

Another "Montgomery
Real Estate

AUCTION

Holiday Island, Arkansas
Saturday, April 14, 2018 11 am

Home with detached Apartment

**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

By Order of the Owner

Home with detached Apartment

20 Dove Lane, Holiday Island, AR

Location of Auction: On the premises

Saturday, April 14, 2018 11am

Location of Property: From the main entrance of Holiday Island on Hwy 23:
go North 4/10 mile on Holiday Island Dr to Country Club Dr; Then right
1 mile to Wild Turkey Dr; then left 1.6 miles to Dove Lane; Then left 4/10 mile.

.76 Acre with all the amenities of Holiday Island

Includes a 2 bedroom, 1 bath home with 1080 sf of living area and a detached 529 sf apartment. There is over 550 sf of decking. Included is a 506 sf double garage. The home has a 3 year old roof, 3 year old water heater, Wood heating stove with stone hearth and backdrop, oak cabinets and 2x6 walls. The apartment also has oak cabinets. Owner has started some upgrading. This property is prime for the folks that want to add their personal touch. Finish the upgrading and have a nice home at a price you'll be proud of!! Located just a short drive to the marina or the golf course.

TERMS: The owner is offering this home with a Minimum Of Only \$40,000.
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: Travis Hagar

Saturday, April 14, 2018

1. Agents are agents for the sellers only.
2. Personal property: Wood heating stove, 2 refrigerators and 2 electric ranges.
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, Eureka Springs, AR. Closing agent's fee is to be divided 50/50 between buyer and seller. Closing date is designated to be May 7, 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 auction has been ordered by the owner with a minimum bid of only \$40,000.
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.



Lot 33, Block 10, Unit 6 Holiday Island, AR,
as platted for record at Eureka Springs, in the
Western District of Carroll County, AR,
Excepting all underground water in, under or
flowing through said lands and water rights
appurtenant thereto. Subject to right of ways,
easements and restrictions, if any.