


Consider the Potential for:
AGRICULTURAL • RESIDENTIAL • COMMERCIAL • INDUSTRIAL • OPPORTUNITY ZONE

Located in Pulaski County, Arkansas

Absolute
Arkansas
real
estate



AUCTION

- 
- 369± Acres Tillable
 - Wooded Recreational Land
 - Significant Timber
 - Billboard Income
 - Between Little Rock & Jacksonville
 - At the Junction North Belt Freeway (Hwy 440 & US Hwy 67)

**1,200±
acres**
offered in 6 Tracts


Selling Regardless of Price



Friday, October 11 at 10:00 am

Auction held at Wyndham Riverfront Little Rock, #2 Riverfront Place, North Little Rock, AR 72114



www.SchraderAuction.com • 800-451-2709 •  Online Bidding Available

5% Buyer's Premium

Pulaski
County

Absolute
Arkansas

real estate AUCTION

Friday, October 11 at 10:00am

1,200±
acres

offered in 6 Tracts

Selling Regardless of Price

Consider the Potential for:
AGRICULTURAL • RESIDENTIAL • COMMERCIAL
INDUSTRIAL • OPPORTUNITY ZONE



TRACT 1



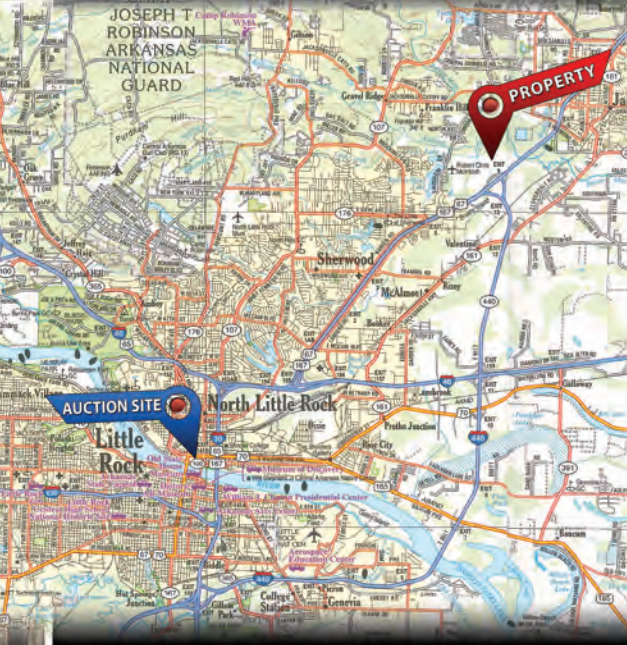
TRACT 1



TRACT 1



TRACT 2 - HWY BILLBOARDS



AUCTION LOCATION: Wyndham Riverfront Little Rock, #2 Riverfront Place, North Little Rock, AR 72114

PROPERTY DIRECTIONS:

Tract 1 southern access: Adjacent to 9709 Warden Rd, Sherwood, AR 72120. From the intersection of Hwy 67/167 and Indianhead Dr, travel north on Indianhead Dr 1/4 mile to Powhatan Dr. Turn right on Powhatan Dr and travel 1/4 mile to Warden Rd. Turn left on Warden Rd and travel 3/4 mile to Tract 1 entrance. **GPS: 34°50'12.84"N, 92°9'58.92"W**

Tracts 1 & 2 via levee trail: From the intersection of Hwy 67/167 and Indianhead Dr, travel north on Indianhead Dr 1 mile to Shoshoni Dr. Turn left on Shoshoni and travel 3/4 miles to Onieda St. Turn right on Onieda and travel 1/4 mile to the entrance on your right. **GPS: 34°51'10.62"N, 92°10'21.22"W**

Tract 2 by tennis courts: From Tracts 1 & 2 levee trail entrance, travel north on Onieda St 1/4 mile to Ricky Raccoon Dr. Turn right on Ricky Raccoon Dr and travel 1/4 mile to Northlake Dr. Turn right onto Northlake Dr and continue left onto Tennis Ct in 300 ft. Tract 2 is ahead past the tennis courts. **GPS: 34°51'19.46"N, 92°9'56.95"W**



AUCTION LOCATION:

Tract 3: Just north of the Tracts 1 & 2 levee trail entrance and across the street.

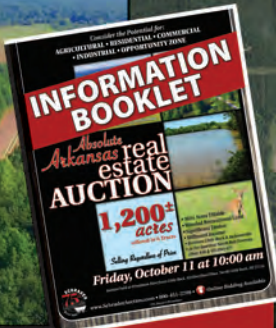
Tract 4: North of the Tracts 1 & 2 levee trail entrance on Onieda St 3/4 mile to the property on the right side of the road. **GPS: 34°51'43.94"N, 92°10'2.62"W**

Tract 5: Near 3513 W Main St, Jacksonville, AR 72076. From the intersection of Hwy 67/167 and Redmond Rd (Exit 8), travel west on Redmond Rd 1 mile to W Main St. Turn left onto W Main St and travel 1/2 mile to the property on the left. Entrance is along path back into the woods. **GPS: 34°52'9.07"N, 92°8'53.20"W**

Tract 6: Near 2000 Cloverdale Rd, Jacksonville, AR 72076. From the intersection of Hwy 67/167 and Redmond Rd (Exit 8), travel east on Redmond Rd 1 mile to S 1st St. Turn right on S 1st St and travel 1 mile to Cloverdale Rd. Turn right on Cloverdale Rd and travel 1/3 mile to the entrance into Tract 6. **GPS: 34°50'45.13"N, 92°7'59.46"W**

INSPECTION DATES:
TUESDAY, SEPTEMBER 17
10am - 12 Noon
and THURSDAY, OCTOBER 10
1pm - 3pm

Meet a Schrader Representative at the south access to Tract 1 on Warden Rd



Contact Auction Company for a Detailed Information Booklet with additional Due-Diligence Materials, including Timber Report, Opportunity Zone description, FSA information, Bill-board income, Soil and Topo Maps.



TRACT DESCRIPTIONS:

TRACT 1: 346± ACRES with frontage on Warden Rd and Onieda St. 141± acres tillable per FSA. The balance of acres in Timber & Recreational Land.

TRACT 2: 600± ACRES with frontage on Onieda St and Tennis Ct. with this diverse tract there are 228± Acres tillable per FSA. And 2 beautiful ponds that provide a great opportunity for many uses. The balance of the tract is a mix of Timber that provides potential income and there are 4 billboards along US Hwy 67 providing an income stream.

TRACT 3: 21± ACRES, a wooded tract with access off of Onieda St. with a small private pond. Also water front along the North boundary line. A great recreational get away!

TRACT 4: 20± ACRES, a wooded tract with frontage on Onieda St. This tract provides several options for recreational or potential building sites.

TRACT 5: 80± ACRES with access off of W. Main St. A beautiful mix of Timber and Wetlands.

TRACT 6: 133± ACRES with access off of Cloverdale Rd. This tract of land is mostly Timber. There are 3 billboards providing an income stream.

SALE MANAGER:
Brad Horrall
812-890-8255



800-451-2709
SchraderAuction.com



ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 1,200± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.

BUYER'S PREMIUM: A 5% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FI-**

NANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, with the targeted closing date approximately 30 days after the auction. Costs for an insured closing shall be shared 50-50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) and will be prorated to the

date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are

approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

OWNER: DBLTD, LP