000+/- SF Metal Building Built in 2012, w/High Sidewalls & Overhead Doors (Currently Rented for $2,000/Mo.) ~ **(TRACT 3 ~ 40 Truman Reynolds Rd.)** 3+/- Fenced Acres Containing a 5,000+/- SF Metal Building Built in 2012, w/16 Ft. Sidewalls, Overhead Doors, Heavy-duty Electric & Additional Attached 3,560+/- SF Warehouse Built in 2014 (Currently Rented for $3,800/Mo.) ~ **(TRACT 4)** 17.18+/- Mostly Wooded Acres, Partially Cleared Along the 670+/- Ft. of HWY 124 Frontage w/ 1/4 Mile Frontage Along Truman Reynolds Rd. ~ **(TRACT 5)** 40.5+/- Wooded Acres w/Access from & Frontage Along Truman Reynolds Rd. ~ City Water & Electricity to the Property ~ Offers Made Prior to Auction Day Are Welcome ~ ***Remember, this Prime Income Producing & Development Property will be Sold Regardless of Price to the Highest Bidder on Auction Day!***

REAL ESTATE TAXES FOR YEAR 2017: $4,238.00 (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, 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.

<u>LEGAL DESCRIPTION:</u> (HWY 124 & Truman Reynolds Rd. ~ Quitman)

TRACT 1

A TRACT OF LAND BEING IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 12 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35; THENCE S88°37'26"E A DISTANCE OF 502.67 FEET TO A POINT; THENCE S14°45'10"E A DISTANCE OF 252.11 FEET TO A POINT; THENCE N88°48'19"W A DISTANCE OF 571.75 FEET TO A POINT; THENCE N1°09'07"E A DISTANCE OF 244.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.00 ACRES MORE OR LESS.

TRACT 2

A TRACT OF LAND BEING IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 12 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35; THENCE S1°09'07"W A DISTANCE OF 244.00 FEET TO THE POINT OF BEGINNING FOR THIS TRACT; THENCE S88°48'19"E A DISTANCE OF 571.75 FEET TO A POINT; THENCE S14°45'10"E A DISTNACE OF 258.31 FEET TO A POINT; THENCE S75°17'36"W A DISTANCE OF 92.49 FEET TO A POINT; THENCE N84°48'20"W A DISTANCE OF 554.95 FEET TO A POINT; THENCE N1°09'07"E A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.56 ACRES MORE OR LESS.

TRACT 3

A TRACT OF LAND BEING IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 12 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35; THENCE S1°09'07"W A DISTANCE OF 479.00 FEET TO THE POINT OF BEGINNING FOR THIS TRACT; THENCE S84°48'20"E A DISTANCE OF 554.95 FEET TO A POINT; THENCE S13°25'51"E A DISTANCE OF 105.50 FEET TO A POINT; THENCE S12°01'14"E A DISTANCE OF 102.87 FEET TO A POINT; THENCE N88°48'18"W A DISTANCE OF 692.55 FEET TO A POINT; THENCE N1°09'07"E A DISTANCE OF 215.60 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.00 ACRES MORE OR LESS.

TRACT 4

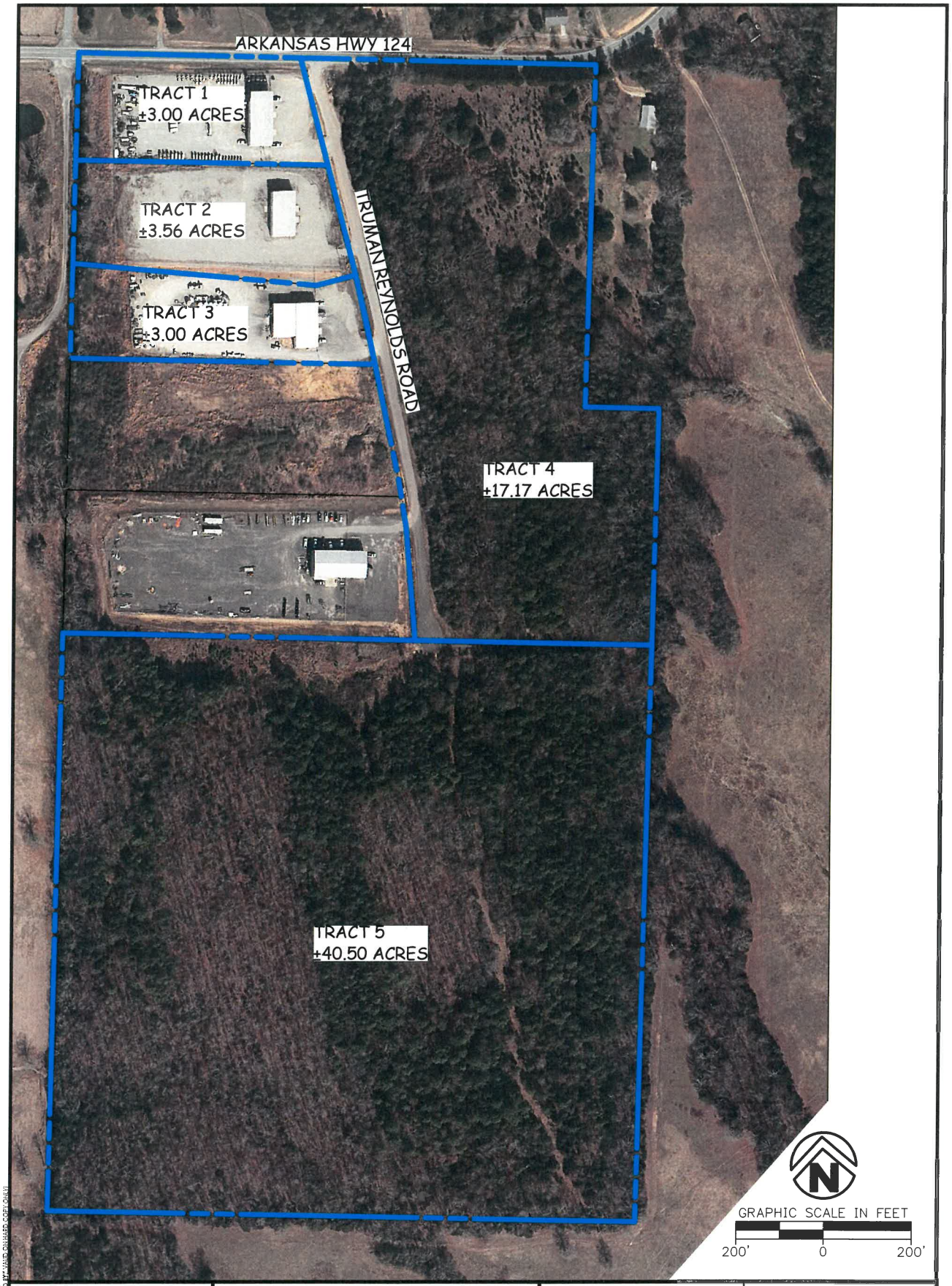
A TRACT OF LAND BEING IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 12 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35; THENCE S88°37'26"E A DISTANCE OF 502.67 FEET TO THE POINT OF BEGINNING; THENCE S88°37'26"E A DISTANCE OF 672.35 FEET TO A POINT; THENCE S1°17'36"W A DISTANCE OF 777.83 FEET TO A POINT; THENCE S88°37'26"E A DISTANCE OF 168.02 FEET TO A POINT; THENCE S1°17'36"W A DISTANCE OF 538.77 FEET TO A POINT; THENCE N88°46'04"W A DISTANCE OF 538.71 FEET TO A POINT; THENCE N4°55'10"W A DISTANCE OF 257.79 FEET TO A POINT; THENCE N9°19'27"W A DISTANCE OF 108.58 FEET TO A POINT; THENCE N12°01'14"W A DISTANCE OF 372.83 FEET TO A POINT; THENCE N13°25'51"W A DISTANCE OF 105.50 FEET TO A POINT; THENCE N14°45'10"W A DISTANCE OF 510.42 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 17.17 ACRES MORE OR LESS.

TRACT 5

A TRACT OF LAND BEING IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 12 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35; THENCE N1°09'07"E A DISTANCE OF 1319.97 FEET TO A POINT; THENCE S88°46'04"E A DISTANCE OF 1339.79 FEET TO A POINT; THENCE S1°17'36"W A DISTANCE OF 1316.60 FEET TO A POINT; THENCE N88°54'45"W A DISTANCE OF 1336.55 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 40.50 ACRES MORE OR LESS.



DELTA	DESCRIPTION	DATE

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TRACT MAP
TRUMAN REYNOLDS ROAD
PART OF THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 9 NORTH, RANGE 12 WEST

PREPARED FOR:
WILSON AUCTIONEERS

QUITMAN, CLEBOURNE COUNTY ARKANSAS

1000 Ledgelawn Dr.
Conway, Arkansas 72032
Crafton Tull
engineering | surveying
501.328.3316 t 501.328.3325 f
www.craftontull.com

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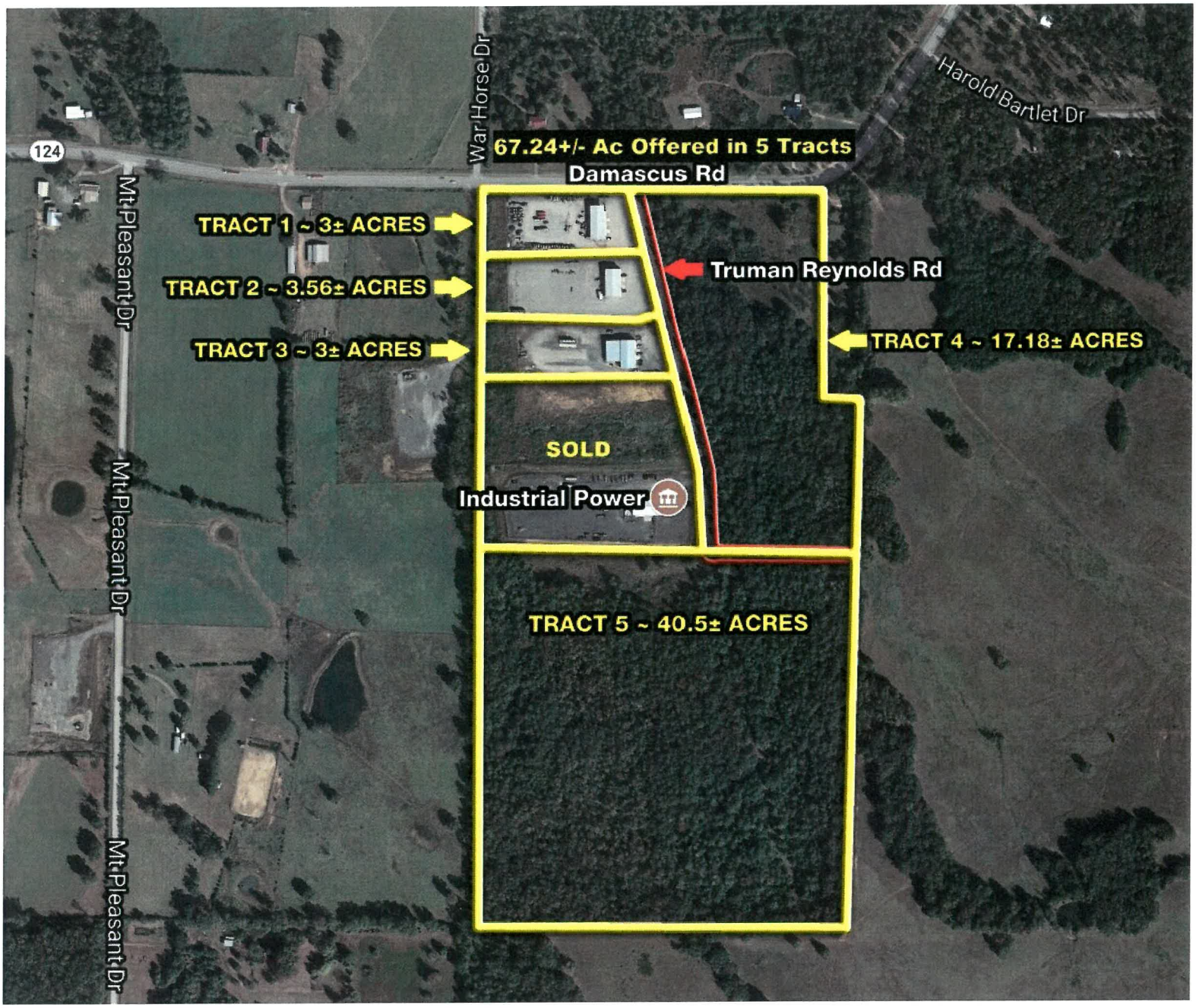
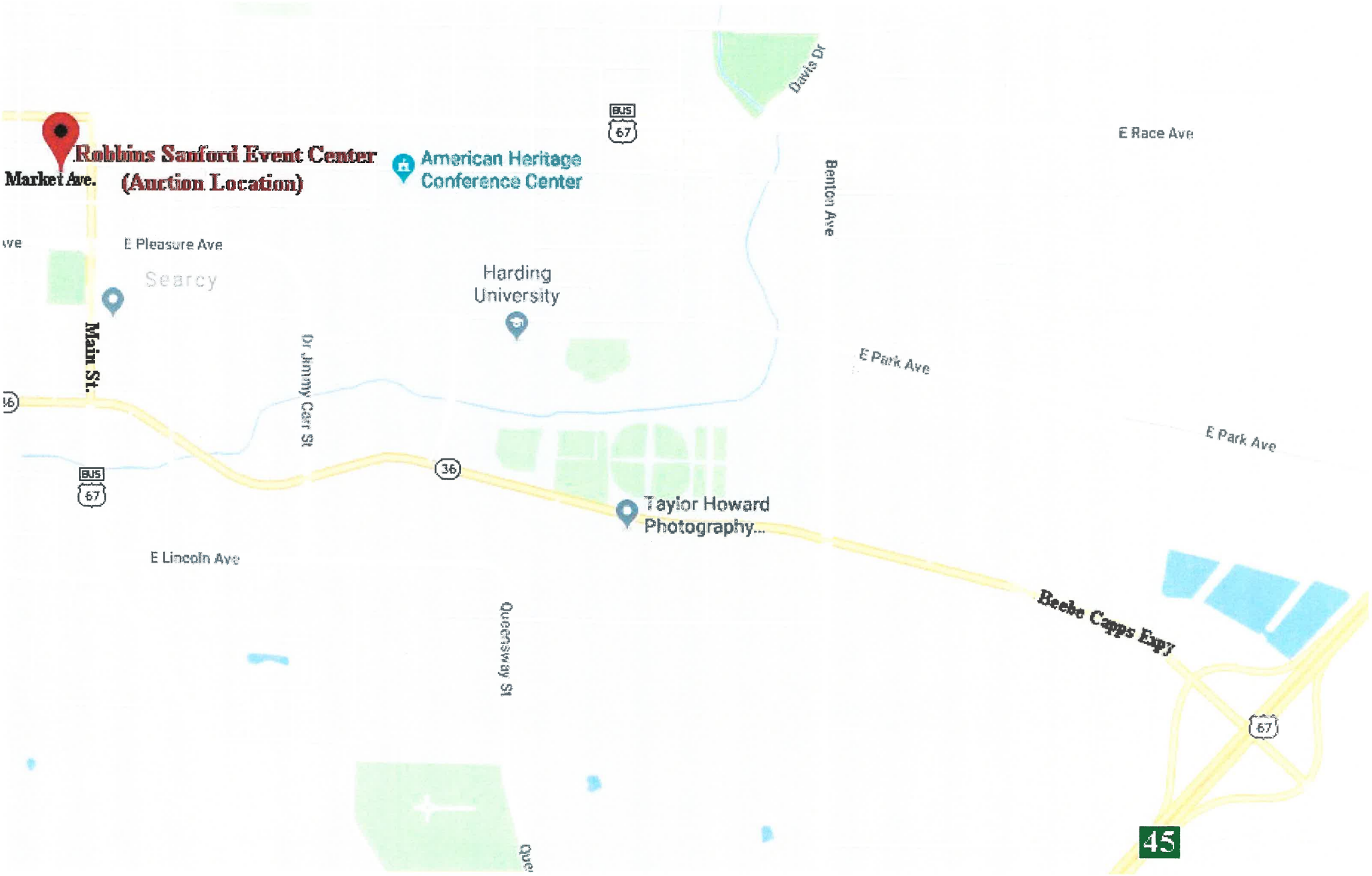
PROJECT NO:	18205100
ISSUE DATE:	06/05/2018
CONTACT:	N.TUCKER
CHECKED BY:	
SHEET NO.:	1 OF 1

DRAWING: G:\18205100 - OGRE MAPS\OGRE MAPS.DWG
LAYOUT: QUITMAN , LAST SAVED: NT1210, 6/5/2018 11:32:41 AM
LAST PLOTTED BY: NICK TUCKER, 6/5/2018 11:34:12 AM, PLOTTED BY: VAND GWARD COPY (NEW)


67.24+/- Ac Offered in 5 Tracts
Damascus Rd
124
War Horse Dr
Harold Bartlet Dr
Mt Pleasant Dr
Mt Pleasant Dr
Mt Pleasant Dr
TRACT 1 ~ 3± ACRES
TRACT 2 ~ 3.56± ACRES
TRACT 3 ~ 3± ACRES
Truman Reynolds Rd
TRACT 4 ~ 17.18± ACRES
SOLD
Industrial Power
TRACT 5 ~ 40.5± ACRES


Robbins Sanford Event Center
(Auction Location)
Market Ave.
American Heritage
Conference Center
E Pleasure Ave
Searcy
Harding
University
Main St.
Dr Jimmy Carr St
Davis Dr
Benton Ave
E Race Ave
E Park Ave
E Park Ave
Taylor Howard
Photography...
E Lincoln Ave
Queensway St
Beebe Capps Expy
67
36
45

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 then 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 administrated 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 INVESTORS & DEVELOPERS!

(3) Income Producing Properties & 58+/- Wooded Acres of Development Land Offered in 5 Tracts ~ 67.24+/- Acres w/ 1,200+/- Ft. of HWY 124 Frontage in Quitman ~ Live, Online Bidding Available ~

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

CLEBURNE COUNTY ABSOLUTE

COMMERCIAL BUILDING & LAND AUCTION

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

HWY 124 & TRUMAN REYNOLDS ROAD ~ QUITMAN, 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 TRUMAN REYNOLDS RD: ***From Quitman, Travel 1.2 Miles West on HWY 124 & Watch for Auction Sign & Property on the Left.***

REAL ESTATE DESCRIPTION: This 67.24+/- Acres w/ 1,200+/- Ft. of HWY 124 Frontage just West of Quitman Containing (3) Metal Buildings (All Currently Leased for a Total Monthly Income of Approx. **$10,000.00**) Will be Offered in (5) Individual Tracts & Combinations Along Truman Reynolds Rd. ~ **(TRACT 1 ~ 20 Truman Reynolds Rd.)** 3+/- Acre Fenced, Compacted Gravel Lot Containing a 5,000+/- SF Metal Building Built in 2012, w/ 18 Ft. Sidewalls, Overhead Doors, Office Space, Heavy-duty Electric & Additional 1,000+/- SF Lean-to Shed (Currently Rented for $4,000/Mo.) ~ **(TRACT 2 ~ 30 Truman Reynolds Rd.)** 3.56+/- Acre Fenced, Compacted Gravel Lot Containing a 5,000+/- SF Metal Building Built in 2012, w/High Sidewalls & Overhead Doors (Currently Rented for $2,000/Mo.) ~ **(TRACT 3 ~ 40 Truman Reynolds Rd.)** 3+/- Fenced Acres Containing a 5,000+/- SF Metal Building Built in 2012, w/16 Ft. Sidewalls, Overhead Doors, Heavy-duty Electric & Additional Attached 3,560+/- SF Warehouse Built in 2014 (Currently Rented for $3,800/Mo.) ~ **(TRACT 4)** 17.18+/- Mostly Wooded Acres, Partially Cleared Along the 670+/- Ft. of HWY 124 Frontage w/ 1/4 Mile Frontage Along Truman Reynolds Rd. ~ **(TRACT 5)** 40.5+/- Wooded Acres w/Access from & Frontage Along Truman Reynolds Rd. ~ City Water & Electricity to the Property ~ Offers Made Prior to Auction Day Are Welcome ~ ***Remember, this Prime Income Producing & Development 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 to place your business or an excellent investment with plenty of monthly income, you have found it! Don't miss this opportunity!

TERMS ON REAL ESTATE: (TRACTS 1, 2 or 3) $15,000.00 (Each) ~ (TRACTS 4 or 5) $7,500.00 (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 the Buildings ~ **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