GUY INDUSTRIAL PARK ABSOLUTE MULTI-PARCEL AUCTION

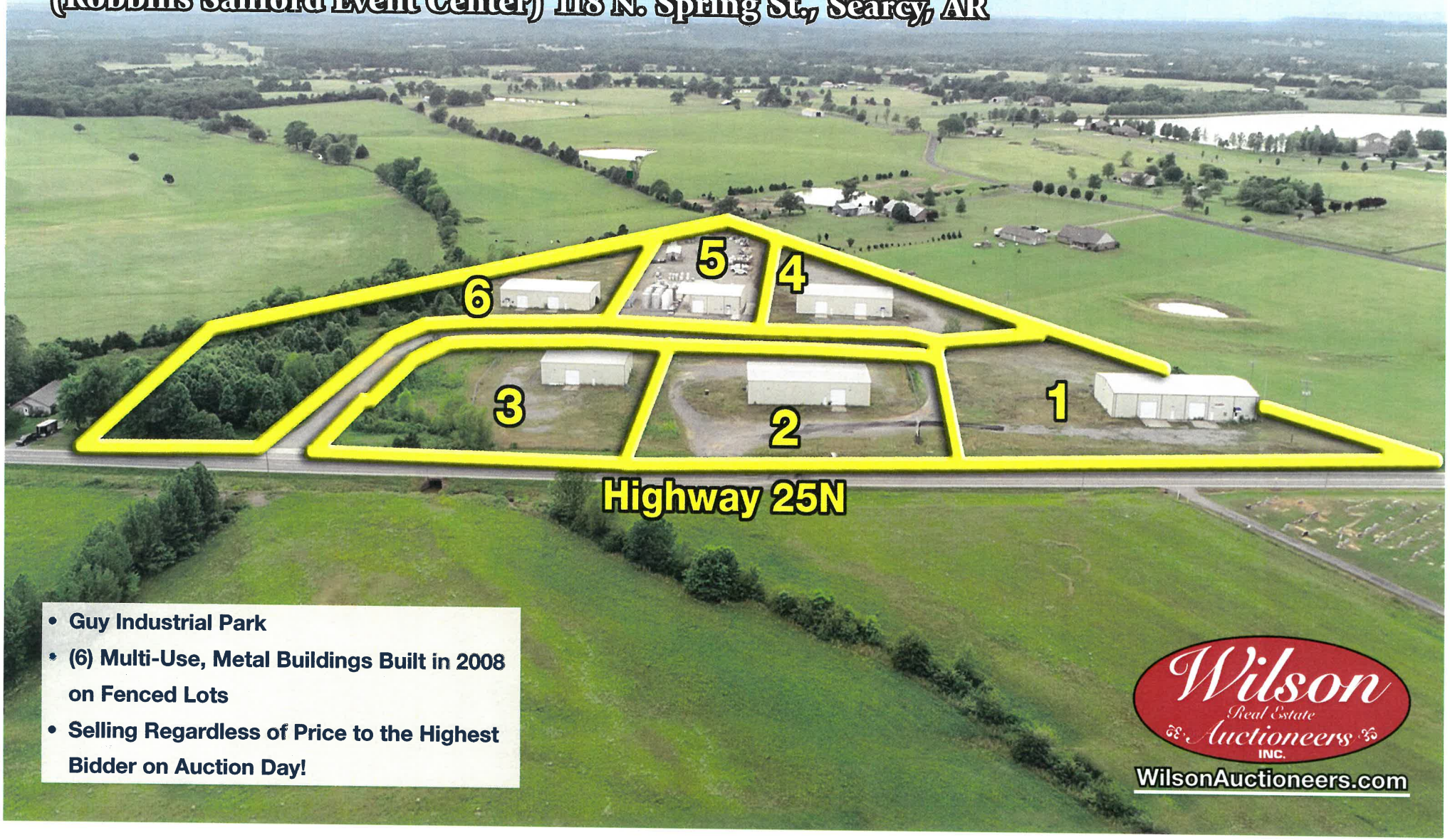
Thursday ~ June 28, 2018 ~ 11:00 A.M.

AUCTION LOCATION:

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

PROPERTY LOCATION:

339 Highway 25
Greenbrier, Arkansas



- Guy Industrial Park
- (6) Multi-Use, Metal Buildings Built in 2008 on Fenced Lots
- Selling Regardless of Price to the Highest Bidder on Auction Day!

Wilson Real Estate Auctioneers INC.

WilsonAuctioneers.com

May 31, 2018

Dear Prospective Buyer:

This property has 12.39+/- acres in Guy Industrial Park consisting of (6) multi-use insulated, high sidewall metal buildings, all built in 2007/ 2008 on reinforced concrete pads and fenced, gravel lots with overhead doors ***selling regardless of price to the highest bidder!*** It is conveniently located 6 miles north of Greenbrier with frontage on Highway 25 and Guy Industrial Park Road. The property will be offered in (6) individual tracts and combinations. City water and electricity are available to the property. Tracts 4 and 5 are currently leasing for a total of $4,775.00 per month. This industrial park has excellent income producing potential.

Tract 1, 2.03+/- acres with a 6,000+/- square foot metal building.
Tract 2, 1.55+/- acres with a 5,500+/- square foot metal building.
Tract 3, 1.64+/- acres with a 4,000+/- square foot metal building.
Tract 4, 1.54+/- acres with a 5,500+/- square foot metal building.
Tract 5, 2.08+/- acres containing a 3,612+/- square foot metal office/warehouse building with an additional 800+/- square feet under roof.
Tract 6, 3.55+/- acres with a 5,500+/- square foot metal building.

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
(339 Highway 25, Greenbrier, AR)

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **$10,000.00 (Per Tract)** 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: 12.39+/- Acre Guy Industrial Park Consisting of (6) Multi-Use Insulated, High Sidewall Metal Buildings, All Built in 2007/ 2008 on Reinforced Concrete Pads & Fenced, Gravel Lots w/Overhead Doors ***Selling Regardless of Price to the Highest Bidder!*** ~ Conveniently Located 6 Miles North of Greenbrier w/Frontage on HWY 25 & Guy Industrial Park Road ~ Property will be Offered in (6) Individual Tracts & Combinations ~ City Water & Electricity to the Property ~ **(TRACT 1)** 2.03+/- Acres ~ 6,000+/- SF Metal Building ~ **(TRACT 2)** 1.55+/- Acres ~ 5,500+/- SF Metal Building ~ **(TRACT 3)** 1.64+/- Acres ~ 4,000+/- SF Metal Building ~ **(TRACT 4)** 1.54+/- Acres ~ 5,500+/- SF Metal Building ~ **(TRACT 5)** 2.08+/- Acres ~ 3,612+/- SF Metal Office/Warehouse Building w/Additional 800+/- SF Under Roof ~ **(TRACT 6)** 3.55+/- Acres ~ 5,500+/- SF Metal Building ~ Tract 5 is Currently Leased for $4,775.00/ Month ~ This Industrial Park has Excellent Income Producing Potential.

REAL ESTATE TAXES FOR YEAR 2017: $12,555.00 (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> (339 Highway 35 ~ Greenbrier)

Guy Industrial Park - Tract 1

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas; thence N 89°46'30" E along the North line of the said Northwest Quarter of the Southeast Quarter a distance of 614.11 feet to the true **Point of Beginning**, thence S 00°39'41" W a distance of 133.68 feet to the beginning of a non-tangent curve whose chord is S 26°33'37" E a distance of 53.20 feet, the radius point of which bears S 31°17'49" W a distance of 50.00 feet, thence southeasterly along the right of way line of a street and the arc of said curve, through a central angle of 64°17'09" a distance of 56.10 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the street right of way line and run S 57°57'26" E a distance of 254.25 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence N 32°02'34" E along the West right of way line of Arkansas Highway 25 a distance of 375.00 feet to a found 3/8-inch iron reinforcement bar, thence S 89°46'30" W along the North line of the said Northwest Quarter of the Southeast Quarter a distance of 436.72 feet to the point of beginning.

This tract contains 2.03 acres more or less and is subject to a 12-foot wide easement along the interior of the north line and the street right of way line; a 6-foot wide easement along the interior of the west and south lines and a 20-foot wide easement near the west right of way line of Arkansas Highway 25, plus easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.

Guy Industrial Park - Tract 2

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas; thence S 69°46'52" E a distance of 907.81 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the true **Point of Beginning,** thence N 57°57'26" W a distance of 254.25 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the beginning of a non-tangent curve whose chord is S 44°28'03" W a distance of 62.78 feet, the radius point of which bears N 84°25'02" W a distance of 50.00 feet, thence southwesterly along a street right of way and the arc of said curve through a central angle of 77°46'11" a distance of 67.87 feet to the beginning of a curve whose chord is S 59°15'27" W a distance of 20.41 feet, the radius point of which bears S 6°38'52"

E a distance of 25.00 feet, thence southwesterly along the arc of said curve through a central angle of 48°11'23" a distance of 21.03 feet to a point, thence S 35°09'46" W along the east right of way line of a street a distance of 167.67 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the east right of way line of a street and run S 57°57'26" E a distance of 286.22 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence N 32°02'34" E along the West right of way line of Arkansas Highway 25 a distance of 246.88 feet to the point of beginning.

This tract contains 1.55 acres more or less and is subject to a 12-foot wide easement along the interior of the street right of way line; a 6-foot wide easement along the interior of the north and south boundary lines and a 20-foot wide easement near the west right of way line of Arkansas Highway 25, plus easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.

Guy Industrial Park - Tract 3

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas; thence S 52°11'13" E a distance of 605.39 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the true **Point of Beginning,** thence S 35°09'46" W along the east right of way line of a street a distance of 218.12 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the beginning of a curve whose chord is S 11°23'50" E a distance of 36.30 feet, the radius point of which bears S 54°50'14" E a distance of 25.00 feet, thence southerly along the arc of said curve through a central angle of 93°07'12" a distance of 40.63 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence S 57°57'26" E a distance of 273.13 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the east right of way line of a street and run N 32°02'34" E along the West right of way line of Arkansas Highway 25 a distance of 244.16 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence N 57°57'26" W a distance of 286.22 feet to the point of beginning.

This tract contains 1.64 acres more or less and is subject to a 12-foot wide or 20-foot wide easement along the interior of the street right of way line; a 6-foot wide easement along the interior of the north boundary line and a 20-foot wide or 40-foot wide easement near the west right of way line of Arkansas Highway 25, plus easements and/or rights of way of record and/or prescriptive.

Also an easement on the following tract for Septic System Leach Fields to serve Buildings 3, 6 and 7.

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas, thence S 12°04'18" E a distance of 166.02 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the true **Point of Beginning,** thence continue S 12°04'18" E a distance of 260.06 feet to a point, thence N 76°55'31" E a distance of 106.47 feet to a point, thence N 41°46'32" E a distance of 105.60 feet to a point, thence N 56°27'17" W a distance of 274.10 feet to the point of beginning.

This tract contains 0.65 acres more or less subject to easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.

Guy Industrial Park - Tract 4

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas; thence N 89°46'30" E along the North line of the said Northwest Quarter of the Southeast Quarter a distance of 131.55 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the true **Point of Beginning,** thence continue N 89°46'30" E a distance of 482.56 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence S 00°39'41" W a distance of 133.68 feet a point at the beginning of a non-tangent curve whose chord is S 54°08'06" W a distance of 92.16 feet, the radius point of which bears S 31°17'49" W a distance of 50.00 feet, thence southwesterly along the north right of way line of a street and the arc of said curve through a central angle of 134°19'26" a distance of 117.22 feet to the beginning of a curve whose chord is S 11°04'04" W a distance of 20.41 feet, the radius point of which bears S 76°58'23" W a distance of 25.00 feet, thence southerly along the arc of said curve through a central angle of 48°11'23" a distance of 21.03 feet to a point, thence S 35°09'46" W a distance of 65.18 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the north right of way line of a street and run N 54°37'18" W a distance of 447.50 feet to the point of beginning.

This tract contains 1.54 acres more or less and is subject to a 12-foot wide easement along the interior of the street right of way line and the north boundary line; a 6-foot wide easement along the interior of the east and west boundary, plus easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.

Guy Industrial Park - Tract 5

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Beginning at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas, thence S 12°04'18" E a distance of 166.02 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence S 56°27'17" E a distance of 433.04 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence N 35°09'46" E along the west right of way of a street a distance of 175.00 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the west right of way of a street and run N 54°37'18" W a distance of 447.50 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence S 89°46'30" W along the North line of the said Northwest Quarter of the Southeast Quarter a distance of 131.55 feet to the point of beginning.

This tract contains 2.08 acres more or less and is subject to a 12-foot wide easement along the interior of the street right of way line and the north boundary line; a 6-foot wide easement along the interior of the east and west boundary, plus easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.

Guy Industrial Park - Tract 6

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas, thence S 12°04'18" E a distance of 426.07 feet to the true **Point of Beginning,** thence continue S 12°04'18" E a distance of 72.52 feet to a point, thence S 74°36'55" E a distance of 204.46 feet to the beginning of a non-tangent curve whose chord is N 26°08'04" E a distance of 23.54 feet, the radius point of which bears S 72°53'39" E a distance of 75.00 feet, thence northeasterly along the west right of way line of a 50-foot wide street and the arc of said curve through a central angle of 18°03'24" a distance of 23.64 feet to a point, thence N 35°09'46" E a distance of 145.61 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the west right of way line of the 50-foot wide street and run N 56°27'17" W a distance of 158.93 feet to a point, thence S

41°46'32" W a distance of 105.60 feet to a point, thence S 76°55'31" W a distance of 106.47 feet to the point of beginning.

This tract contains 0.88 acres more or less and is subject to a 12-foot wide easement along the interior of the street right of way line and the west boundary line; a 10-foot wide easement along the interior of the south boundary line and the north boundary line, a 6-foot wide easement along the interior of the east boundary line, plus easements and/or rights of way of record and/or prescriptive.

Also an easement on the following tract for Septic System Leach Fields to serve Buildings 3, 6 and 7.

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas, thence S 12°04'18" E a distance of 166.02 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the true **Point of Beginning,** thence continue S 12°04'18" E a distance of 260.06 feet to a point, thence N 76°55'31" E a distance of 106.47 feet to a point, thence N 41°46'32" E a distance of 105.60 feet to a point, thence N 56°27'17" W a distance of 274.10 feet to the point of beginning.

This tract contains 0.65 acres more or less subject to easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas, thence S 12°04'18" E a distance of 498.60 feet to the true **Point of Beginning,** thence continue S 12°04'18" E a distance of 244.41 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence S 57°57'31" E a distance of 371.34 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence N 32°02'34" E along the west right of way line of Arkansas Highway 25 a distance of 178.41 feet to a point, thence N 57°57'26" W along the south right of way line of a 50-foot wide street a distance of 273.13 feet to the beginning of a curve whose chord is N 20°25'32" W a distance of 91.38 feet, the radius point of which bears N 32°02'34" E a distance of 75.00 feet, thence northerly along the arc of said curve through a central angle of 75°03'47" a distance of 98.26 feet to a point, thence leave the south right of way line of a 50-foot wide street and run N 74°36'55" W a distance of 204.46 feet to the point of beginning.

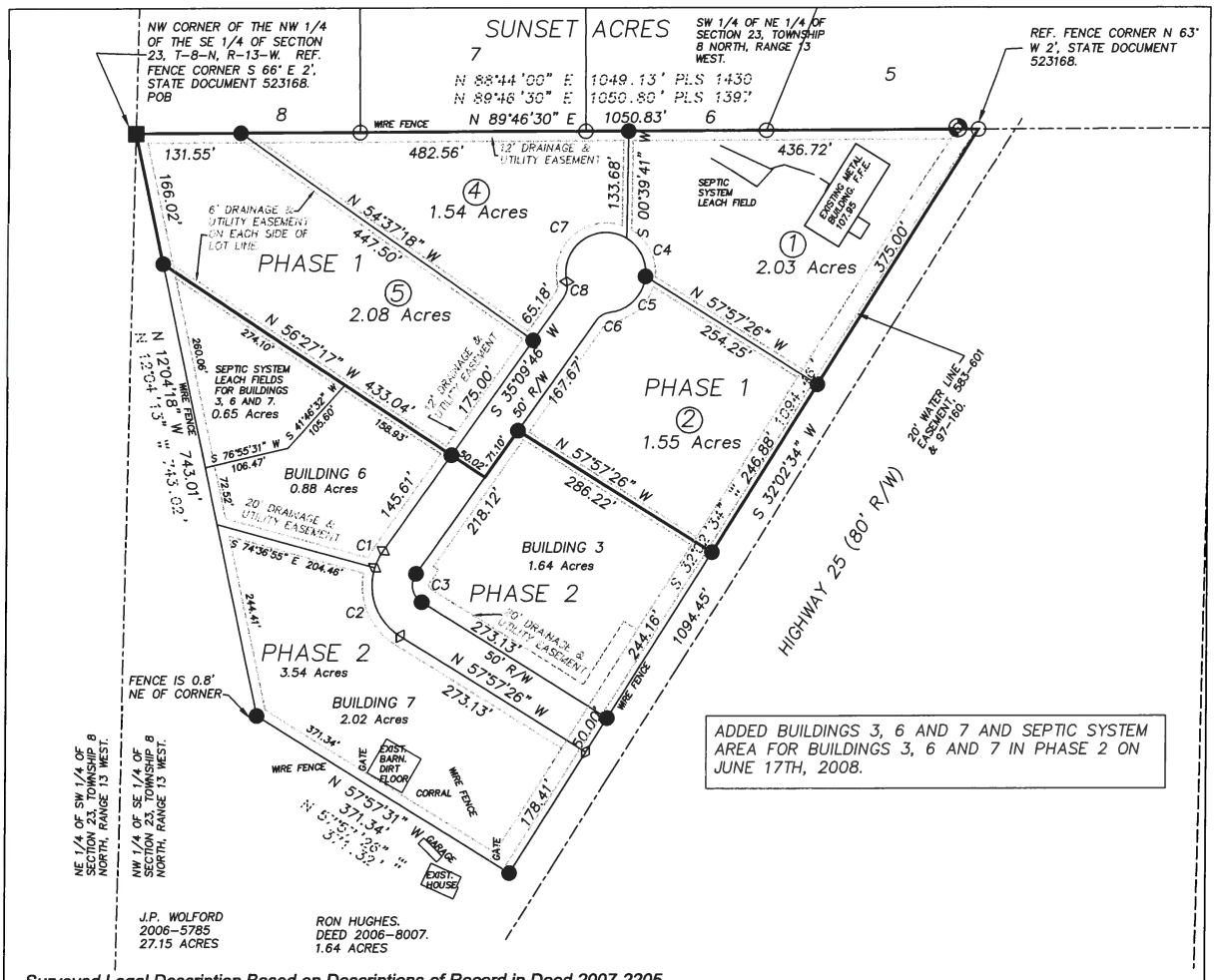
This tract contains 2.02 acres more or less and is subject to a 12-foot wide easement along the interior of the street right of way line and the west boundary line; a 10-foot wide easement along the interior of the north boundary line, a 20-foot wide easement near the west right of way line of Arkansas Highway 25, plus easements and/or rights of way of record and/or prescriptive.

Also an easement on the following tract for Septic System Leach Fields to serve Buildings 3, 6 and 7.

Commencing at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas, thence S 12°04'18" E a distance of 166.02 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap at the true **Point of Beginning,** thence continue S 12°04'18" E a distance of 260.06 feet to a point, thence N 76°55'31" E a distance of 106.47 feet to a point, thence N 41°46'32" E a distance of 105.60 feet to a point, thence N 56°27'17" W a distance of 274.10 feet to the point of beginning.

This tract contains 0.65 acres more or less subject to easements and/or rights of way of record and/or prescriptive.

This legal description prepared by Roberson Land Surveying and Mapping on June 16, 2008.



Surveyed Legal Description Based on Descriptions of Record in Deed 2007-2205.

A part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas and more particularly described as follows:

Beginning at a found stone for the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 8 North, Range 13 West, Faulkner County, Arkansas; thence N 89°46'30" E along the North line of the said Northwest Quarter of the Southeast Quarter a distance of 1,050.83 feet to a found 3/8-inch iron reinforcement bar, thence S 32°02'34" W along the West right of way line of Arkansas Highway 25 a distance of 1,094.45 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence leave the West right of way line of Arkansas Highway 25 and run N 57°57'31" W a distance of 371.34 feet to a set 3/8-inch iron reinforcement bar with a red plastic cap, thence N 12°04'18" W a distance of 743.01 feet to the point of beginning.

This tract contains 13.44 Acres more or less and is subject to an easement for a water line along the East line; easements and/or rights of way of record and/or prescriptive.

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F. E. M. A. FLOOD INSURANCE RATE MAP #05045C0075H, REVISED DECEMBER 19, 2006.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

TRACT IS SUBJECT TO EASEMENTS OF RECORD, IF ANY, AND SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I, DANNY L. ROBERSON, PROFESSIONAL LAND SURVEYOR NUMBER 1075, STATE OF ARKANSAS, HEREBY CERTIFY THAT ON JUNE 27, 2007 I COMPLETED A SURVEY OF THE PROPERTY SHOWN HEREON, AND THE SURVEY IS BASED ON EXISTING AREA MONUMENTS FOUND, RECORDED PLATS, SURVEYS AND DEEDS OF RECORD AND IS IN ACCORDANCE WITH ACCURACY CRITERIA LISTED IN ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS.

BEARINGS ARE BASED ON THE RECORD BEARING OF THE NORTH LINE AS SHOWN HEREON.

THIS SURVEY IS BASED ON A PLAT AND LEGAL DESCRIPTIONS BY RLS 1397, DATED 4-28-2006. (POSSIBLY UNRECORDED)

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	18°03'24"	75.00'	23.64'	23.54'	N 26°08'04" E
C2	75°03'47"	75.00'	98.26'	91.38'	N 20°25'32" W
C3	93°07'12"	25.00'	40.63'	36.30'	S 11°23'50" E
C4	64°17'09"	50.00'	56.10'	53.20'	S 26°33'37" E
C5	77°46'11"	50.00'	67.87'	62.78'	S 44°28'03" W
C6	48°11'23"	25.00'	21.03'	20.41'	S 59°15'27" W
C7	134°19'26"	50.00'	117.22'	92.16'	S 54°08'06" W
C8	48°11'23"	25.00'	21.03'	20.41'	S 11°04'04" W

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REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1075
Danny L Roberson
SIGNATURE
6-17-2008
DANNY L. ROBERSON

LEGEND

N 89°52'42" E 650.00' — RECORD BEARING AND DISTANCE

■ FOUND STONE

⊙ FOUND 3/8" IRON REINFORCEMENT BAR UNLESS OTHERWISE NOTED

● SET 3/8" IRON REINFORCEMENT BAR WITH RED PLASTIC CAP

◊ COMPUTED POINT

♦ FOUND R/W MARKER

N
S

500-08N-13W-0-23-240-23-1075

SCALE: 1"=150 FEET

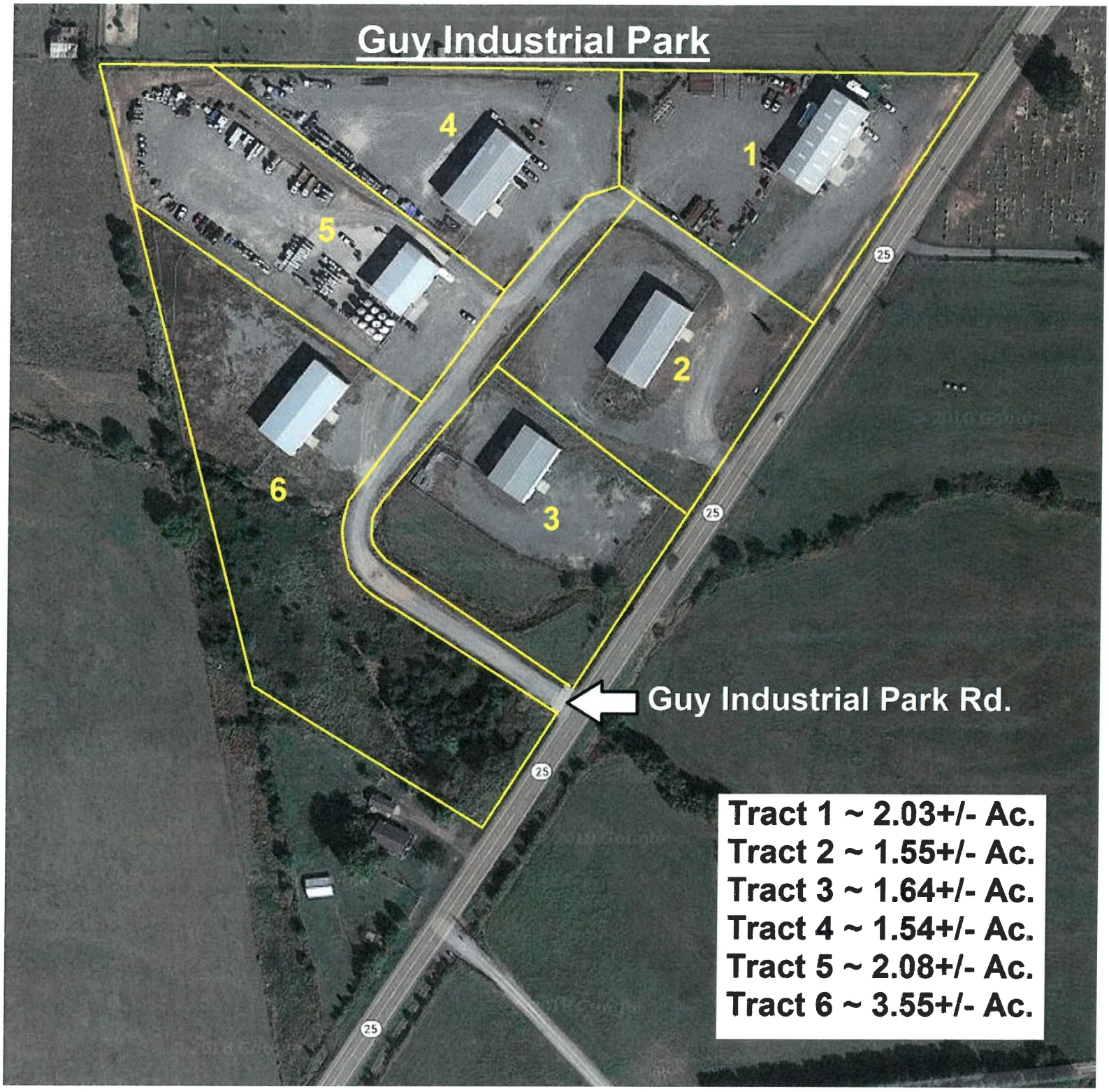
0 75 150 300

ROBERSON LAND SURVEYING & MAPPING
28 BARRETT LANE
BATESVILLE, AR 72501
VOICE: 870-251-3448 OR 501-825-8179, FAX: 901-389-4655, E-MAIL: DROBER@SUDDENLINK.NET

GUY INDUSTRIAL PARK LOT AND BUILDING CONFIGURATION FOR MIKE WALKER

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS.

FILE: GUY INDUSTRIAL PARK		DRAWN BY: D.L.R.	
DATE: 6-17-2008	SCALE: 1"= 150'	FIELD BOOK: 38	DWG. NO. 1 OF 1


Guy Industrial Park
1
2
3
4
5
6
25
Guy Industrial Park Rd.
Tract 1 ~ 2.03+/- Ac.
Tract 2 ~ 1.55+/- Ac.
Tract 3 ~ 1.64+/- Ac.
Tract 4 ~ 1.54+/- Ac.
Tract 5 ~ 2.08+/- Ac.
Tract 6 ~ 3.55+/- Ac.

Tract 1 ~ 6,000+/- SF

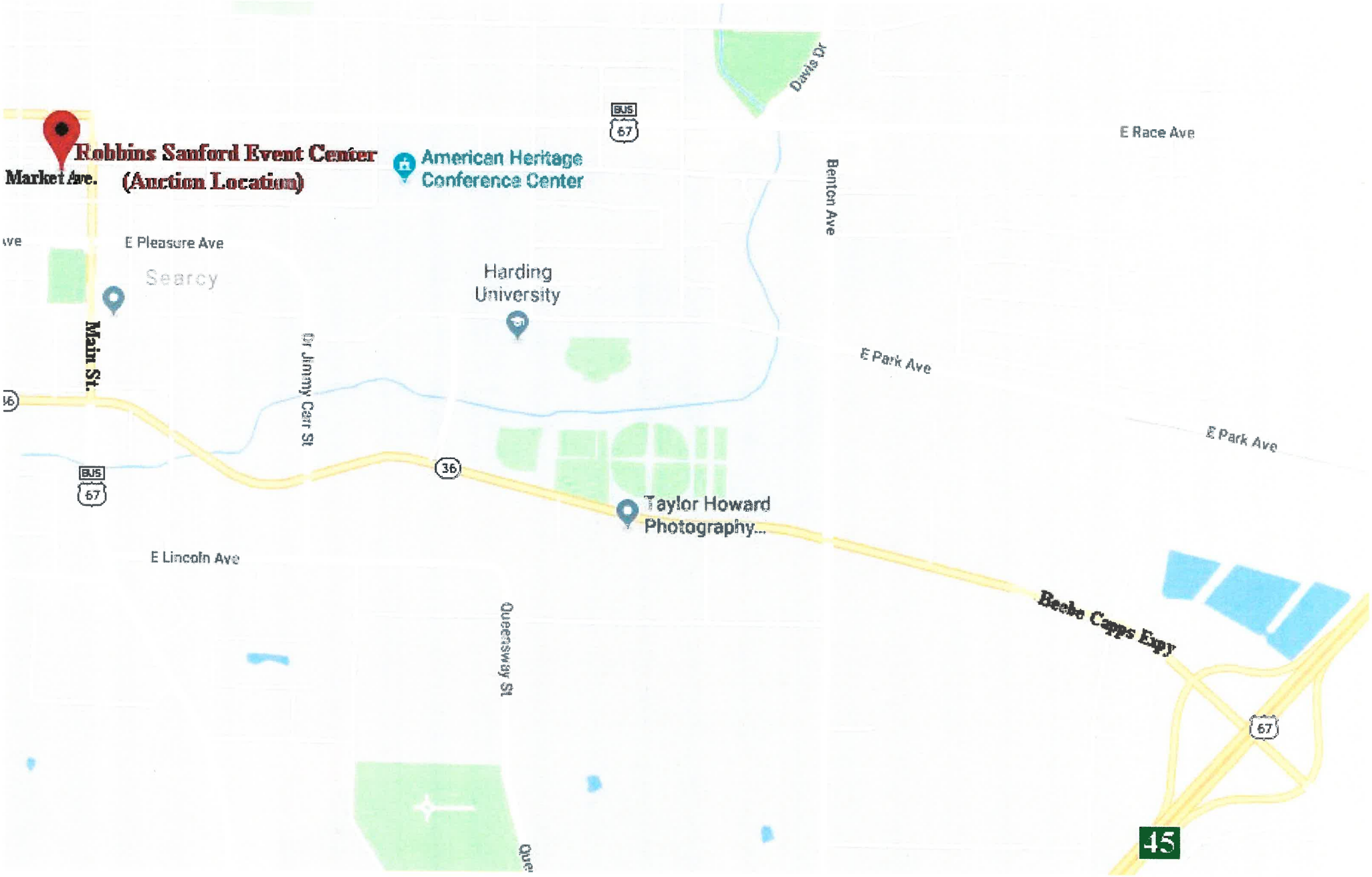
Tract 2 ~ 5,500+/- SF

Tract 3 ~ 4,000+/- SF

Tract 4 ~ 5,500+/- SF

Tract 5 ~ 3,612+/- SF

Tract 6 ~ 5,500+/- SF


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: BUSINESS OWNERS, COMMERCIAL LANDLORDS & INVESTORS!

(Property #1) Guy Industrial Park ~ (6) Multi-Use, Metal Buildings Built in 2008 on Fenced Lots ~ (Property #2) 3,000+/- SF Metal Building on HWY 65 in Damascus ~ Live, Online Bidding Available ~

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

FAULKNER COUNTY ABSOLUTE MULTI-PARCEL INDUSTRIAL PARK AUCTION

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

(PROPERTY #1) 339 HIGHWAY 25 ~ GREENBRIER, AR

(PROPERTY #2) 1532 HIGHWAY 65N ~ DAMASCUS, 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 (PROPERTY #1): ***From Greenbrier, Travel North 2 Mi. on HWY 65 ~ Turn Right on HWY 25N & go 4.3 Mi. ~ Watch for Auction Sign & Guy Industrial Park on the Left.***

DIRECTIONS TO (PROPERTY #2): ***From Damascus Travel South 4 Mi. on HWY 65 to Twin Groves ~ Watch for Auction Sign & Property on the East Side of the Highway.***

PROPERTY #1 DESCRIPTION (339 HWY 25, GREENBRIER): 12.39+/- Acre Guy Industrial Park Consisting of (6) Multi-Use Insulated, High Sidewall Metal Buildings, All Built in 2007/ 2008 on Reinforced Concrete Pads & Fenced, Gravel Lots w/Overhead Doors ***Selling Regardless of Price to the Highest Bidder!*** ~ Conveniently Located 6 Miles North of Greenbrier w/Frontage on HWY 25 & Guy Industrial Park Road ~ Property will be Offered in (6) Individual Tracts & Combinations ~ City Water & Electricity to the Property ~ **(TRACT 1)** 2.03+/- Acres ~ 6,000+/- SF Metal Building ~ **(TRACT 2)** 1.55+/- Acres ~ 5,500+/- SF Metal Building ~ **(TRACT 3)** 1.64+/- Acres ~ 4,000+/- SF Metal Building ~ **(TRACT 4)** 1.54+/- Acres ~ 5,500+/- SF Metal Building ~ **(TRACT 5)** 2.08+/- Acres ~ 3,612+/- SF Metal Office/Warehouse Building w/Additional 800+/- SF Under Roof ~ **(TRACT 6)** 3.55+/- Acres ~ 5,500+/- SF Metal Building ~ Tract 5 is Currently Leased for $4,775.00/ Month ~ This Industrial Park has Excellent Income Producing Potential.

PROPERTY #2 DESCRIPTION (1532 HWY 65N, DAMASCUS): 0.90+/- Acres Containing a 3,000+/- SF, Multi-Use Insulated, High Sidewall Metal Building, Built in 2010 w/(2) Overhead Doors ~ Excellent Visibility & Access from HWY 65 w/a 10,000+/- Average Daily Traffic Count in the Twin Groves Area between Greenbrier & Damascus ~ City Water & Electricity to the Property ~ Offers Made Prior to Auction Day Are Welcome! ~ ***Remember, All of these Properties 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.**

TERMS ON REAL ESTATE: **(Property 1) $10,000.00 (Per Tract) ~ (Property 2) $10,000.00** 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 these 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