

Another Montgomery  
\*\*\*REAL ESTATE\*\*\*

# AUCTION

“Court Ordered Settlement”

## Beaver Lake Home, 4 Bay Dock

3 Miles West of Eureka Springs, AR on Highway 62; Then 4 Miles on Hwy 187;  
then one mile on CR 120.

Saturday November 10, 2012 1 pm

URSA MINOR LODGE, Zoned for use as a rental or private residence. Features 3 levels with 4 bedrooms, 3 ½ baths, equipped kitchen with SS appliances, Oak flooring, mini-kitchen on lower level, gas fireplaces, Jacuzzi tubs, oak flooring, outside entrance on each level, enclosed & screened porches, deck, patio with outdoor kitchen and more!!

Includes a VERY NICE 4 STALL DOCK with resort permit, all metal construction with treated wood flooring, swim dock & loafing area sitting on the Henry Hollow arm of Beaver Lake. Walk down from home to dock. To much to mention here!! Come by the OPEN HOUSE SATURDAY OCTOBER 27, 10 am to 2 pm or call for an appointment.

**This Property WILL SELL Auction Day to the highest bidder with a Minimum Bid of \$336,000!!**

**Have your financing in place and be prepared to bid!**

**Location of Auction:** On The Premises.

**TERMS:** 10% of purchase price day of sale with balance due in certified funds at closing. A 5% Buyer's Premium will be added to the final bid amount to determine the selling price.

To view this property or for terms, conditions, and other information, contact Larry Montgomery, 870 423-2997, agent for the seller, or view our web site [www.Lmontgomeryauction.com](http://www.Lmontgomeryauction.com) .

Larry Montgomery Broker / Auctioneer AAL #95



Berryville Arkansas



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