

Another "Montgomery
Real Estate

AUCTION

Berryville, Arkansas
Monday January 22, 2018 11 am

Log Cabin with Retail Space
Zoned C-2

This is your Personal
Bidders Packet.
Please read it carefully!

LARRY MONTGOMERY

Broker / Auctioneer

870 423-2997 AALB #95

Lamonty44@gmail.com

Montgomery Whiteley Realty
Berryville AR

Another Montgomery
*** REAL ESTATE ***

AUCTION

Under The Jurisdiction Of The Probate Court

Commercial Log Cabin with living quarters

Address: 649 Hwy 62 West, Berryville, Arkansas

Location of Auction: On the premises

Monday January 22, 2018 11am

Location of Property: Near the West edge of Berryville on Hwy 62 (½ mile west of Walmart)

C-2 Zoning

Neat log cabin with metal roof, front porch, kitchen, living room, loft bedroom, ¾ bath and heat pump. There is an addition on the back, previously used as commercial retail space, built with stud walls, shingle roof and separate entry. Included is a wooden deck with pergola cover, heated & cooled solarium/green house and fenced back area.

TERMS: 10% down day of sale with the balance to be paid in certified funds at closing.

Opportunity Knocks!! Don't miss this one!!

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.

Larry Montgomery Broker / Auctioneer

Montgomery Whiteley Realty

Berryville, Arkansas

870 423-2997 lamonty44@gmail.com AALB# 95

REAL ESTATE AUCTION

TERMS AND CONDITIONS

Seller: Kathleen A. Clark Estate

Monday January 22, 2018

1. Agents are agents for the sellers only.
2. Personal property: refrigerator, range and wood heating stove.
3. Seller will provide a special warranty deed and owners policy of Title Insurance reflecting good title with no liens or encumbrances, subject to recorded restrictions and easements and standard policy exceptions, if any. Cost of owners policy of title insurance is to be divided 50-50 between buyer and seller.
4. Taxes or special assessments due on or before closing shall be paid by seller. Taxes for the year in which this transaction transpires shall be prorated at closing based upon the previous year's taxes or best information available to closing agent.
5. Possession is to be at closing.
6. Closing to be by Kings River Title, Berryville, AR. Closing agent's fee is to be divided 50/50 between buyer and seller. Closing date is designated to be February 12, 2018. However, any unforeseen delays, such as clearing title, etc, will not void the contract entered into today.
7. 10% of purchase price is to be paid to Montgomery Whiteley Realty Escrow Account today. The balance of purchase price is to be paid in certified funds at closing.
8. High bidder is to sign an Auction Real Estate Contract upon completion of bidding today, which is to be a no contingency contract.
9. Bidders are urged to examine the property prior to bidding to determine and satisfy themselves as to Boundaries, Acreage, Environmental conditions, Lead Based Paint, and the Condition of same. Sellers or agents make no statements or warranties, either expressed or implied, as to condition. All information is from sources deemed reliable, but not guaranteed. Property sells "As Is" with all benefits and with all faults.
10. Bidding is open to any qualified buyer upon the terms and conditions offered.
11. This property has been ordered sold by, and is under the jurisdiction of, the Probate Court.
12. Announcements made at time of auction will take precedence over any and all printed matter or prior statements made by agent or seller. Conduct of the Auction and increments of Bidding are at the discretion of the Auctioneer.
13. Should something happen that this transaction cannot be completed through no fault of the high bidder, high bidder will be refunded earnest money paid today.
14. It is our desire to make this transaction as smooth and flawless as possible. Don't assume anything. Ask any questions you wish. We will be happy to answer them to the best of our knowledge and ability.

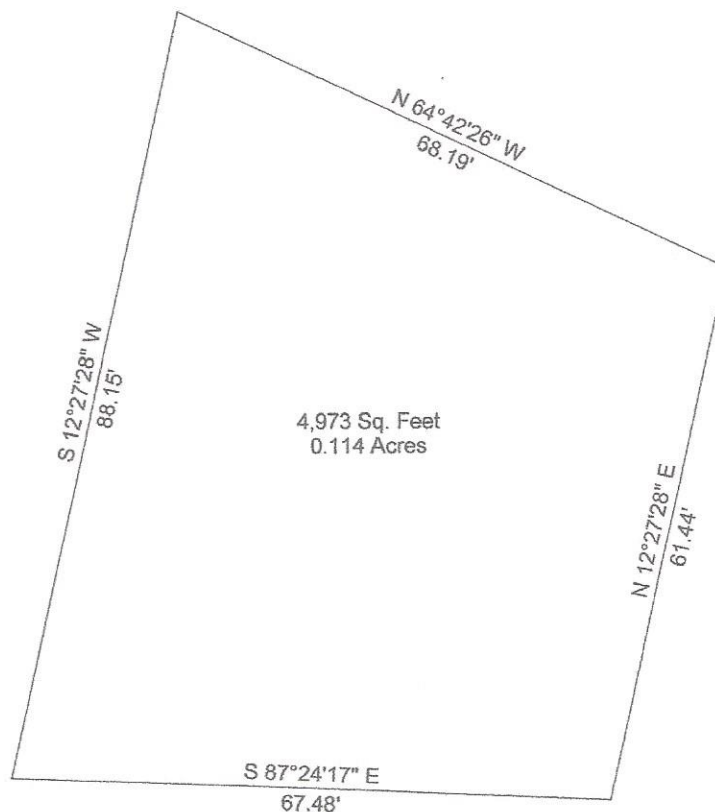
Thank You For Doing Business With Us!!!!

Larry Montgomery, Agent/Auctioneer for the sellers

This is a short version of the terms and conditions. The Auction Real Estate Contract reflects the complete Terms and Conditions.
A copy is available from the Agent/Auctioneer.

A part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 23, Township 20 North, Range 25 West, being more particularly described as follows: Commencing at the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence along a fence South 87° 24'17" East 920.00 feet to an axle at a fence corner for a Point of Beginning; thence North 12°27'28" East 61.44 feet to a 1/2 inch diameter rebar pin on the South right-of-way of U.S. Highway #62; thence along the right of way North 64°42'26" West 68.19 feet to a point from which a USGS Monument bears South 12°27'28" West 0.61 feet; thence leaving the right of way South 12°27'28" West 88.15 feet to a fence; thence South 87° 24'17" East 67.48 feet to the Point of Beginning, and containing 0.114 of an acre, more or less.

Subject to easements, right-of-way, covenants and restrictions of record, and prior mineral reservations, if any.



Kathleen A. Clark Estate		
649 Hwy 62 West, Berryville, AR 72616		
Montgomery Whiteley Realty		
DATE: 7/1/2017	SCALE: 1" = 22'	DRAWN BY: LM