

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

# AUCTION

“Estate Settlement”

**79 Acres, Large Home, Buildings, Corral**

**Offered in Tracts & in it's Entirety**

2 Miles West of Alpena, AR or 5 Miles East of Green Forest on Highway 62; Then South 1.5 Miles on CR 963 (Carrollton Cutoff); Then West on CR 9631

**Saturday December 1, 2012 1 pm**



79 Acres fenced and cross fenced into 4 pastures, 6 ponds, corral, buildings, pipe fencing, Very nice 3100 sf Home with 3 car garage, CH&A, equipped Kitchen, oak cabinets, full finished walkout basement with extra kitchen and living area, landscaped lawn with gazebo and outdoor fireplace, lots of native stone in and around the home and yard.

Stop by the OPEN HOUSE Saturday Nov.17, 10 am to 2 pm, or call for an appointment. You'll like this one with it's mountain view.

Tract 1: Home, buildings, 10 Acres

Tract 2: 30 Acres joining Tract 1

Tract 3: 39 Acres on East end

Tract 4: Any combination of the above

Tract 5: In it's Entirety

**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.  
Subject to approval of the Probate Court. Court date is currently set for Dec. 4, 2012.

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) .

**Leiva Klein Estate**

Larry Montgomery Broker / Auctioneer AAL #95



Berryville Arkansas



870 423-2997 [larry@lmontgomery.com](mailto:larry@lmontgomery.com)