

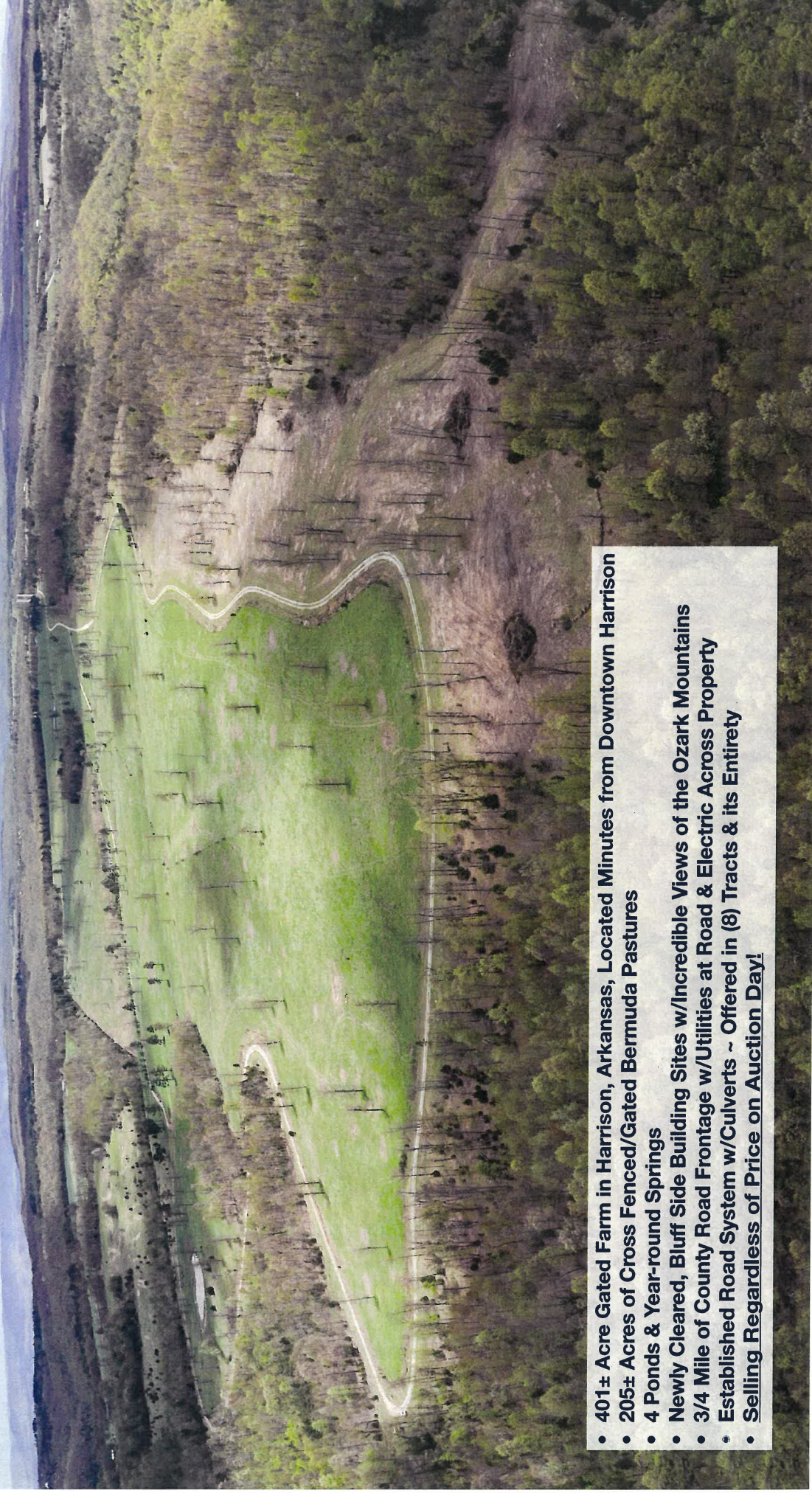
401± ACRE BOONE COUNTY ABSOLUTE LAND AUCTION

Wednesday ~ May 22, 2019 ~ 11:00 A.M.

Walker Drive W. ~ Harrison, Arkansas 72601



WilsonAuctioneers.com



- 401± Acre Gated Farm in Harrison, Arkansas, Located Minutes from Downtown Harrison
- 205± Acres of Cross Fenced/Gated Bermuda Pastures
- 4 Ponds & Year-round Springs
- Newly Cleared, Bluff Side Building Sites w/Incredible Views of the Ozark Mountains
- 3/4 Mile of County Road Frontage w/Utilities at Road & Electric Across Property
- Established Road System w/Culverts ~ Offered in (8) Tracts & its Entirety
- Selling Regardless of Price on Auction Day!

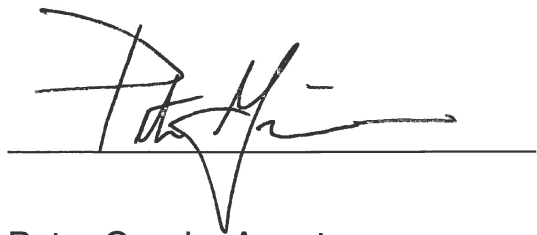
April 23, 2019

Dear Prospective Buyer:

This beautiful, 401+/- acre of newly surveyed farm lays just southwest of downtown Harrison, Arkansas, overlooking the beautiful valleys, and mountains of the Ozarks. The land features 205+/- acres of fenced/cross fenced Bermuda pasture, as well as 196+/- acres of future building spots along an amazing bluff line that creates a natural border around most of the property. Several tracts have newly cleared acreage to offer panoramic views of the surrounding mountains. There is an established road system throughout the property providing easy access to all areas. The west side of the property offers mature hardwood forest tracts that provide excellent habitat for wildlife and hunting. There are (4) ponds, several creeks, and springs providing water to cattle and wildlife throughout the farm. Rural water towers are at the gated entrance of the property for future development. This property will be offered in (8) tracts and its entirety, and **remember, it's selling regardless of price to the highest bidder!**

Tract 1, 105+/- acres of fenced/cross fenced Bermuda pastures with bluff line building spots along the eastern border. This Tract has a year-round pond, spring, and a seasonal creek. **Tract 2**, 60+/- acres of fenced/cross fenced Bermuda pastures with a year-round pond. **Tract 3**, 55+/- acres of fenced/cross fenced Bermuda pastures with over 1/2 mile of Walker Drive West road frontage. This Tract also has a large year-round pond. **Tract 4**, 25+/- acres of mostly wooded acreage with 650+/- feet of frontage along Walker Drive West road. **Tract 5** has 35+/- acres featuring a year-round spring fed pond and mixed hardwood trees. This Tract has future building sites with great views. **Tract 6**, 33+/- acres of mostly wooded acreage. There is a road system along the bluff line to show future building sites with amazing bluff views. **Tract 7**, 43+/- acres of hardwoods, and newly cleared acreage along the ridge for building with some of the best views on the property. **Tract 8** has 45+/- acres, the northernmost Tract of land, and it has the entire northern bluff line views. Several acre spots have been cleared to provide year-round views on potential building sites.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Peter Guerin**, at **(501) 733-6795**. We look forward to working with you on auction day at **Walker Drive W. in Harrison, Arkansas at 11:00 a.m. on May 22nd**.

A handwritten signature in black ink, appearing to read 'Peter Guerin', is written over a horizontal line.

Peter Guerin, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: (**TRACTS 1, 2 & 3**) \$20,000.00 (Each) ~ (**TRACTS 4-8**) \$10,000.00 (Each), All in the Form of a Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ Seller's Mineral Rights Convey ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome!**

CLOSING COMPANY: Boone County Title ~ Closing Agent: Chris Hinrichs ~ 128 W. Stephenson Avenue, Harrison, Arkansas 72601 ~ (870) 704-8058 ~ Fax/ 423-9002.

GENERAL INFORMATION: This Beautiful, 401+/- Acre of Newly Surveyed Farm lays just Southwest of Downtown Harrison, Arkansas, Overlooking the Beautiful Valleys & Mountains of the Ozarks ~ It Features 205+/- Acres of Fenced/Cross Fenced Bermuda Pasture, as Well as 196+/- Acres of Future Building Spots Along an Amazing Bluff Line that Creates a Natural Border Around Most of the Property ~ Several Tracts have Newly Cleared Acreage to Offer Panoramic Views of the Surrounding Mountains ~ Established Road System Throughout the Property Provides Easy Access to All Areas ~ The West Side of the Property Offers Mature Hardwood Forest Tracts that Provide Excellent Habitat for Wildlife & Hunting ~ 4 Ponds, Multiple Creeks & Springs Providing Water to Cattle & Wildlife Throughout the Farm ~ Rural Water Towers are Located at the Gated Entrance of the Property for Future Development ~ (**TRACT 1**) 105+/- Acres of Fenced/Cross Fenced Bermuda Pastures w/Bluff Line Building Spots Along the Eastern Border ~ This Tract has a Year-round Pond, Spring & Seasonal Creek ~ (**TRACT 2**) 60+/- Acres of Fenced/Cross Fenced Bermuda Pastures w/Year-round Pond ~ (**TRACT 3**) 55+/- Acres of Fenced/Cross Fenced Bermuda Pastures w/Over 1/2 Mile of Walker Drive West Road Frontage ~ This Tract Also has a Large Year-round Pond ~ (**TRACT 4**) 25+/- Acres of Mostly Wooded Acreage w/650+/- Ft. of Frontage Along Walker Drive West Road ~ (**TRACT 5**) 35+/- Acres Featuring a Year-round Spring Fed Pond & Mixed Hardwood Trees ~ Future Building Sites w/Great Views ~ (**TRACT 6**) 33+/- Acres of Mostly Wooded Acreage ~ Road System Along Bluff Line to Show Future Building Sites w/Amazing Bluff Views ~ (**TRACT 7**) 43+/- Acres of Hardwoods & Newly Cleared Acreage Along Ridge for Building w/some of the Best Views on the Property ~ (**TRACT 8**) 45+/- Acres, the Northernmost Tract of Land & it has the Entire Northern Bluff Line Views ~ Several Acre Spots have been Cleared to Provide Year-round Views on Potential Building Sites ~ This Property will be Offered in (8) Tracts & its Entirety & **Remember, it's Selling Regardless of Price to the Highest Bidder!**

REAL ESTATE TAXES FOR YEAR 2018: \$466.00

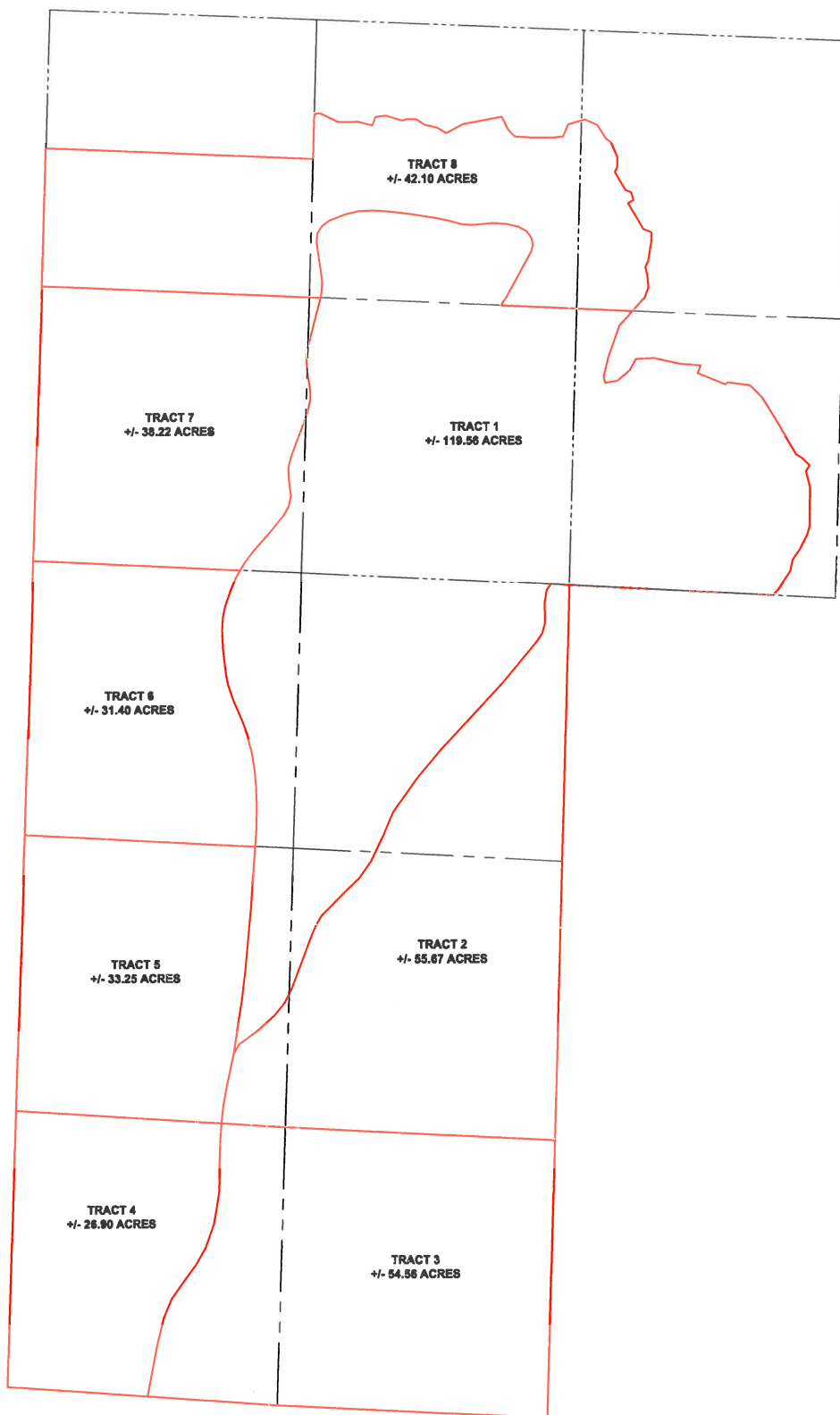
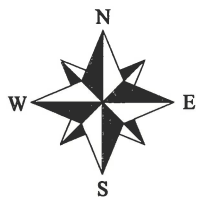
SCHOOL DISTRICT: Harrison

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

LEGAL DESCRIPTION:

PT NE NE; NW NE; SW NE; E1/2 NW; NE SW; E1/2 SE; SE SW (350.46ac) Legal Description Includes 021-06726-001 Part of the South Half of the Southeast Quarter and the South Half of the Southeast Quarter of the Southwest Quarter of Section 30; part of the Northeast Quarter of the Northeast Quarter, the West Half of the Northeast Quarter, the West Half of the se; the East Half of the Southwest Quarter and the East Half of the Northwest Quarter of Section 31, all in Township 18 North, Range 21 West of the fifth principal meridian, Boone County, Arkansas, and being More Particularly Described As Follows: Commencing at an existing one-half inch pipe with aluminum ID Cap stamped #1326 marking the Southeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 31, said point also being the Point of Beginning of tract being described; Thence North 85° 55' 00" West (Bearings based on grid North NAD 83), 1312.80 Feet (Distances are ground distance) to an existing one-half inch pipe marking the Southwest Corner of said Southeast Quarter of the Southwest Quarter; Thence North 01° 35' 19" East, 1347.62 Feet to an existing one-half inch rebar marking the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 31; Thence North 01° 37' 14" East, (Crossing an existing three-eighths inch rebar with ID Cap #930 at 671.03 Feet) 1343.87 Feet to an existing three-eighths inch rebar with ID Cap #930 marking the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 31; Thence North 01° 36' 08" East, 1334.15 Feet to the computed Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 31; Thence North 01° 36' 08" East, 1333.84 Feet to an existing three-eighths inch rebar with ID Cap #930 marking the Southwest Corner of the South Half of the Southeast Quarter of the Southwest Quarter of said Section 30; Thence North 01° 19' 43" East, 669.68 Feet to an existing three-eighths inch rebar with ID Cap #930 marking the Northwest Corner of said South Half of the Southeast Quarter of the Southwest Quarter; Thence South 87° 32' 50" East, 1299.65 Feet to an existing three-eighths inch rebar with ID Cap #930 marking the Northeast Corner of said South Half Southeast Quarter of the Southwest Quarter; Thence along the West line of the Southwest Quarter of the Southeast Quarter of said Section 30 North 01° 18' 45" East, (crossing a set one-half inch rebar with ID Cap #1786 at 202.12 Feet) 217.64 Feet to a bluff; Thence leaving said West line and along said bluff the following courses: North 80° 38' 49" East 27.16 Feet, South 64° 23' 47" East 101.95 Feet, North 89° 27' 54" East 97.34 Feet, South 75° 26' 18" East 69.35 Feet, North 20° 23' 49" East 44.57 Feet, North 83° 35' 29" East 50.21 Feet, South 73° 20' 45" East 83.23 Feet, North 72° 59' 31" East 24.53 Feet, South 88° 25' 42" East 45.78 Feet, South 56° 31' 37" East 49.57 Feet, South 76° 51' 20" East 61.69 Feet, South 58° 57' 31" East 49.49 Feet, North 62° 06' 48" East 92.42 Feet, North 79° 31' 22" East 189.94 Feet, South 25° 52' 36" East 68.18 Feet, South 43° 30' 27" East 47.51 Feet, South 85° 47' 15" East 79.49 Feet, South 89° 53' 48" East 104.69 Feet, North 84° 12' 20" East 52.12 Feet, North 21° 50' 48" East 62.56 Feet, North 73° 39' 09" East 85.90 Feet, South 66° 16' 31" East, 65.70 Feet, South 32° 56' 35" East 80.90 Feet, South 55° 16' 19" East 29.50 Feet, South 25° 07' 51" East 78.71 Feet, South 00° 43' 01" East 47.16 Feet, South 25° 27' 36" West 28.70 Feet, South 30° 27' 06" East 102.70 Feet, South 71° 05' 57" East 27.75 Feet, South 17° 39' 45" East 40.31 Feet, South 61° 13' 06" West 30.90 Feet, South 31° 01' 01" East 146.70 Feet, South 68° 34' 26" East 40.28 Feet, South 01° 56' 04" East 39.01 Feet, South 08° 39' 20" West 102.10 Feet, South 25° 09' 38" West 31.12 Feet, South 13° 17' 11" East 39.07, South 06° 09' 38" East 59.59 Feet, South 20° 18' 01" West 54.93 Feet, South 41° 39' 26" West 183.39 Feet, South 19° 45' 14" West 164.12 Feet, South 13° 09' 57" West 98.06 Feet, South 17° 29' 04" East 28.68 Feet, North 80° 48' 00" East 61.40 Feet, North 49° 07' 33" East 79.27 Feet, North 28° 54' 42" East 61.38 Feet, North 87° 29' 02" East 88.25 Feet, South 77° 45' 48" East 133.71 Feet, South 85° 18' 31" East 99.53 Feet, South 22° 18' 30" West 40.98 Feet, South 68° 27' 10" East 150.54 Feet, North 40° 13' 47" East 13.31 Feet, South 82° 32' 12" East 114.14 Feet, South 44° 43' 03" East 85.34 Feet, South 32° 00' 22" East

147.93 Feet, South 30° 18' 07" East 173.36 Feet, South 59° 59' 27" East 33.78 Feet, South 44° 34' 45" East 49.67 Feet, South 30° 59' 59" West 33.85 Feet, South 14° 00' 52" East 81.93 Feet, South 00° 44' 15" West 188.46 Feet, South 15° 28' 49" West 42.72 Feet, South 25° 55' 27" West 75.96 Feet, South 34° 04' 00" West 61.39 Feet, South 11° 46' 32" West 56.22 Feet, South 33° 03' 08" West 106.52 Feet, South 43° 35' 30" West 41.66 Feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 31, Thence leaving said bluff North 87° 08' 55" West, (Crossing a set one-half inch rebar with ID Cap #1786 at 3.00 Feet) 1000.84 Feet to an existing one-half inch pipe with aluminum ID Cap stamped #1326 marking the Northeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 31; Thence South 01° 18' 37" West, 1344.13 Feet to an existing one-half inch pipe with aluminum ID Cap #1326 marking the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 31; Thence South 01° 22' 26" West, 1356.61 Feet to an existing one-half inch pipe with aluminum ID Cap stamped #1326 marking the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 31; Thence South 01° 22' 53" West, (crossing an existing one-half inch rebar with aluminum ID Cap #1326 at 1345.68 Feet) 1355.68 Feet to the computer Southeast Corner of the said Southwest Quarter of the Southeast Quarter; Thence North 87° 06' 34" West, 1311.23 Feet to the Point of Beginning, containing 401.66 acres, more or less.



**TYLER AND HARRIS
LAND SURVEYING, INC**

712 NORTH HWY 65
MARSHALL, AR 72650
(870) 504-1099 (501) 733-1187
atylor1099@gmail.com
halendharris@gmail.com

PT. S/2 SE/4 & S/2 SE/4 SW/4
OF SECTION 30;
PT. NE/4 NE/4, W/2 NE/4, W/2 SE/4,
E/2 SW/4, & E/2 NW/4
OF SECTION 31;
ALL IN TOWNSHIP 18 NORTH,
RANGE 21 WEST OF
THE FIFTH PRINCIPAL MERIDIAN,
BOONE COUNTY, ARKANSAS.

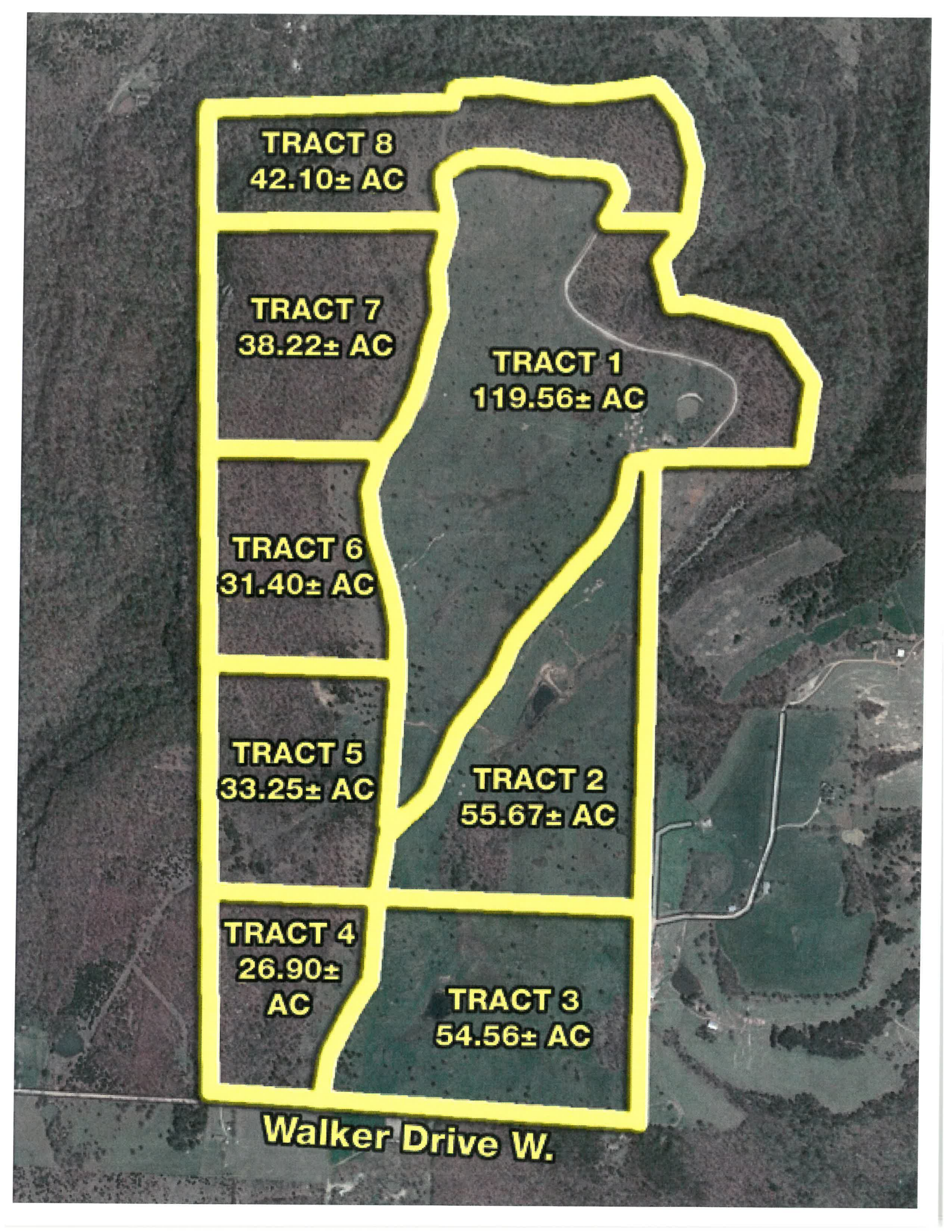
DATE: xx-xx-xxxx

SCALE: 1"=400'

DRAWN BY: H. HARRIS

JOB NO: xx-xxx

SHEET 1 OF 1



TRACT 8
42.10± AC

TRACT 7
38.22± AC

TRACT 1
119.56± AC

TRACT 6
31.40± AC

TRACT 5
33.25± AC

TRACT 2
55.67± AC

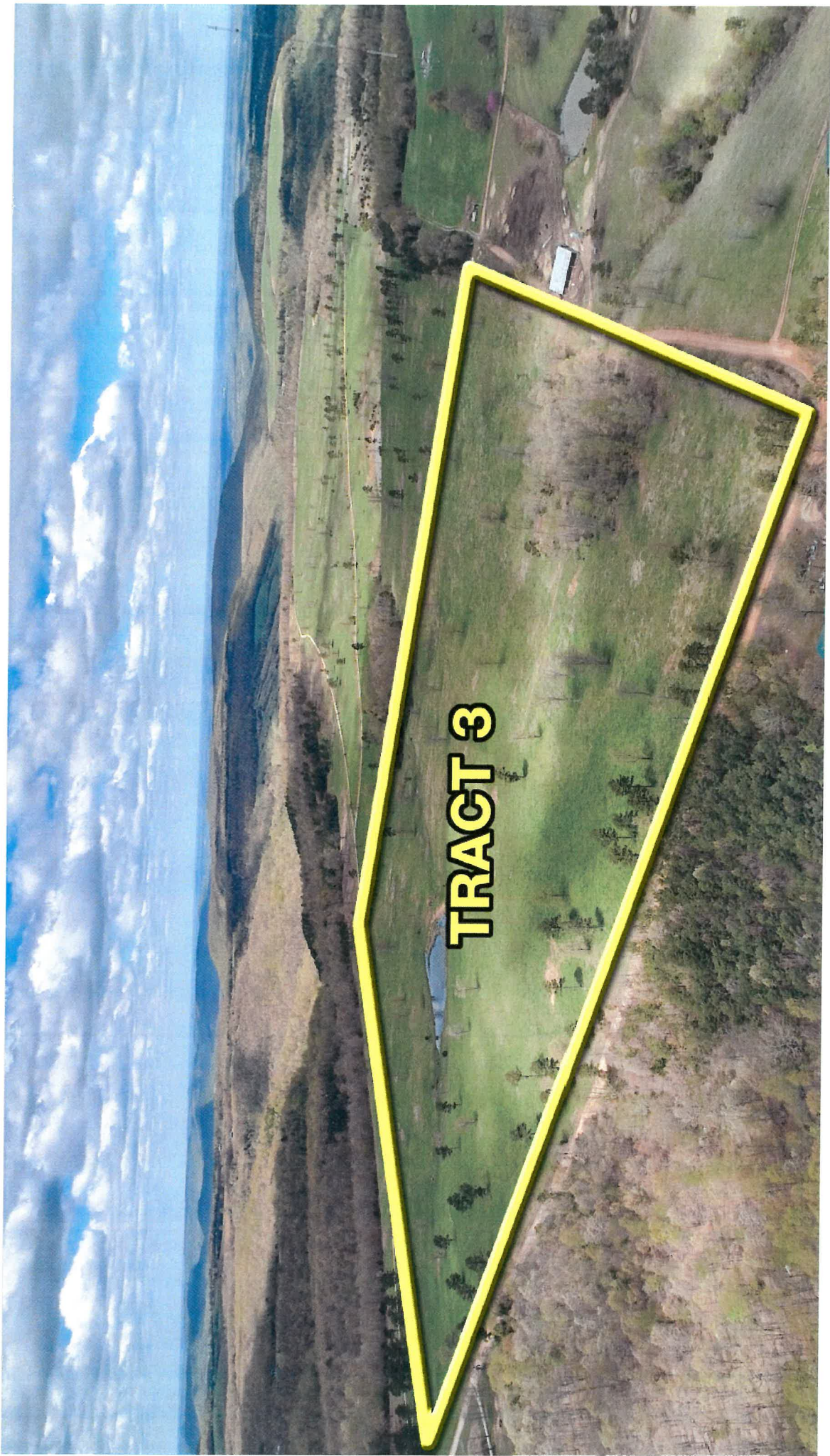
TRACT 4
26.90±
AC

TRACT 3
54.56± AC

Walker Drive W.

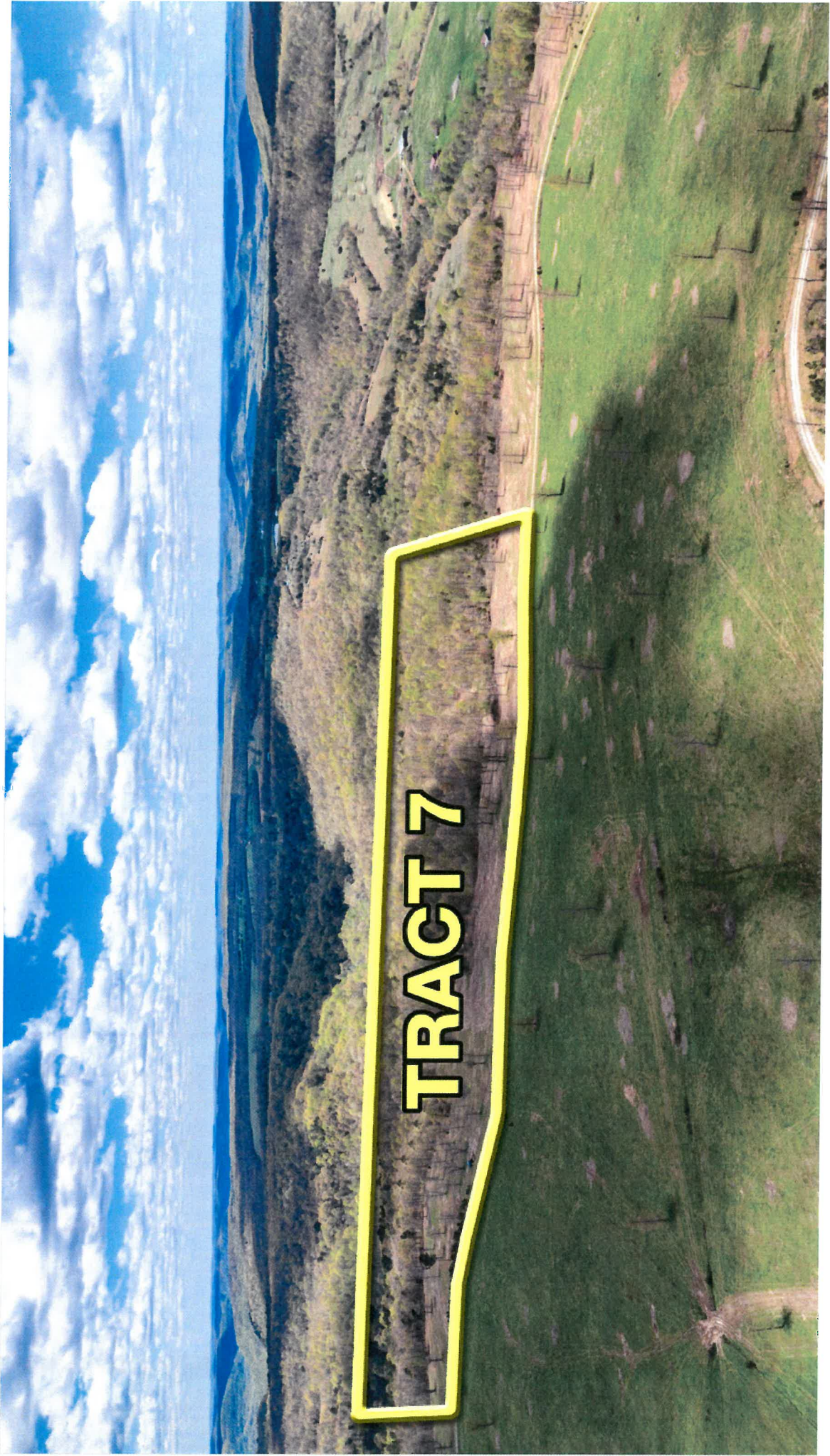


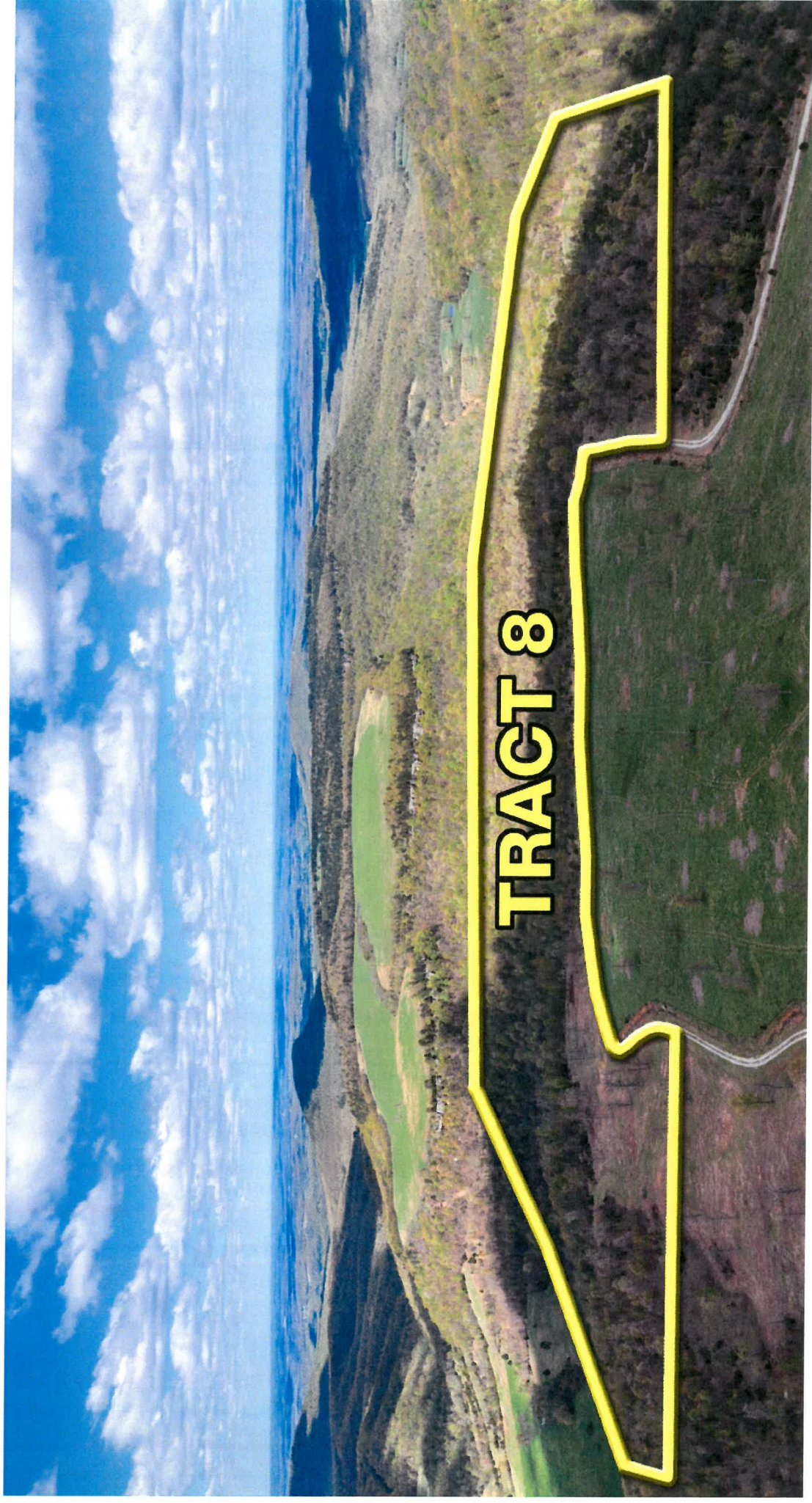


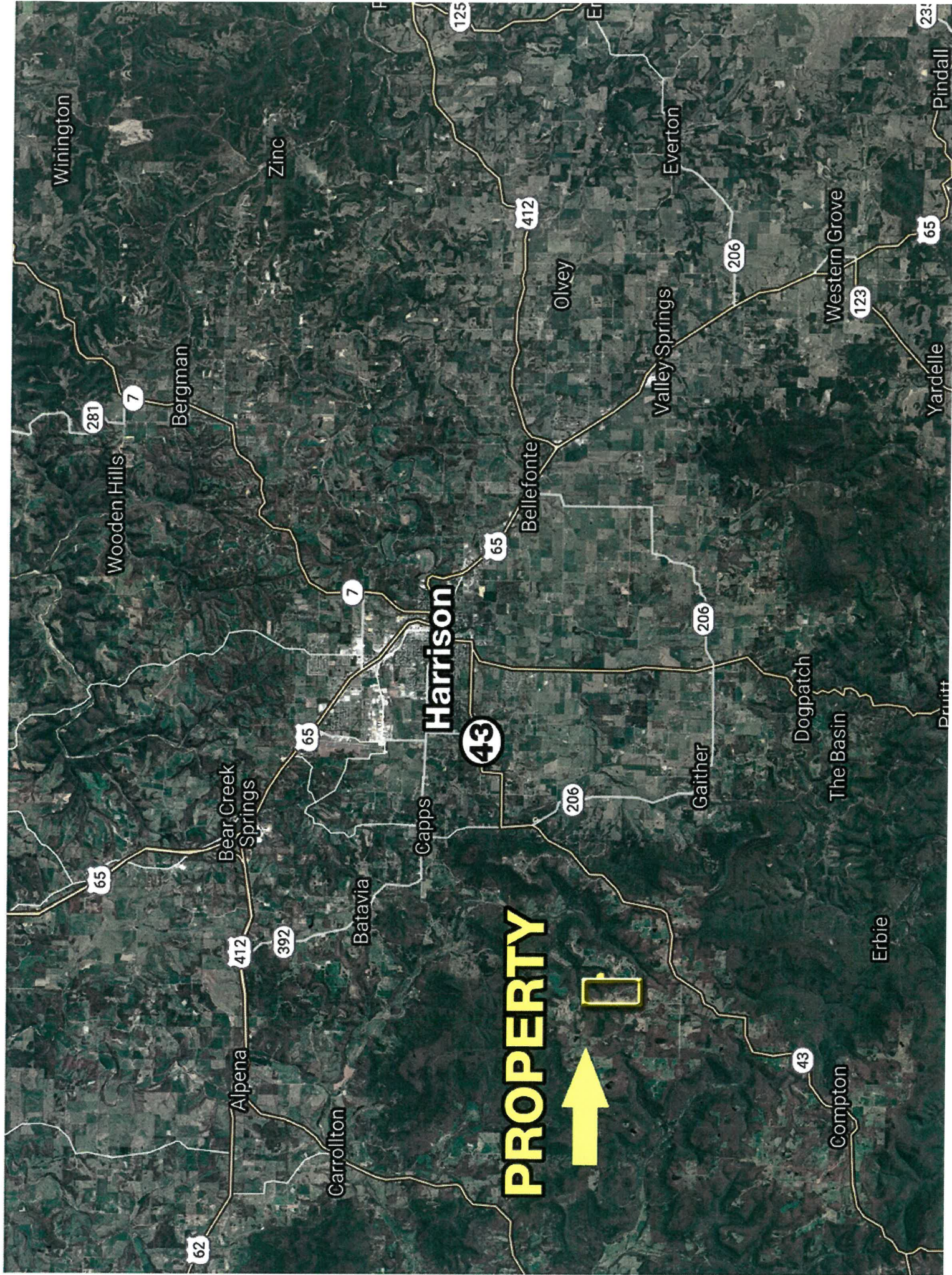


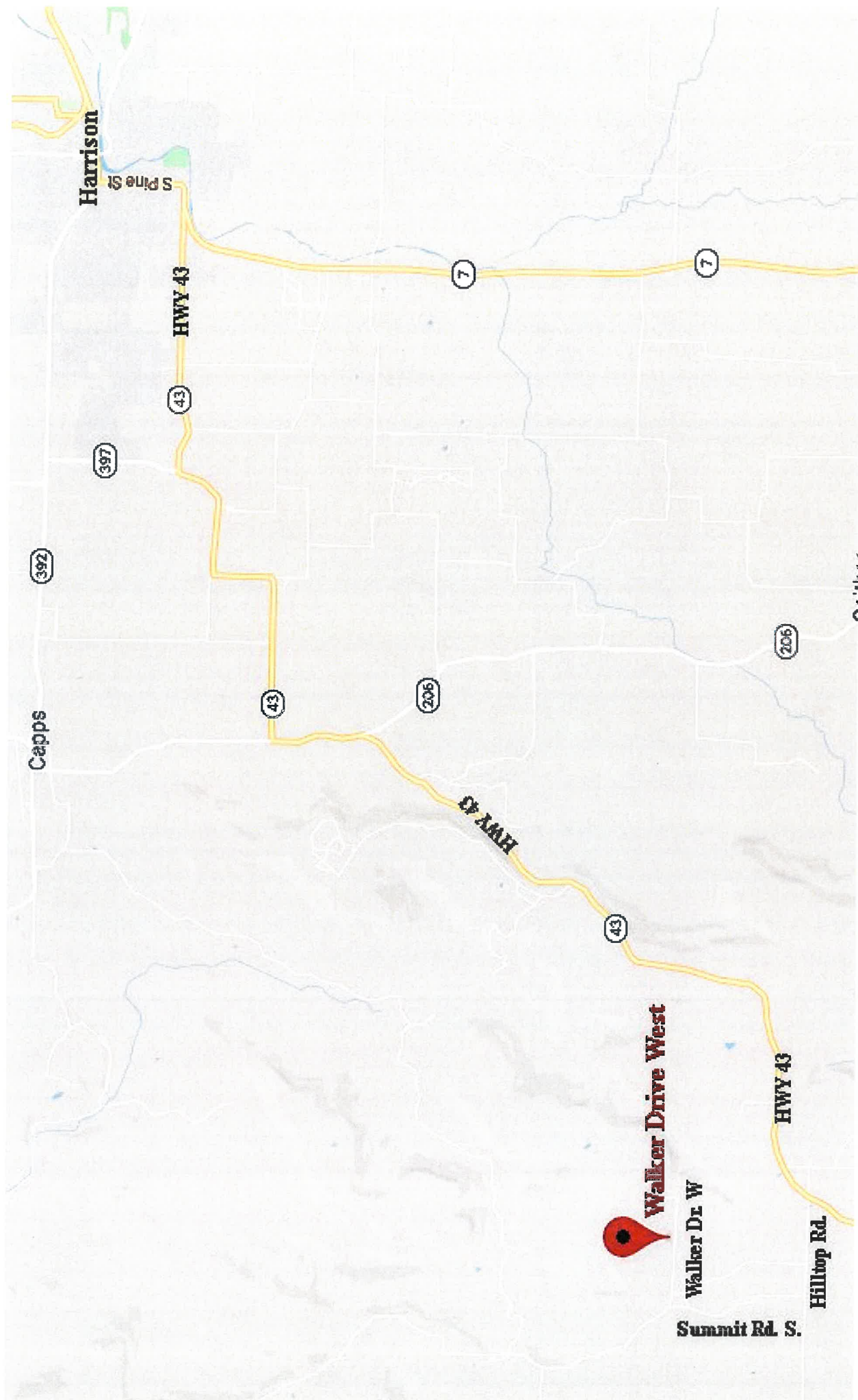












Walker Drive West

Walker Dr. W

Summit Rd. S.

HWY 43

Hilltop Rd.

Harrison

S Pine St

HWY 43

43

397

392

Capps

43

206

HWY 43

43

7

7

206

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: LAND BUYERS, DEVELOPERS, CATTLEMEN & INVESTORS!

401+/- Acre Gated Farm in Harrison, Arkansas, Located Minutes from Downtown Harrison ~ 205+/- Acres of Cross Fenced/Gated Bermuda Pastures ~ 4 Ponds & Year-round Springs ~ Newly Cleared, Bluff Side Building Sites w/Incredible Views of the Ozark Mountains ~ 3/4 Mile of County Road Frontage w/Utilities at Road & Electric Across Property ~ Established Road System w/Culverts ~ Offered in (8) Tracts & its Entirety ~ **SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

401+/- ACRE BOONE COUNTY ABSOLUTE LAND AUCTION

WEDNESDAY ~ MAY 22, 2019 ~ 11:00 A.M.

WALKER DRIVE W. ~ HARRISON, AR 72601

DIRECTIONS: From HWY 43 in Southwest Harrison, Turn Right onto Hilltop Rd. ~ Travel 0.5 Mi. to Summit Rd. S. & Turn Right ~ Travel 1.1 Mi. to the "T" & Turn Right onto Walker Dr. W. ~ Watch for Auction Signs & Property on the Left ~ Call Agent, Peter Guerin (501-733-6795) to Access Gate to Tour Property Anytime.

REAL ESTATE DESCRIPTION: This Beautiful, 401+/- Acre of Newly Surveyed Farm lays just Southwest of Downtown Harrison, Arkansas, Overlooking the Beautiful Valleys & Mountains of the Ozarks ~ It Features 205+/- Acres of Fenced/Cross Fenced Bermuda Pasture, as Well as 196+/- Acres of Future Building Spots Along an Amazing Bluff Line that Creates a Natural Border Around Most of the Property ~ Several Tracts have Newly Cleared Acreage to Offer Panoramic Views of the Surrounding Mountains ~ Established Road System Throughout the Property Provides Easy Access to All Areas ~ The West Side of the Property Offers Mature Hardwood Forest Tracts that Provide Excellent Habitat for Wildlife & Hunting ~ 4 Ponds, Multiple Creeks & Springs Providing Water to Cattle & Wildlife Throughout the Farm ~ Rural Water Towers are Located at the Gated Entrance of the Property for Future Development ~ **(TRACT 1)** 105+/- Acres of Fenced/Cross Fenced Bermuda Pastures w/Bluff Line Building Spots Along the Eastern Border ~ This Tract has a Year-round Pond, Spring & Seasonal Creek ~ **(TRACT 2)** 60+/- Acres of Fenced/Cross Fenced Bermuda Pastures w/Year-round Pond ~ **(TRACT 3)** 55+/- Acres of Fenced/Cross Fenced Bermuda Pastures w/Over 1/2 Mile of Walker Drive West Road Frontage ~ This Tract Also has a Large Year-round Pond ~ **(TRACT 4)** 25+/- Acres of Mostly Wooded Acreage w/650+/- Ft. of Frontage Along Walker Drive West Road ~ **(TRACT 5)** 35+/- Acres Featuring a Year-round Spring Fed Pond & Mixed Hardwood Trees ~ Future Building Sites w/Great Views ~ **(TRACT 6)** 33+/- Acres of Mostly Wooded Acreage ~ Road System Along Bluff Line to Show Future Building Sites w/Amazing Bluff Views ~ **(TRACT 7)** 43+/- Acres of Hardwoods & Newly Cleared Acreage Along Ridge for Building w/some of the Best Views on the Property ~ **(TRACT 8)** 45+/- Acres, the Northernmost Tract of Land & it has the Entire Northern Bluff Line Views ~ Several Acre Spots have been Cleared to Provide Year-round Views on Potential Building Sites ~ This Property will be Offered in (8) Tracts & its Entirety & **Remember, it's Selling Regardless of Price to the Highest Bidder!** ~ For Additional Information, Photos, Survey & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

TERMS ON REAL ESTATE: (TRACTS 1, 2 & 3) \$20,000.00 (Each) ~ (TRACTS 4-8) \$10,000.00 (Each), All in the Form of a Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ Seller's Mineral Rights Convey ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome!**

INSPECTION: For Gate Access to Inspect this Property **Anytime**, Call Agent, **Peter Guerin at 501-733-6795/**peter@wilsonauctioneers.com or for Additional Information ~ Auctioneers will be On-site at 9:30 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