

# CENTRAL AVENUE ABSOLUTE COMMERCIAL REAL ESTATE & PERSONAL PROPERTY AUCTION



**On-site & Online Auction**

**Thursday | June 6th | 10:00 A.M.**

**1239 Central Avenue | Hot Springs, AR 71901**

**[WilsonAuctioneers.com](http://WilsonAuctioneers.com)**



May 6, 2019

Dear Prospective Buyer:

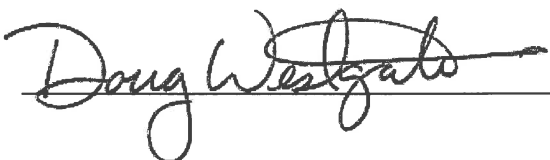
This prime commercial property has 245+/- feet of Central Avenue frontage and consists of commercial buildings and structures totaling 27,000+/- square feet under roof, on 2.7+/- total acres zoned C-4, in an incredible location 1 mile north of expanding Oaklawn Racing and Gaming Park and 1 mile south of booming Downtown Hot Springs. With an average daily traffic count of 21,000 making this a perfect location and property for nearly any type of business or hotel, and it's **selling regardless of price to the highest bidder on auction day!** The property will be offered in (3) individual tracts and combinations. There are city water, electricity, natural gas, and septic system to this property.

**Tract 1, 1.37+/- acres**, consists of a 27,000+/- square feet under roof structure (originally Resort Ford Dealership and Service Center). The structure has a glass front auto showroom facing the 245+/- feet of Central Avenue frontage, office space, an attached 70x75 foot shop building with additional parts and service departments. There is also a detached 60x80 foot heated and cooled metal building with 14-foot sidewalls and (2) overhead doors, covered carport areas, and fenced lots with ample asphalt parking around the building and entrances along the 297+/- feet of frontage on Maurice Street and additional 160+/- feet of frontage on Oak Street provides a rear entry/exit to the property.

**Tract 2, 1.01+/- acres** lying just south of Tract 1 across Maurice Street is clear, level and ready to build on, with 353+/- feet of frontage along Maurice Street.

**Tract 3, 0.32+/- acres** lying just east of Tract 1 across Oak Street is clear, level and ready to build on, with 110+/- feet of frontage along Oak Street.

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 **1239 Central Avenue in Hot Springs, Arkansas at 10:00 a.m. on June 6th**.

A handwritten signature in black ink that reads "Doug Westgate". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Doug Westgate, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTION:** See Attachments

**TERMS AND CONDITIONS:** **(TRACT 1)** \$40,000.00 ~ **(TRACT 2)** \$7,500.00 ~ **(TRACT 3)** \$2,500.00, 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 ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

**CLOSING COMPANY:** Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 110 Ouachita Avenue, Hot Springs, Arkansas 71901 ~ (501) 624-2541 ~ Fax/ 623-4552.

**GENERAL INFORMATION:** This Prime Commercial Property w/ 245+/- Ft. of Central Avenue Frontage Consists of Commercial Buildings & Structures Totaling 27,000+/- SF Under Roof, on 2.7+/- Total Acres Zoned C-4, in an Incredible Location 1 Mile North of Expanding Oaklawn Racing & Gaming Park & 1 Mile South of Booming Downtown Hot Springs, w/an Average Daily Traffic Count of 21,000 Making this a Perfect Location & Property for Nearly Any Type of Business or Hotel & it's **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ The Property will be Offered in (3) Individual Tracts & Combinations ~ **(TRACT 1)** 1.37+/- Acres Consists of a 27,000+/- SF Under Roof Structure (Originally Resort Ford Dealership & Service Center) w/Glass Front Auto Showroom Facing the 245+/- Ft. of Central Avenue Frontage, Office Space, Attached 70x75 Ft. Shop Building w/Additional Parts & Service Departments & Detached 60x80 Ft. Heated & Cooled Metal Building w/ 14 Ft. Sidewalls & (2) Overhead Doors, Covered Carport Areas & Fenced Lots w/Ample Asphalt Parking Around the Building & Entrances Along the 297+/- Ft. of Frontage on Maurice Street & Additional 160+/- Ft. of Frontage on Oak Street Provides a Rear Entrance/Exit to the Property ~ **(TRACT 2)** 1.01+/- Acres Lying just South of Tract 1 Across Maurice Street is Cleared, Level & Ready to Build on w/ 353+/- Ft. of Frontage Along Maurice Street ~ **(TRACT 3)** 0.32+/- Acres Lying just East of Tract 1 Across Oak Street is Cleared, Level & Ready to Build on w/ 110+/- Ft. of Frontage Along Oak Street ~ City Water, Electricity, Natural Gas & Septic System to Property.

### **REAL ESTATE TAXES FOR YEAR 2018:**

**(TRACT 1)** \$4,350.64

**(TRACT 2)** \$391.65

**(TRACT 3)** \$171.38

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.

## **LEGAL DESCRIPTION: (TRACT 1)**

**Lots 4, 5, 6, 7 and 8 of Block "A" of Rector's Subdivision of Lots 2, 3, 4 and 5 of Block 43, and all of Block 45 of the U. S. Hot Springs Reservation in Arkansas, as surveyed, mapped and platted by the United States Hot Springs Commissioners, according to the Plat of said Subdivision appearing of record in Record Book Q at Page 640 of the Records of Deeds and Mortgages of Garland County, Arkansas.**

**Lot 9 of Block "A" of Rector's Subdivision of Blocks 43 and 45 of the Hot Springs Reservation as surveyed, mapped and platted by the United Hot Springs Commissioners.**

**A part of Lot 10 of Block "A" of Rector's Subdivision of Lots 2, 3, 4 and 5 of Block 43 and all of Block 45 of the U. S. H. S. Reservation as surveyed, mapped and platted by the U. S. H. S. Commissioners, more particularly described as follows: Beginning at the common corner of Lots 9 and 10 on Oak Street and run thence Northerly along the West line of Oak Street 38.2 feet; thence Westerly through Lot 10, 137.4 feet more or less, to a point on the East line of an alley which point is 36 feet Northerly from the Southwest corner of Lot 10; thence Southerly along the East line in said alley 36 feet to the common corner of Lots 9 and 10 in said alley; thence Easterly along the dividing line between Lots 9 and 10, 136.6 feet, more or less, to the Point of Beginning.**

**A part of Lots Ten (Ten) and Eleven (11) of Block "A: of Rector's Subdivision of Lots 2, 3, 4 and 5 of Block 43, and All Block 45 of the U. S. Hot Springs Reservation, as surveyed, mapped and platted by the U. S. Hot Springs Commissioners, described as follows: Beginning at a point on the West line of Oak Street that is 10.1 feet Southerly from the corner of Lots 10 and 11 and running Northerly along the West line of Oak Street 40.1 feet to a point that is 30 feet Northerly from the said corner of Lots 10 and 11; thence Westerly along a line that is parallel to the South line of Lot 11 for 138 feet more or less to the East line of an Alley; thence Southerly along the said East line of Alley, 42.3 feet; thence Easterly across Lot 10 for 137.4 feet more or less to the Point of Beginning.**

**Part of Lots 11 and 12 of Block "A" of Rector's Subdivision of of Lots 2, 3, 4 and 5 of Block 43, and All Block 45 of the U. S. Hot Springs Reservation, as surveyed, mapped and platted by the U. S. Hot Springs Commissioners, according to Plat of said Subdivision, appearing of record in Record Book "Q" at Page 640 of Garland Co. Deed Records, described as: Beginning at a Point on the West line of Oak St. that is 22.6 ft. Northerly from the corner of said Lots 11 and 12 and running Southerly along said West line of Oak St. 40.9 feet to a point that is 18.3 ft. Southerly from the corner of said Lots 11 and 12; thence Westerly along a line that is parallel to the South line of Lot 12 for 130 feet more or less to the East line of an Alley; thence Northerly along the East line of said Alley 34.8 ft.; thence Easterly through Lot 12 for 138.9 ft. more or less to the Point of Beginning.**

## **LEGAL DESCRIPTION: (TRACT 2)**

### **Tract 1**

A part of the NW1/4 SW1/4 Section 4, Township 3 South, Range 19 West, Garland County, Arkansas, more particularly described as follows: Beginning on the South boundary line of U.S. Hot Springs Reservation 39 feet and 6 inches East of the Quarter Section corner between Sections 4 and 5, Township 3 South, Range 19 West, on the centerline of said Section 4, running thence East on said centerline 50 feet; thence South 120 feet; thence West 50 feet; thence North 120 feet, to the Place of Beginning.

### **Tract 2**

Part of the NW1/4 SW1/4 of Section 4, Township 3 South, Range 19 West, and Part of the NE1/4 SE1/4 of Section 5, Township 3 South, Range 19 West, Garland County, Arkansas, more particularly described as follows: Beginning at the NE corner of said NE1/4 SE1/4 of Section 5 on the South line of Maurice Boulevard (formerly South Border Street); thence West along the South line of Maurice Boulevard for a distance of 60.5 feet; thence South parallel with the Section line for a distance of 120 feet; thence East parallel with Maurice Boulevard for a distance of 100 feet; thence North parallel with the Section line for a distance of 120 feet to the South line of Maurice Boulevard; thence West along the South line of Maurice Boulevard for a distance of 39.5 feet to the Place of Beginning.

### **Tract 3**

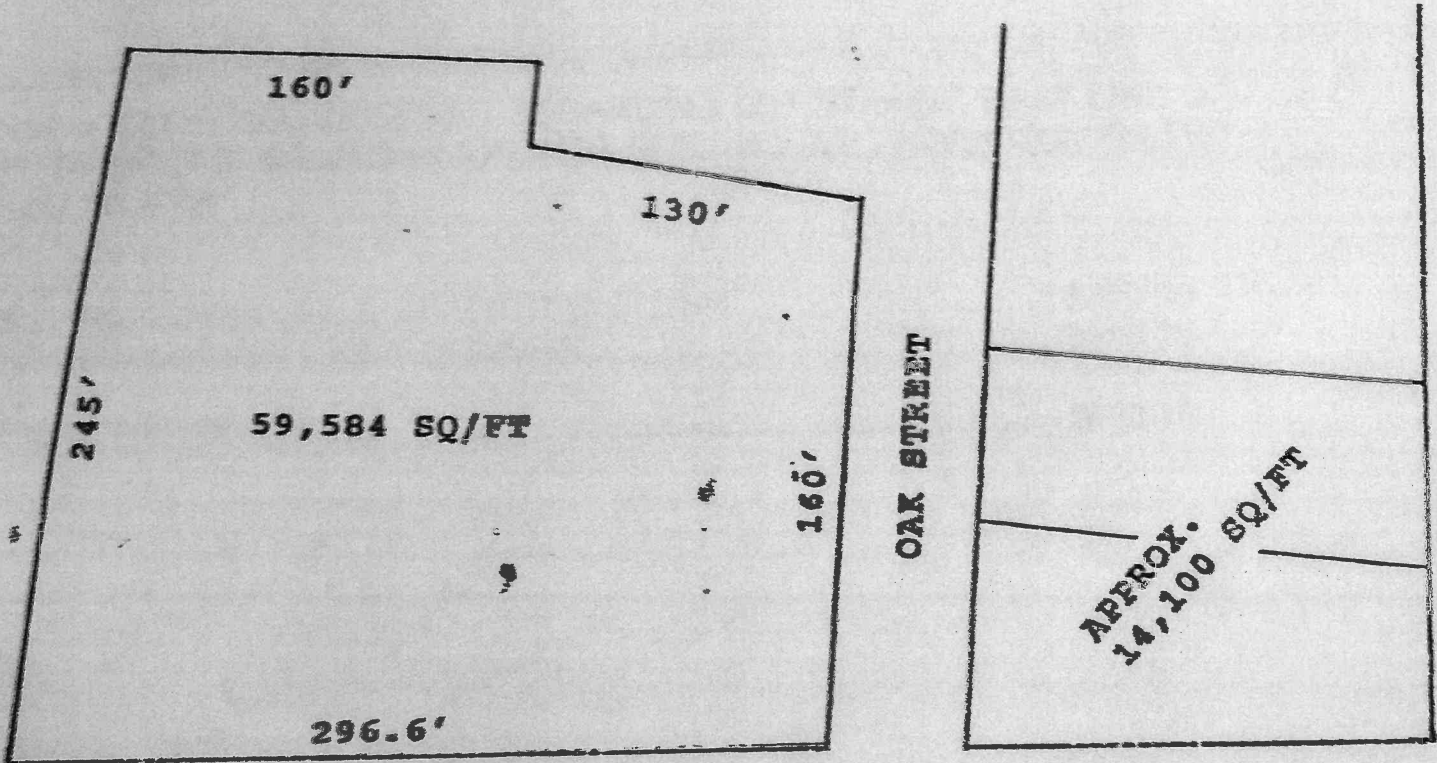
A part of Lot 9 in the NE1/4 SE1/4 of Section 5, Township 3 South, Range 19 West, in Hot Springs, Garland County, Arkansas, described as follows: Beginning at a point 65 feet West of the Government Stone at the Quarter corner between Section 4 and 5; run thence West along the South line of South Border Street 68.4 feet to the Old Bain Property; thence South 120.4 feet; thence East parallel with South Border Street 68.4 feet; thence North 120 feet more or less to the Point of Beginning.

Lots 1, 2 and 3 of Brown's Subdivision of the NW1/4 SW1/4 of Section 4, Township 3 South, Range 19 West, according to the Plat in Book 2 at Page 149 in the Plat Records of Garland County, Arkansas.

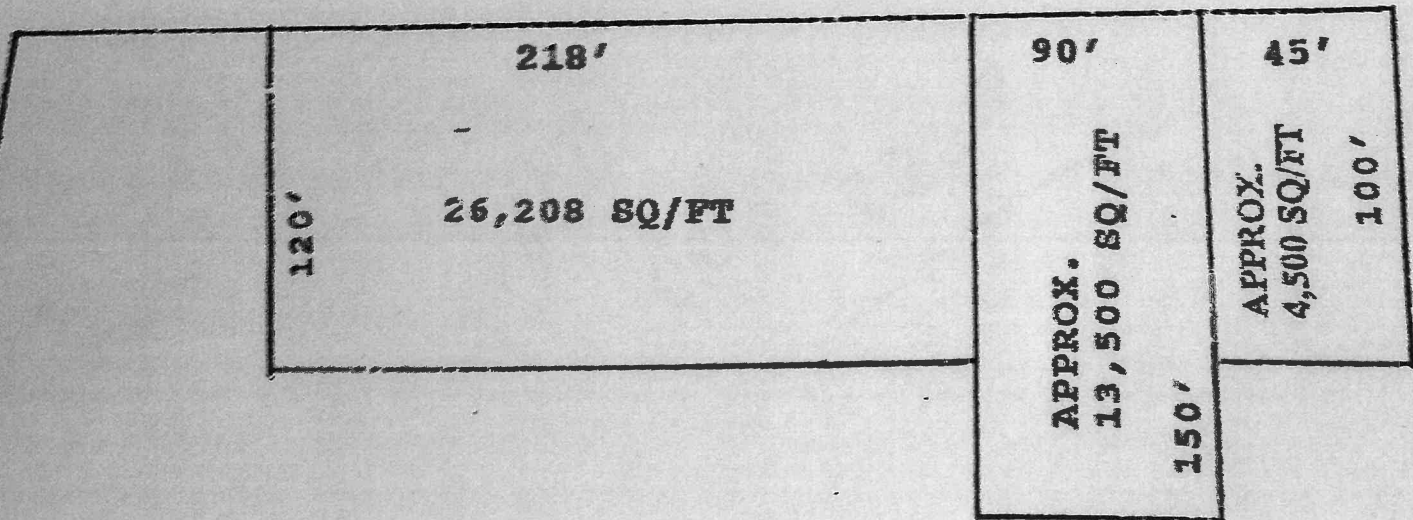
## **LEGAL DESCRIPTION: (TRACT 3)**

Lots 6 and 7 Block "B" of Rector's Subdivision of Block 43 and 45 of the Hot Springs Reservation, as surveyed, mapped and platted by the United States Hot Springs Commissioners.

# RESORT FORD PROPERTY



MAURICE STREET



**TOTAL SQUARE FEET: 117,892**









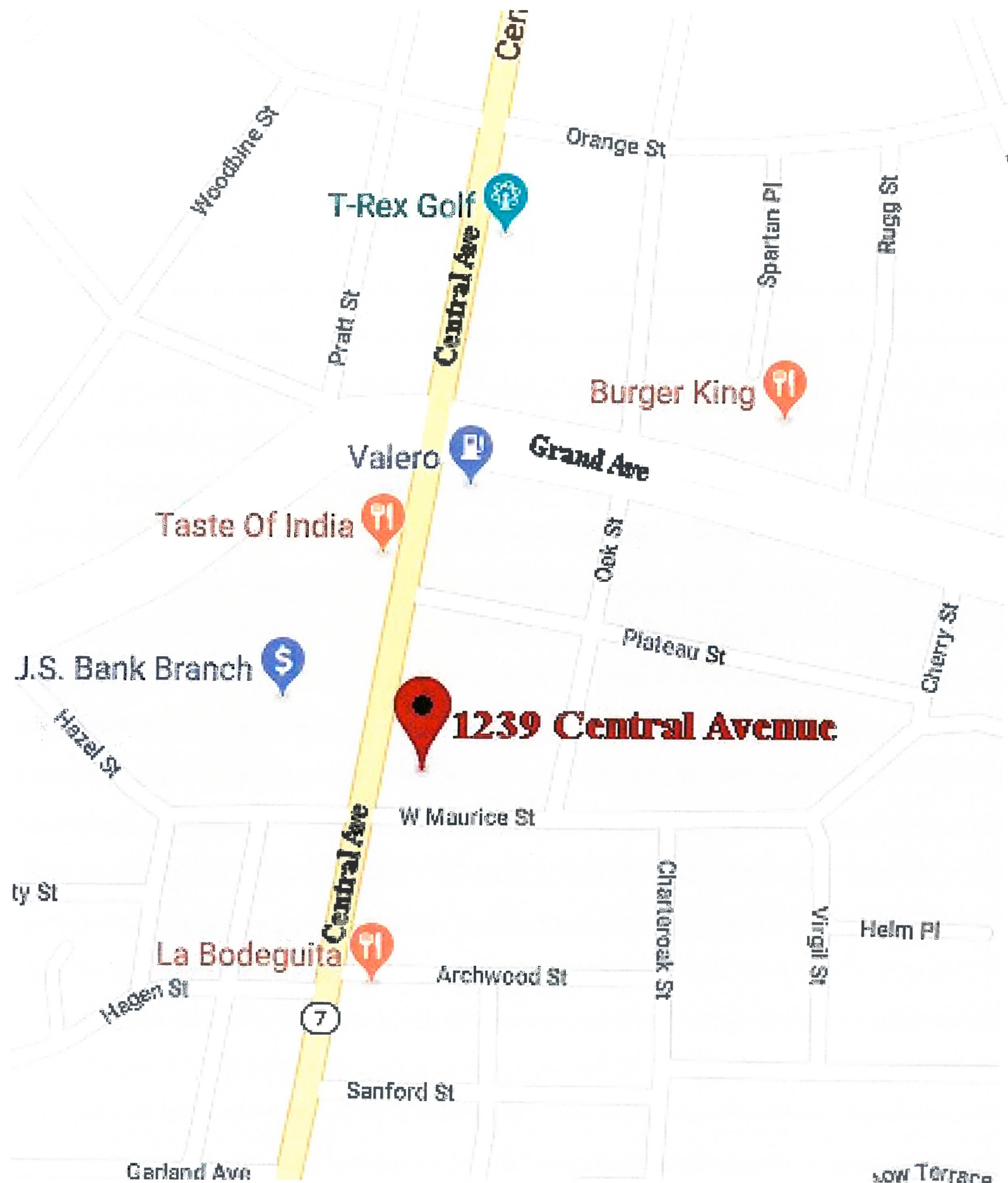












## **Multi-Par Auction Method**

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](http://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: HOT SPRINGS BUSINESS OWNERS, COMMERCIAL DEVELOPERS & INVESTORS!**

27,000+/- SF Under Roof on 2.7+/- Total Acres Zoned C-4 w/ 245+/- Ft. of Central Avenue Frontage ~ Incredible Location 1 Mile North of Oaklawn Racing & Gaming & 1 Mile South of Downtown Hot Springs ~ Also Selling (4) Antique Cars, Antique Tractor, 1978 Jet Ski, Automotive Lift & Rotisserie & More! ~ **EVERYTHING IS SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER!**

**CENTRAL AVENUE ABSOLUTE COMMERCIAL  
REAL ESTATE & PERSONAL PROPERTY AUCTION  
THURSDAY ~ JUNE 6, 2019 ~ 10:00 A.M.  
1239 CENTRAL AVE. ~ HOT SPRINGS, AR 71901**

**DIRECTIONS:** From the Intersection of Central Ave. & Grand Ave. in Hot Springs, Travel 0.1 Mile South on Central Ave. ~ Watch for Property & Auction Signs on the Left.

**REAL ESTATE DESCRIPTION:** This Prime Commercial Property w/ 245+/- Ft. of Central Avenue Frontage Consists of Commercial Buildings & Structures Totaling 27,000+/- SF Under Roof, on 2.7+/- Total Acres Zoned C-4, in an Incredible Location 1 Mile North of Expanding Oaklawn Racing & Gaming Park & 1 Mile South of Booming Downtown Hot Springs, w/an Average Daily Traffic Count of 21,000 Making this a Perfect Location & Property for Nearly Any Type of Business or Hotel & it's **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!** ~ The Property will be Offered in (3) Individual Tracts & Combinations ~ **(TRACT 1) 1.37+/- Acres** Consists of a 27,000+/- SF Under Roof Structure (Originally Resort Ford Dealership & Service Center) w/Glass Front Auto Showroom Facing the 245+/- Ft. of Central Avenue Frontage, Office Space, Attached 70x75 Ft. Shop Building w/Additional Parts & Service Departments & Detached 60x80 Ft. Heated & Cooled Metal Building w/ 14 Ft. Sidewalls & (2) Overhead Doors, Covered Carport Areas & Fenced Lots w/Ample Asphalt Parking Around the Building & Entrances Along the 297+/- Ft. of Frontage on Maurice Street & Additional 160+/- Ft. of Frontage on Oak Street Provides a Rear Entrance/Exit to the Property ~ **(TRACT 2) 1.01+/- Acres** Lying just South of Tract 1 Across Maurice Street is Cleared, Level & Ready to Build on w/ 353+/- Ft. of Frontage Along Maurice Street ~ **(TRACT 3) 0.32+/- Acres** Lying just East of Tract 1 Across Oak Street is Cleared, Level & Ready to Build on w/ 110+/- Ft. of Frontage Along Oak Street ~ City Water, Electricity, Natural Gas & Septic System to Property ~ **Offers Made Prior to Auction Day on the Real Estate are Welcome!** ~ For Additional Information, Photos & Online Bidding Instructions, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

**PARTIAL LIST OF PERSONAL PROPERTY:** 1972 Ford Ranchero GT 429 w/ 94K Miles, Runs & Drives, Original Paint, Cold A/C ~ 1951 Chevrolet Fastback Street Rod w/Throttle Body Injected 305, Runs & Drives ~ 1954 Nash Metropolitan, Runs & Drives, Upgraded 1,489cc Engine, Manual Transmission ~ 1960 Ford Starliner Project Car, Runs & Drives ~ 1947 IH McCormick Farmall Cub Tractor, Fully Operational ~ 1978 Kawasaki Jet Ski & Trailer ~ Like New, Challenger Automotive Lift ~ 4 Ft. Sheet Metal Brake ~ Automotive Frame Rotisserie ~ Parts Washer ~ Central Pneumatic Sand Blaster ~ Nut & Bolt Bins ~ Antique Kerosene Tank ~ Automotive Chassis Dolly ~ Work Benches ~ Buffers on Stands ~ Antique Coke Machine ~ Antique Buick & Ford Grill & More ~ **REMEMBER, EVERYTHING INCLUDING THE REAL ESTATE IS SELLING REGARDLESS OF PRICE ON AUCTION DAY!**

**TERMS ON REAL ESTATE:** **(TRACT 1) \$40,000.00 ~ (TRACT 2) \$7,500.00 ~ (TRACT 3) \$2,500.00**, 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 ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

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

**INSPECTION:** Contact Agent, **Doug Westgate** at 501-815-4004/ [doug@wilsonauctioneers.com](mailto:doug@wilsonauctioneers.com) to View this Incredible Property Today! ~ Doors Open & Auctioneers will be On-site at 8:00 a.m. on Auction Day.

*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](http://WilsonAuctioneers.com) - AAL #4