

THUNDER BAY SUBDIVISION ABSOLUTE LAKE HOME & PERSONAL PROPERTY AUCTION

**Thursday
March 28, 2019
11:00 A.M.
269 Lakeview Road
Edgemont, Arkansas**

- Beautiful, Lakefront Home in the Upscale Thunder Bay Subdivision!
- 4,000± SF, 5BR/ 4BA Rock & Wood Exterior Home on Large Lot
- Lake Home w/2 Large Covered Back Porches ~ 3-Car Detached, Enclosed Garage
- Plus, a House Full of Rustic Furniture & Collectibles, 2013 Cobalt 242 Ski Boat, 2001 31' Sierra Fifth Wheel, 2002 36' Big Sky Montana Fifth Wheel, 1997 Tahoe Ski Boat, 1988 Mercedes 560SL Convertible, Tools & More!
- Also Selling, 28' Lift for Mastercraft w/Rentable Boat Slip at Smith Hill Creek Marina
- **Everything is Selling Regardless of Price to the Highest Bidder!**

Wilson
Real Estate
& Auctioneers
INC.

WilsonAuctioneers.com

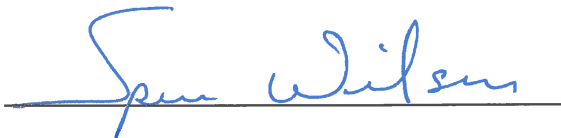
February 26, 2019

Dear Prospective Buyer:

Beautiful Thunder Bay Subdivision home, custom-built in 2001, is on 0.81+/- acre large lot (**lot 13**) with main channel views of Greers Ferry Lake. This 4,000+/- square foot, 5 bedroom/ 4 bath rock and wood exterior home is move-in ready with all of today's features including 2 large back decks, large gazebo with a built-in hot tub and gas burning fireplace, hardwood floors throughout the home, crown molding, hard surface countertops, and built-in appliances. This property has beautiful landscaping with a custom-built stacked rock wall and a sprinkler system. Septic system, city water, and propane are available to the property. This designer home is extremely well-maintained and on a beautiful lot on Greers Ferry Lake. **Remember, it's selling regardless of price on auction day!**

The **main level** contains a spacious kitchen with 2 stainless steel refrigerators and appliances, an island with eating area, and a separate dining area in the kitchen. A spiral staircase leads from the kitchen/living room area to the downstairs level. There is a large living room with 18-foot vaulted wood ceilings and a stacked rock fireplace. The spacious master bedroom is overlooking Greers Ferry Lake with a giant walk-in closet and carpet floors, and the large master bathroom has his and her double sink vanity, garden tub, standing shower, and tile flooring. Also, on this level are 2 guest bedrooms both with a large walk-in closet, 2 full guest bathrooms, and a large utility room with tile flooring. A large covered screened-in back porch has 2 staircases leading to the 2nd level. The detached 3-car enclosed garage is also on this level. **Downstairs level** of the home consists of an extra-large living room with a spiral staircase leading to the kitchen/living room on the main level, and there is a walkthrough bathroom to a connecting bedroom containing a closet. There are 3 central heat and air units that are on this level, and a large patio with a custom rock staircase leading to the lake. The **upstairs level** contains a single bedroom with views of Greers Ferry Lake.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Spencer Wilson, at (501) 802-5060**. We look forward to working with you on auction day at **269 Lakeview Road in Edgemont, Arkansas at 11:00 a.m. on March 28th.**



Spencer Wilson, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 13, Thunder Bay Phase 1, Cleburne County, Arkansas, as filed January 13, 1997, in the Plat records of Cleburne County, Arkansas.

Subject to all rights-of-way, covenants, restrictions, and easements as may exist thereon.

TERMS AND CONDITIONS: \$50,000.00 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: First National Title Company ~ Closing Agent: Vicki Davis (vdavis@firstnationaltitle.net) ~ 8249 Edgemont Road (Suite 7), Greers Ferry, Arkansas 72067 ~ (501) 825-6800.

GENERAL INFORMATION: Beautiful Thunder Bay Subdivision Home, Custom-built in 2001, on 0.81+/- Acre Large Lot (**Lot 13**) w/Main Channel Views of Greers Ferry Lake ~ This 4,000+/- SF, 5 Bedroom/ 4 Bath Rock & Wood Exterior Home is Move-in Ready w/All of Today's Features Including 2 Large Back Decks, Large Gazebo w/Built-in Hot Tub & Gas Burning Fireplace, Hardwood Floors Throughout, Crown Molding, Hard Surface Countertops & Built-in Appliances ~ Beautiful Landscaping w/Custom-built Stacked Rock Wall & Sprinkler System ~ Septic System, City Water & Propane ~ This Designer Home is Extremely Well-maintained & on a Beautiful Lot on Greers Ferry Lake ~ **Main Level:** Spacious Kitchen w/ 2 Stainless Steel Refrigerators & Appliances, an Island w/Eating Area & Separate Dining Area in Kitchen ~ Spiral Staircase from Kitchen/Living Room Area to Downstairs Level ~ Large Living Room w/ 18 Ft. Vaulted Wood Ceilings & Stacked Rock Fireplace ~ Spacious Master Bedroom Overlooking Greers Ferry Lake w/Giant Walk-in Closet & Carpet Floors ~ Large Master Bath w/ His & Her Double Sink Vanity, Garden Tub, Standing Shower & Tile Flooring ~ 2 Guest Bedrooms Both w/Large Walk-in Closet ~ 2 Full Guest Bathrooms ~ Large Utility Room w/Tile Floors ~ Large Covered Screened-in Back Porch w/ 2 Staircases to 2nd Level ~ Detached 3-Car Enclosed Garage ~ **Downstairs Level:** Extra-large Living Room w/Spiral Staircase to Kitchen/Living Room on Main Level ~ Walk Through Bathroom w/Connecting Bedroom w/Closet ~ 3 CH/A Units ~ Large Patio w/Custom Rock Staircase Leading to Lake ~ **Upstairs Level:** Single Bedroom w/Views of Greers Ferry Lake ~ **REMEMBER, IT'S SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

REAL ESTATE TAXES FOR YEAR 2018: \$3,837.00

SCHOOL DISTRICT: West Side Public Schools

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.

THUNDER BAY PHASE I

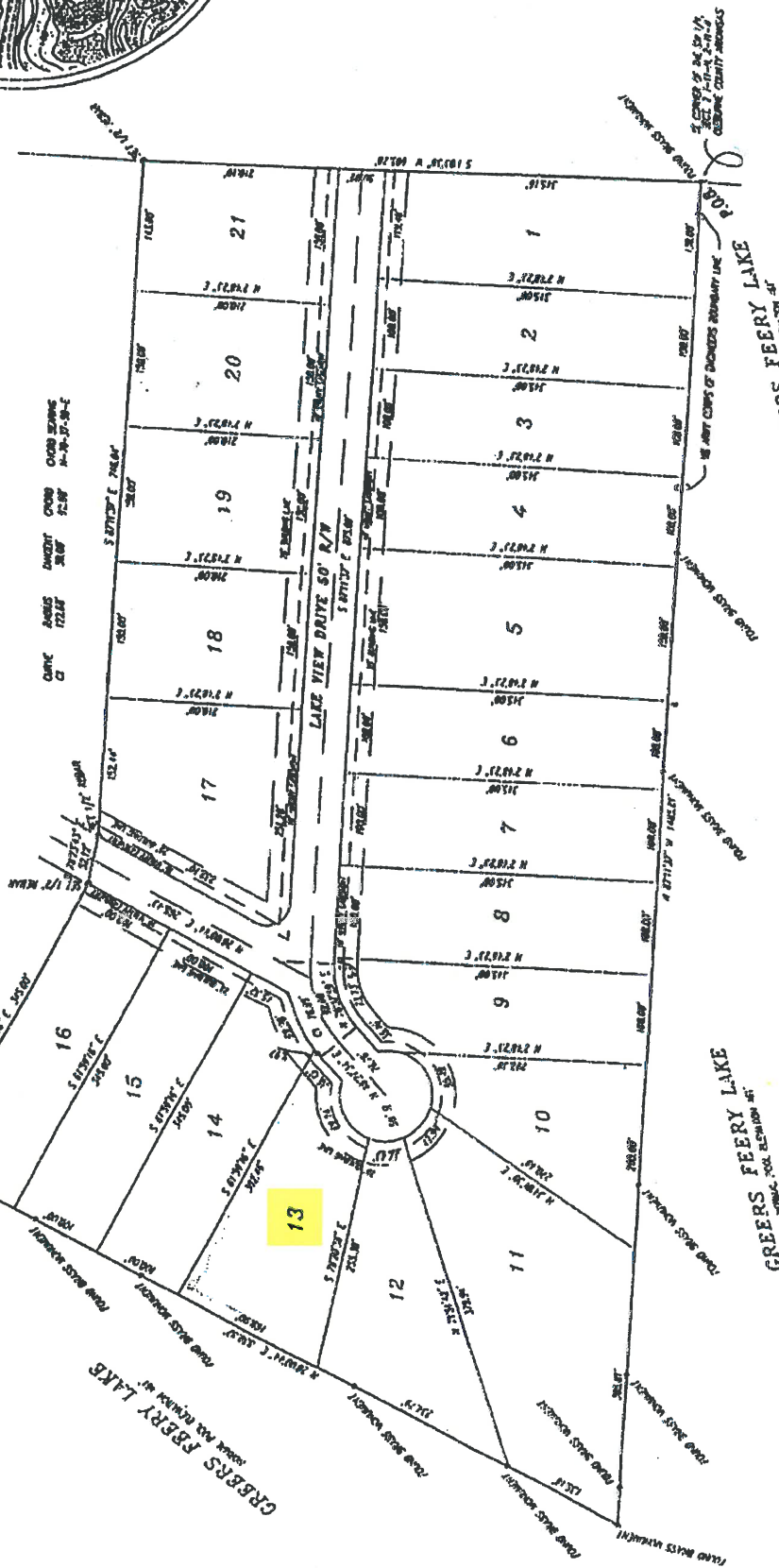
LYING IN THE SW 1/4 SECTION 2
T-11-N. R-11-W CLEBURNE COUNTY
ARKANSAS



1 INCH EQUALS 2000 F

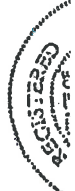


STATE OF ARKANSAS
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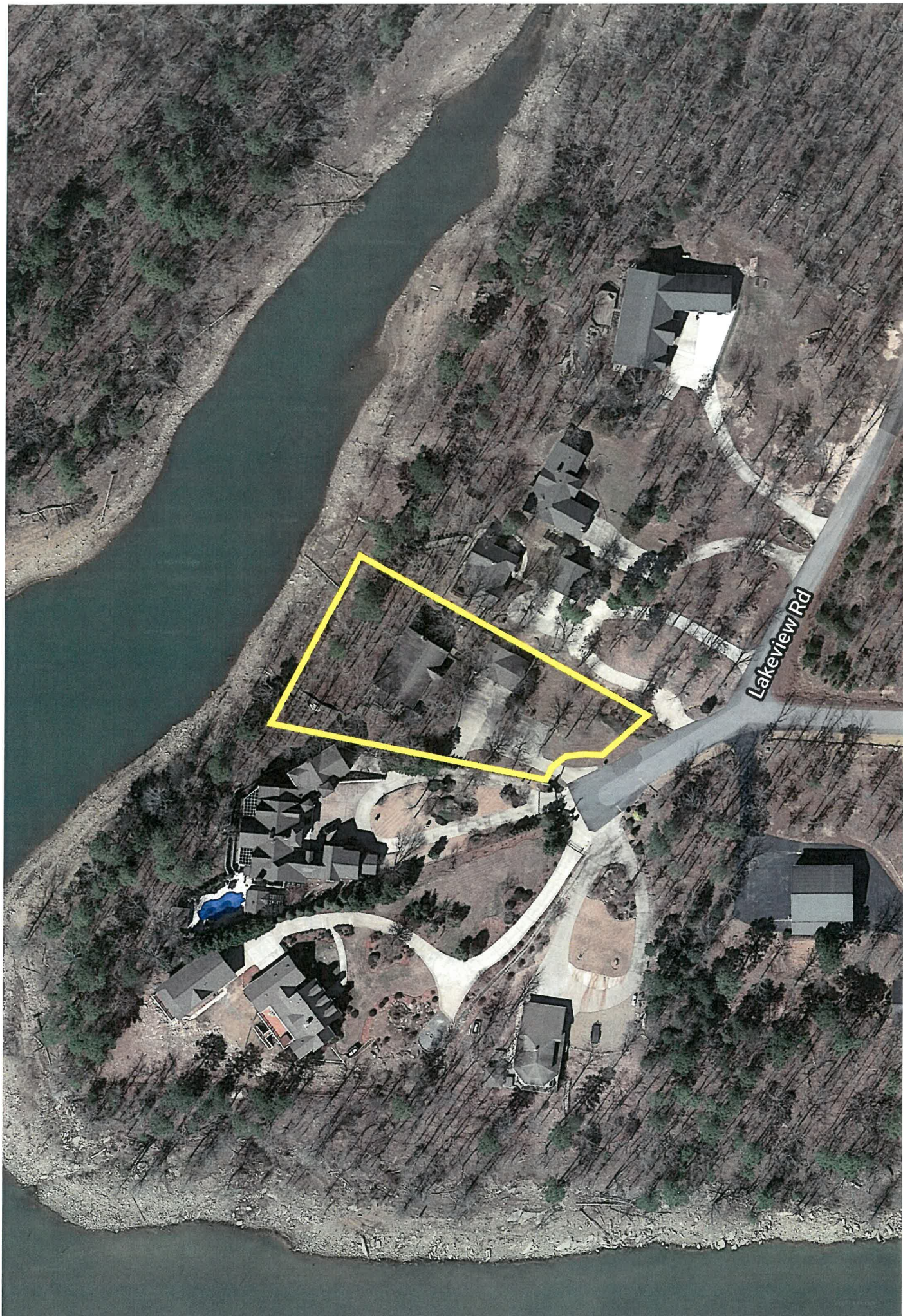


Certificate of Owner
The undersigned, owners of the real estate shown and described herein do hereby certify that we have had all, detailed and subdivided, and do hereby certify that we have subdivided the real estate in accordance with the subdivision map on file in the office of the County Clerk, Cleburne County, Arkansas, and the streets as shown on said map.

Certificate of Recording
This document number _____ filed for record in Plat Book _____ page _____ For Bill of Assurance rec
Dated _____ Date of execution _____



[Signature]



 **269 Lakeview Rd.**

Lakeview Rd.

HWY 225
(Sunny Slope Rd.)



Greers Ferry Rd

HWY 92 (Greers Ferry Rd.)

Edgemont Rd



Greers Ferry

HWY 92



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.

Beautiful, Lakefront Home in the Upscale Thunder Bay Subdivision! ~ 4,000+/- SF, 5BR/ 4BA Rock & Wood Exterior Home on Large Lot ~ Lake Home w/2 Large Covered Back Porches ~ 3-Car Detached, Enclosed Garage ~ Plus, a House Full of Rustic Furniture & Collectibles, 2013 Cobalt 242 Ski Boat, 2001 31' Sierra Fifth Wheel, 2002 36' Big Sky Montana Fifth Wheel, 1997 Tahoe Ski Boat, 1988 Mercedes 560SL Convertible, Tools & More! ~ Also Selling, 28' Lift for Mastercraft w/Rentable Boat Slip at Smith Hill Creek Marina ~ Live, Online Bidding for the Real Estate ~ **EVERYTHING IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

THUNDER BAY SUBDIVISION ABSOLUTE LAKE HOME & PERSONAL PROPERTY AUCTION

THURSDAY ~ MARCH 28, 2019 ~ 11:00 A.M.

269 LAKEVIEW RD. ~ EDMONTON, AR

DIRECTIONS: *Heading North on HWY 92, Continue East to Stay on HWY 92 (Greers Ferry Rd.) & Travel 2.9 Mi. ~ Turn Left onto HWY 225 (Sunny Slope Rd.) for 1.6 Mi. ~ Turn Left onto Lakeview Rd. for 0.5 Mi. ~ Watch for Auction Signs on the Left.*

REAL ESTATE DESCRIPTION: Beautiful Thunder Bay Subdivision Home, Custom-built in 2001, on 0.81+/- Acre Large Lot (Lot 13) w/Main Channel Views of Greers Ferry Lake ~ This 4,000+/- SF, 5 Bedroom/ 4 Bath Rock & Wood Exterior Home is Move-in Ready w/All of Today's Features Including 2 Large Back Decks, Large Gazebo w/Built-in Hot Tub & Gas Burning Fireplace, Hardwood Floors Throughout, Crown Molding, Hard Surface Countertops & Built-in Appliances ~ Beautiful Landscaping w/Custom-built Stacked Rock Wall & Sprinkler System ~ Septic System, City Water & Propane ~ This Designer Home is Extremely Well-maintained & on a Beautiful Lot on Greers Ferry Lake ~ **Main Level:** Spacious Kitchen w/ 2 Stainless Steel Refrigerators & Appliances, an Island w/Eating Area & Separate Dining Area in Kitchen ~ Spiral Staircase from Kitchen/Living Room Area to Downstairs Level ~ Large Living Room w/ 18 Ft. Vaulted Wood Ceilings & Stacked Rock Fireplace ~ Spacious Master Bedroom Overlooking Greers Ferry Lake w/Giant Walk-in Closet & Carpet Floors ~ Large Master Bath w/ His & Her Double Sink Vanity, Garden Tub, Standing Shower & Tile Flooring ~ 2 Guest Bedrooms Both w/Large Walk-in Closet ~ 2 Full Guest Bathrooms ~ Large Utility Room w/Tile Floors ~ Large Covered Screened-in Back Porch w/ 2 Staircases to 2nd Level ~ Detached 3-Car Enclosed Garage ~ **Downstairs Level:** Extra-large Living Room w/Spiral Staircase to Kitchen/Living Room on Main Level ~ Walk Through Bathroom w/Connecting Bedroom w/Closet ~ 3 CH/A Units ~ Large Patio w/Custom Rock Staircase Leading to Lake ~ **Upstairs Level:** Single Bedroom w/Views of Greers Ferry Lake ~ **REMEMBER, IT'S SELLING REGARDLESS OF PRICE ON AUCTION DAY!** ~ Offers Prior to Auction Day on the Real Estate are Welcome ~ For Additional Information, Aerial Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

PARTIAL LIST OF PERSONAL PROPERTY: 28' Mastercraft Boat Lift at Smith Hill Creek Marina, 2002 Keystone 36' Big Sky Montana Fifth Wheel w/3 Slides, 2001 31' Sierra Fifth Wheel w/2 Slides, 2013 Cobalt 242 Ski Boat w/ 425HP & 50 Gallon Fuel Tank w/Tandem Axle Trailer & Aftermarket Wheels, 1997 Tahoe Ski Boat w/Tandem Axle Trailer, 1988 Mercedes 560SL Series Hardtop Convertible, Rustic Furnishings, Animal Mounts, Tools, Bedroom & Living Room Furniture ~ Kitchen Appliances of All Types ~ Pots & Pans, Cooking Utensils & Much More! ~ **SELLING REGARDLESS OF PRICE!** ~ All Personal Property will be Sold On-site Only, w/Live Bidding.

AUCTIONEER'S NOTE: We are pleased to have the opportunity to offer this quality estate at public auction, with this beautiful custom-built home full of top-of-the-line furniture, appliances, and collectibles all selling regardless of price to the highest bidder on auction day. Don't miss this incredible opportunity!

TERMS ON REAL ESTATE: \$50,000.00 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!**

TERMS ON PERSONAL PROPERTY: Cash, Check & All Major Credit Cards Accepted ~ 10% Buyer's Premium.

INSPECTION: Real Estate & All Personal Property is Available for Viewing ~ Contact Agent, **Spencer Wilson at 501-802-5060/ spencer@wilsonauctioneers.com** to View this Home Anytime by Appointment or with Questions ~ Doors Open & Auctioneers will be On-site at 9:00 a.m. 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