

ASHLEY COUNTY 294± ACRE ABSOLUTE LAND AUCTION

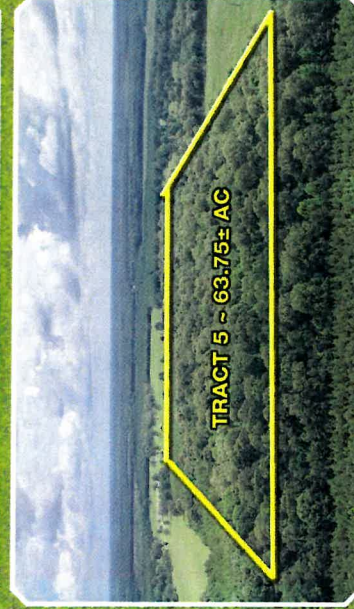
Thursday ~ August 9, 2018 ~ 11:00 A.M.

AUCTION LOCATION:

301 East 1st Avenue ~ Crossett, Arkansas

PROPERTY LOCATION:

312 Ashley Road 413
Crossett, Arkansas



- 294± Level Acres of Improved Pasture & Planted Timberland Offered in (6) Newly Surveyed Tracts
- Excellent Frontage Along Ashley County Roads 412 & 413
- **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**



WilsonAuctioneers.com

July 12, 2018

Dear Prospective Buyer:

This incredible, level 294+/- acres is a perfect combination of improved pasture/hay meadow, and marketable hardwood and planted pine timber with 2 ponds, excellent building sites, and abundant wildlife located less than 5 miles from Main Street in Crossett, Arkansas. The land will be offered in (6) newly surveyed tracts and combinations with frontage along Ashley County Roads 412 and 413 and deeded access from Ashley 411. **All 297+/- acres will be sold regardless of price to the highest bidder on auction day!**

Tract 1, 35.64+/- acres with beautiful building sites, hay meadow, and marketable hardwood and planted pine timber is lying north of Ashley Road 413.

Tract 2, 38.27+/- acres is lying north of Ashley Road 413 with beautiful building sites, hay meadow and planted pine timber.

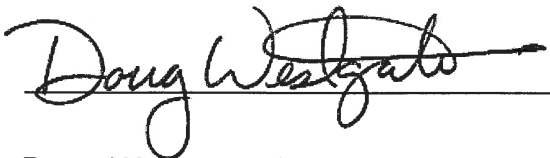
Tract 3, 48.43+/- acres is lying south of Ashley Road 413 with an old homesite, hay meadow, and some marketable hardwood and planted pine timber.

Tract 4, 49.12+/- acres is lying north of Ashley Road 413 with additional Ashley Road 412 frontage; this beautiful hay meadow is a prime building site.

Tract 5, 63.75+/- acres is an excellent hunting tract mostly covered in marketable hardwood with some planted pine timber and deeded access from Ashley Road 412.

Tract 6, 59.08+/- acres is lying west of Ashley Road 412 with beautiful building sites, hay meadow, marketable hardwood, some planted pine timber and a pond.

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 **Auction Location: 301 East 1st Avenue in Crossett, Arkansas at 11:00 a.m. on August 9th.**



Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachments

TERMS AND CONDITIONS: **(TRACTS 1 – 6) \$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: Byrd-Mills Title Company, LLC ~ Closing Agent: Janet Mills ~ 204 E. Lincoln Street, Hamburg, Arkansas 71646 ~ (870) 853-4010.

GENERAL INFORMATION: REAL ESTATE DESCRIPTION: This Incredible, Level 294+/- Acres is a Perfect Combination of Improved Pasture/Hay Meadow & Marketable Hardwood & Planted Pine Timber w/(2) Ponds, Excellent Building Sites & Abundant Wildlife Located Less than 5 Miles from Main Street in Crossett ~ The Land will be Offered in (6) Newly Surveyed Tracts & Combinations w/Frontage Along Ashley County Roads 412 & 413 & Deeded Access from Ashley 411 ~ **All 297+/- Acres will be Sold Regardless of Price to the Highest Bidder on Auction Day!**

LAND DESCRIPTION: **(TRACT 1 ~ 35.64+/- AC)** Beautiful Building Sites, Hay Meadow, Marketable Hardwood & Planted Pine Timber Lying North of Ashley Rd. 413 ~ **(TRACT 2 ~ 38.27+/- AC)** Lying North of Ashley Rd. 413 w/Beautiful Building Sites, Hay Meadow & Planted Pine Timber ~ **(TRACT 3 ~ 48.43+/- AC)** Lying South of Ashley Rd. 413 w/Old Homesite, Hay Meadow & Some Marketable Hardwood & Planted Pine Timber ~ **(TRACT 4 ~ 49.12+/- AC)** Lying North of Ashley Rd. 413 w/Additional Ashley Rd. 412 Frontage; this Beautiful Hay Meadow is a Prime Building Site ~ **(TRACT 5 ~ 63.75+/- AC)** Excellent Hunting Tract Mostly Covered in Marketable Hardwood w/Some Planted Pine Timber & Deeded Access from Ashley Rd. 412 ~ **(TRACT 6 ~ 59.08+/- AC)** Lying West of Ashley Rd. 412 w/Beautiful Building Sites, Hay Meadow, Marketable Hardwood, Some Planted Pine Timber & Pond ~ Offers Made Prior to Auction Day are Welcome ~ **Remember, this Beautiful Farm will be Sold Regardless of Price to the Highest Bidder on Auction Day!**

REAL ESTATE TAXES FOR YEAR 2017: \$739.00 (entire 294+/- acres)

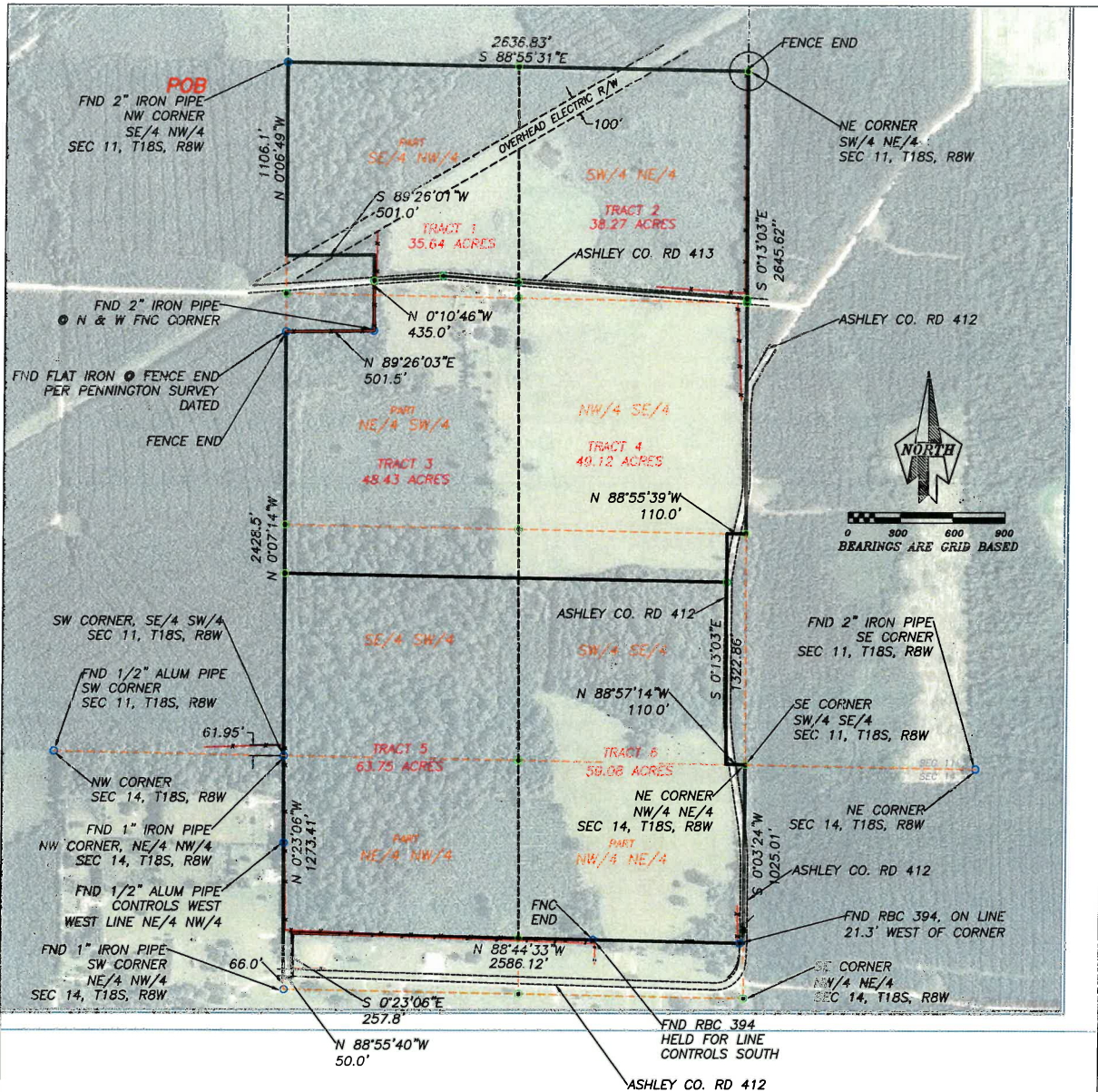
SCHOOL DISTRICT: Crossett

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.

294.12 TOTAL ACRES ±

SURVEY DESCRIPTION: A SURVEY OF ASHLEY COUNTY PARCEL NO.S 001-08201-000 & 001-08208-000 LOCATED IN SECTION 11 AND PARCEL NO. 001-08242-000 LOCATED IN SECTION 14, ALL IN TOWNSHIP 18 SOUTH, RANGE 8 WEST, ASHLEY COUNTY, ARKANSAS, TAKEN TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 11 (POB); THENCE S 88°55'31"E ALONG THE NORTH LINE THEREOF 2636.83 FEET TO THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) OF SAID SECTION 11; THENCE S 0°13'03"E ALONG THE EAST LINE THEREOF 2645.62 FEET TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SAID SECTION 11; THENCE N 88°55'39"W ALONG THE SOUTH LINE THEREOF 110.0 FEET; THENCE S 0°13'03"E 1322.86 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SAID SECTION 14; THENCE S 88°57'14"E 110.0 FEET TO THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SAID SECTION 14; THENCE S 0°03'24"W ALONG THE EAST LINE THEREOF 1025.01 FEET; THENCE DEPART FROM SAID EAST LINE N 88°44'33"W 2586.12 FEET TO A POINT 50.0 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SAID SECTION 14; THENCE S 0°23'06"E PARALLEL TO SAID WEST LINE 257.8 FEET; THENCE N 88°55'40"W 50.0 FEET TO A POINT ON SAID WEST LINE WHICH IS 66.0 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4); THENCE N 0°23'06"W ALONG SAID WEST LINE 1273.41 FEET TO THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SAID SECTION 14 AND THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION 11; THENCE N 0°07'14"W ALONG THE WEST LINE THEREOF 2428.5 FEET; THENCE DEPART FROM SAID WEST LINE N 89°26'03"E 501.5 FEET; THENCE N 0°10'46"W 435.0 FEET; THENCE S 89°26'01"W 501.0 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE N 0°06'49"W ALONG SAID WEST LINE 1106.1 FEET TO THE NORTHWEST (NW) CORNER OF SAME AND THE POINT OF BEGINNING (POB).



294.12 TOTAL ACRES ±

SURVEY DESCRIPTION: A SURVEY OF ASHLEY COUNTY PARCEL NO.S 001-08201-000 & 001-08208-000 LOCATED IN SECTION 11 AND PARCEL NO. 001-08242-000 LOCATED IN SECTION 14, ALL IN TOWNSHIP 18 SOUTH, RANGE 8 WEST, ASHLEY COUNTY, ARKANSAS, TAKEN TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 11 (POB); THENCE S 88°55'31"E ALONG THE NORTH LINE THEREOF 2636.83 FEET TO THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) OF SAID SECTION 11; THENCE S 0°13'03"E ALONG THE EAST LINE THEREOF 2645.62 FEET TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SAID SECTION 11; THENCE N 88°55'39"W ALONG THE SOUTH LINE THEREOF 110.0 FEET; THENCE S 0°13'03"E 1322.86 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SAID SECTION 14; THENCE S 88°57'14"E 110.0 FEET TO THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SAID SECTION 14; THENCE S 0°03'24"W ALONG THE EAST LINE THEREOF 1025.01 FEET; THENCE DEPART FROM SAID EAST LINE N 88°44'33"W 2586.12 FEET TO A POINT 50.0 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SAID SECTION 14; THENCE S 0°23'06"E PARALLEL TO SAID WEST LINE 257.8 FEET; THENCE N 88°55'40"W 50.0 FEET TO A POINT ON SAID WEST LINE WHICH IS 66.0 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4); THENCE N 0°23'06"W ALONG SAID WEST LINE 1273.41 FEET TO THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SAID SECTION 14 AND THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION 11; THENCE N 0°07'14"W ALONG THE WEST LINE THEREOF 2428.5 FEET; THENCE DEPART FROM SAID WEST LINE N 89°26'03"E 501.5 FEET; THENCE N 0°10'46"W 435.0 FEET; THENCE S 89°26'01"W 501.0 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE N 0°06'49"W ALONG SAID WEST LINE 1106.1 FEET TO THE NORTHWEST (NW) CORNER OF SAME AND THE POINT OF BEGINNING (POB).

I CERTIFY THAT THE PROPERTY DEPICTED HEREON REPRESENTS A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND WITH CONSIDERATION OF EXISTING MONUMENTS OF THE AREA.

- = FOUND MONUMENT
- = CALCULATED POSITION
- = SET 1/2" REBAR W/CAP
- = ROAD CENTER LINE
- - - = EDGE OHE R/W
- - - = EDGE COUNTY ROAD
- - - = FENCE
- - - = QUARTER SECTION LINE
- - - = TRACT BOUNDARY

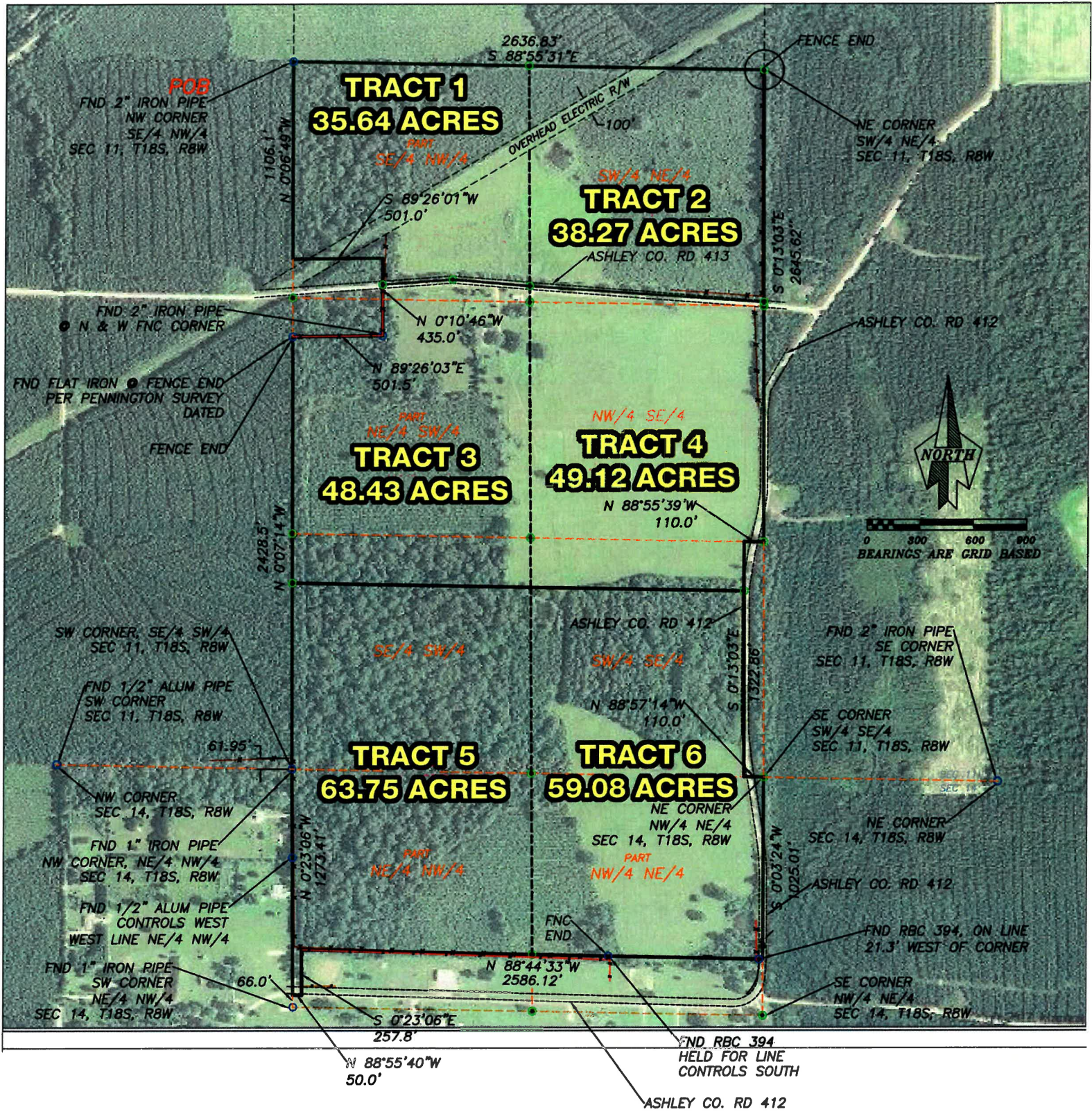


HICKS SURVEYING INC.
617 SOUTH MAIN, HAMBURG, AR 71646

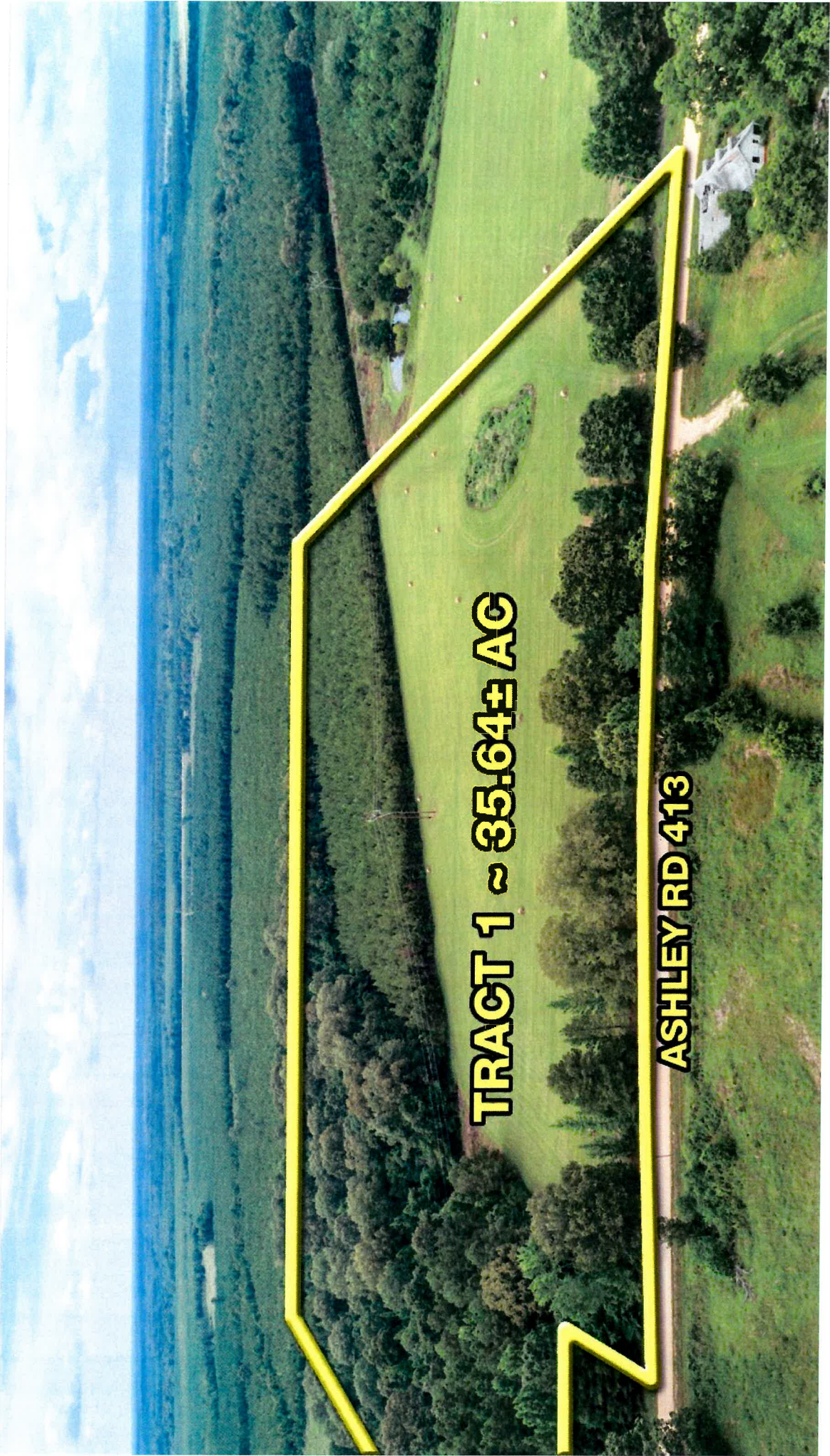
SURVEYED FOR:
FIRST NATIONAL BANK OF CROSSETT
PART SEC.S 11 & 14, T18S, R8W
ASHLEY COUNTY, ARKANSAS

DATE: 07-06-2018 SCALE: 1" = 600'
500-18S-08W-0-11-000-02-1682
500-18S-08W-0-14-401-02-1682

REVISED 7-17-2018



294.12 TOTAL ACRES ±



TRACT 1 ~ 35.64± AC

ASHLEY RD 413



TRACT 2 ~ 38.27± AC

ASHLEY RD 413



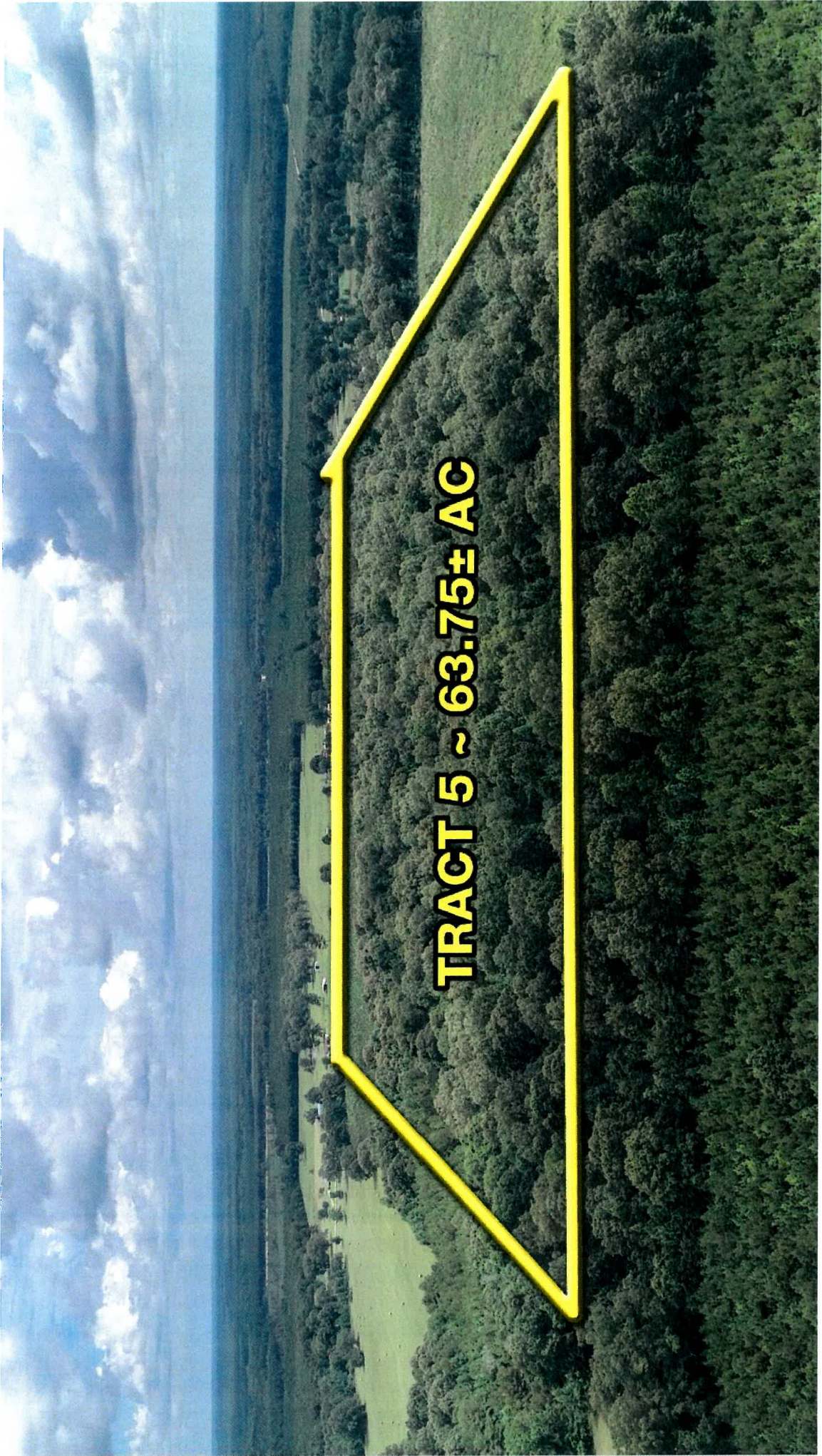
TRACT 3 ~ 48.43± AC

ASHLEY RD 413

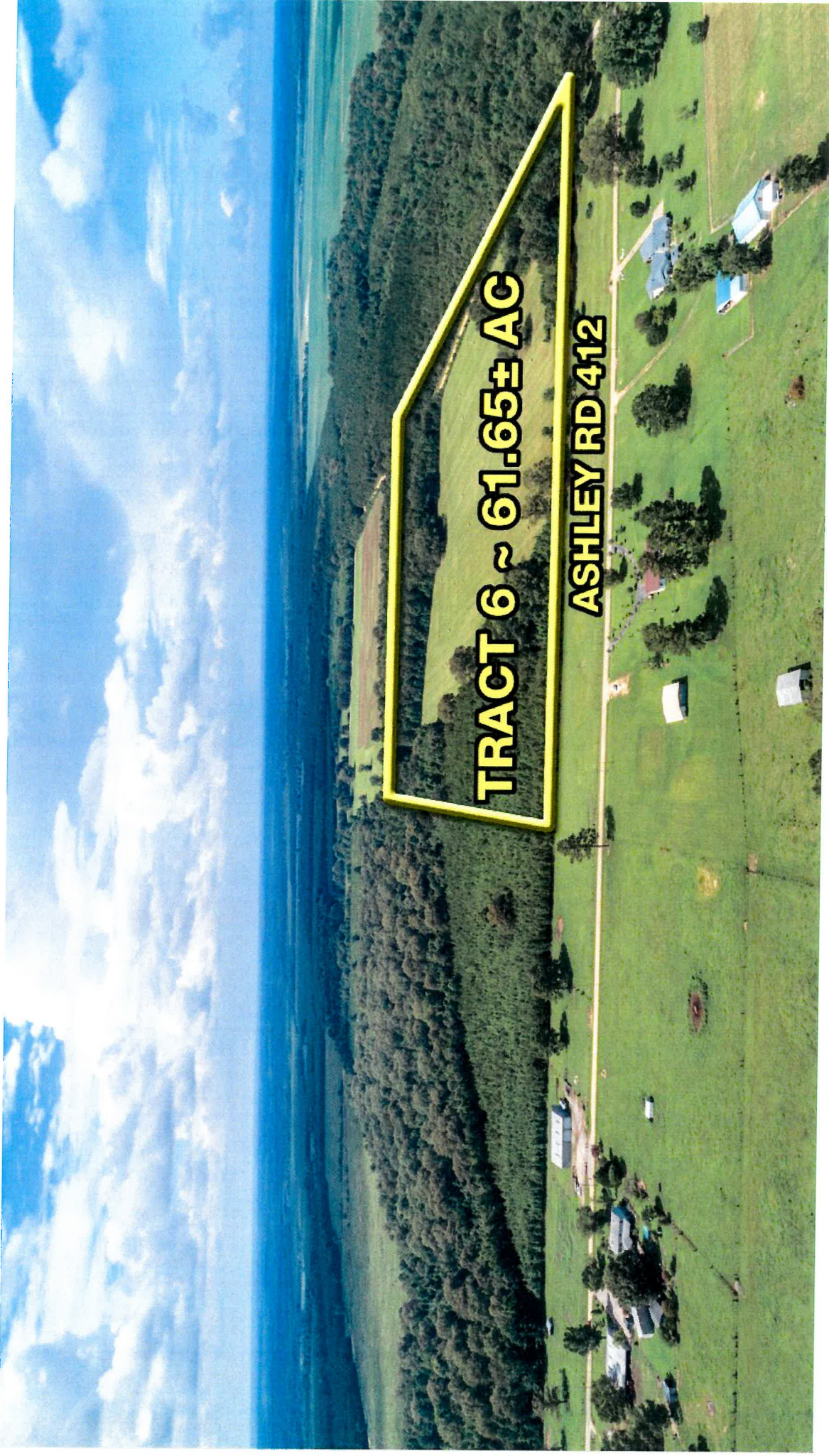


TRACT 4 ~ 49.12± AC

ASHLEY RD 413



TRACT 5 ~ 63.75± AC



TRACT 6 ~ 61.65± AC

ASHLEY RD 412

McDonald's
Chen Chen Chinese
Unity Rd
133

**301 East 1st Avenue
(Auction Location)**

KFC

Taco Bell

Taco Bell

Taco Bell

82

HWY 82 (W. 1st Ave)

Georgia-Pacific Corporation

Jim Shoups Rd

E 3rd Ave

Cedar St

N Walnut St

N Rodeo Rd

Cedar St

E 2nd Ave

Beech St

E 3rd Ave

Beech St

E 4th Ave

Cedar St

Elm St

Oak St

Oak St

E 2nd Ave

Pine St

Pine St

Pine St

E 2nd Ave

E 4th Ave

E 5th Ave

Main St.

United States Postal Service

Alabama St

Alabama St

Alabama

N Arkansas St

N Arkansas St

North Carolina St

North Car

N Georgia St

N Georgia St

N G

atfish Express

Ashley County Health Unit

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: CATTLE FARMERS, HOME BUILDERS & TIMBER BUYERS!

294+/- Level Acres of Improved Pasture & Planted Timberland Offered in (6) Newly Surveyed Tracts ~
Excellent Frontage Along Ashley County Roads 412 & 413 ~ Live, Online Bidding Available ~
SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!

ASHLEY COUNTY 294+/- ACRE

ABSOLUTE LAND AUCTION

THURSDAY ~ AUGUST 9, 2018 ~ 11:00 A.M.

312 ASHLEY ROAD 413 ~ CROSSETT, AR

AUCTION LOCATION: 301 EAST 1ST AVENUE ~ CROSSETT, AR

DIRECTIONS TO AUCTION LOCATION: *From the Intersection of HWY 82 & Main St. in Crossett, go 2 Blocks East on HWY 82/ East 1st Ave. & Watch for Property & Auction Signs on the Right.*

DIRECTIONS TO 294+/- Acres: *From the Intersection of HWY 82 & Main St. in Crossett, go 2.8 Miles East on HWY 82, Turn Left onto Ashley Rd. 411 & go 1.5 Miles, Turn Left onto Ashley Rd. 412 & Watch for Auction Signs & Property on the Left.*

REAL ESTATE DESCRIPTION: This Incredible, Level 294+/- Acres is a Perfect Combination of Improved Pasture/Hay Meadow & Marketable Hardwood & Planted Pine Timber w/(2) Ponds, Excellent Building Sites & Abundant Wildlife Located Less than 5 Miles from Main Street in Crossett ~ The Land will be Offered in (6) Newly Surveyed Tracts & Combinations w/Frontage Along Ashley County Roads 412 & 413 & Deeded Access from Ashley 411 ~ **All 297+/- Acres will be Sold Regardless of Price to the Highest Bidder on Auction Day!**

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AUCTIONEER'S NOTE: If you are looking for a cattle farm, recreational property, a large tract of land to develop, a beautiful building site for a home or just a real estate investment in an excellent location, you have found it! Don't miss this opportunity!

TERMS ON REAL ESTATE: (**TRACTS 1 - 6**) \$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 ~ Registration will begin at 10:00 a.m. at (**301 East 1st Avenue**) 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