

**Thursday,
May 3rd
at 10 AM**

AUCTION

Real Estate & Equipment

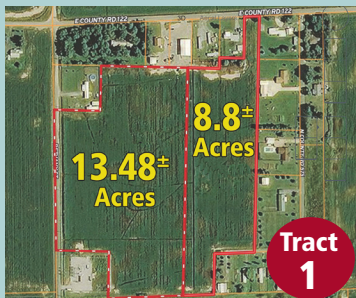
**Commercial Property
Income Producing
Row Crop Farmland
Equipment**

10 Properties in Mississippi County, Blytheville & Gosnell, AR

Auction Location: *the Convenience Store located at*
1215 Airbase Hwy, Gosnell, AR 72315

**Potential for
an income
stream and/or
be purchased for
an end user**

22.28± Acres - Farmland



Tract 1

**Gosnell One Stop &
Quonset Hut - Commercial**

Great Investment!



Tract 2

**Knight Trailer Park
Commercial**

Income Producing!



Tract 3

**Duplex & 1.5± Acres
Residential**

Income Producing!



Tract 4

**Duplex & .24± Acres
Residential**

Income Producing!



Tract 5

**Gosnell Building Supply
Commercial**

Investment Opportunity!



Tract 6

**Office & Beauty Shop
Commercial**

Great Location!



Tract 7

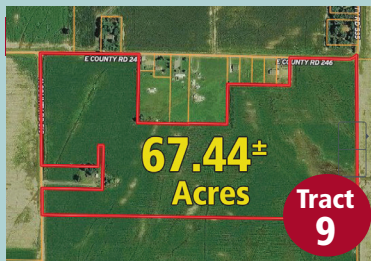
**Knight's Disposal Service
Main Shop - Commercial**

Investment Opportunity!



Tract 8

**67.44± Acres
Farmland**



Tract 9

**Knight Disposal Service
Transfer Station**



Tract 10

Equipment List

- Puma Air Compressors
- Basic Air Compressor
- Ingersoll Rand -model 2475
- 2 Hydraulic Jacks
- Acdelco Hydraulic Jack
- Snap-On Tool Chest
- 385-65 R22-S Tires
- Steel Table
- Taskmaster Drill Press
- Generic Parts Bin
- Numerous Hand Tools
- Guardian Power 5 speed Heavy Drill
- Metal small Tool Box
- Craftsman Quiet Glide Tool Box

**May 3rd at 11 AM OR after the
real estate auction concludes**

- 7' Ladder
- Fleet Charger-model 6006-12Volt- 30 amp
- Lincoln electric Welder
- Power Sprayer
- Alkota Cleaning Equipment-Power Sprayer
- Several Misc. Items
- 1997 Volvo Wgm Garbage Truck-
vin#4VHJCLFE6VR856537
- 2002 Ford F250 2 DR Super Duty
- Central Machinery 6" Bench
- 2004 Strg A90 Sterling Mercedes Benz
Container Roll off truck
- Case 580D Backhoe
- Skidsteer-sn#BM429497-mn#C227

10% buyer's premium is in effect for the equipment.

Terms for Real Estate: Each tract will be offered as a single asset. The high bidder on each tract is required to pay 5% of their high bid to determine the total contract price. Successful bidder will be required to pay 10% of the total contract price down the day of the sale. The full terms and conditions can be found at www.kingrealestatear.com All items selling in "as is" condition and subject to probate court approval. Auction company and seller make no representations and are not responsible for any accidents on the premises during the sale or load out. Visit www.kingrealestatear.com for details.

870.275.6249 - KingRealEstatear.com

Joel King, AALB 184, Preston J. King AALB 2459



Knight Real Estate & Personal Property Auction Info Summary

Property Overview:	To be auctioned is a portfolio of properties located in Mississippi County, Arkansas. The portfolio is a mixture of commercial property, income producing real estate as well as row crop farm land. The properties could provide a potential for an income stream and or be purchased for an end user. Also, being offered is equipment & personal property of Knight Disposal Services. Both the real estate and personal property is being auctioned via a court ordered sale and is subject to court approval.
Auction Overview:	This portfolio will be offered via live auction as individual units and are subject to court approval.
Address:	Properties located in and around Gosnell & Blytheville, Mississippi County AR
Date, Time & Location:	The live auction will take place on May 3rd, 2018. It will start at 10:00 am CST with registration starting at 9:00 am CST. The auction will take place at the Convenience Store located at 1215 Airbase Hwy, Gosnell, AR 72315.
Leases:	Any current leases upon closing will convey to Buyer.
Inspections:	Inspections upon request and appointment only.
Broker Information:	King Real Estate, Joel King, AALB 184, PB00030120
Buyer Broker Participation:	Buyer representation is welcome. Please contact King Real Estate for a required broker participation form. Forms are to be submitted 48 hours in advance of the scheduled auction start date.
Additional Information:	For more information see website (www.kingrealestatear.com)
NOTE:	Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness. All information displayed is based upon information provided by the seller and/or sources that are believed to be accurate; however, purchaser and/or purchasers agent/broker shall bear the responsibility to confirm all calculations prior to the auction. All information contained in marketing material was derived from sources believed to be accurate but is not guaranteed.

Auction Terms and Conditions

King Real Estate is an Arkansas licensed real estate brokerage located at 420 W. Jefferson Ave, Suite C, Jonesboro, AR 72401 (telephone 870-275-6249) and its Arkansas broker, Joel M. King ("Broker") (these parties collectively "Auctioneer") have been commissioned by The Estate of William Knight to offer to sell at public auction ("Auction") certain property ("Property"). These terms, plus and additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. AGENCY: Auctioneer has the right to represent both buyer and seller with consent from the seller.

2. PROPERTY: The Property is described in the "Real Property Sale Contract" ("Sale Contract"), a copy of which is available from Auctioneer, online at www.kingrealestatear.com and posted at the Auction.

3. DUE DILIGENCE: Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Package" (available from Auctioneer and posted at Auction), public records, Terms of Auction and Auction Sale Contract. All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.

4. DISCLAIMER: Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, and employees, shall have no liability on any basis. The Property will be offered in "AS IS, WHERE IS" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether, expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.

5. DISCLOSURES: The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions, and matters of records. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

6. REGISTRATION: Any competent adult with a satisfactory photo identification who property registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded, and unexpired power of attorney with is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. AUCTION METHOD: The Properties are scheduled for offering in individual units and are sold subject to court approval. Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments, and

determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid; Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction.

8. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. The Term of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted. A 5% buyer's premium will be added to the high bid price to determine the total contract price.

9. **DEPOSIT:** Buyer shall immediately pay to the escrow/closing agent, in U.S. Dollars, and earnest money deposit of no less than ten-percent (10.00%) of the total contract price of the Property ("deposit"). If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null, and void, without any requirement of notice, and immediately re-sell the Property to another buyer.

10. **CLOSING:** The closing will be on or about June 4, 2018.

11. **POSSESSION:** Possession will be at closing.

12: **REAL ESTATE TAXES:** The Seller will be responsible for all of 2017 that is due in 2018, and the 2018 taxes will be prorated at day of closing and credited to Buyer for them to pay in 2019.

13: **MINERAL RIGHTS:** All mineral rights owned by the Seller will be conveyed at closing to Buyer.

14: **BUYER BROKER PARTICIPATION:** Buyer Broker will be able to represent a Buyer provided they properly register the Buyer within 48 hours before the start of the online auction. The Broker may obtain a Buyer Broker Form by contacting Auctioneer at 870-275-6249.

15: **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.

Properties to be Offered

Tract 1 - 22.28 +/- Acres - *Farmland*

22.28 +/- acres of farmland located on N. County Road 567 and E. County Road 122 in Mississippi County, AR. The land is contained in two separate parcels.

Parcel # 106-02158-000 - 13.48 +/- acres (W1/2 NW SW 1-15N-10E exc. pts., Mississippi County AR)

Parcel # 106-02151-000 - 8.8 +/- acres (E1/2 NW SW 1-15N-10E exc. pts., Mississippi County AR)

Tract 2 - Gosnell One Stop & Quonset Hut - *Commercial*

2 +/- acres & improvements located at 1215 Airbase Hwy, Gosnell, AR.

Parcel # 306-00195-000 - 2 +/- acres (Lot 3 of E. 10 ac. SW SW 06-15-11, Mississippi County AR)

Tract 3 - Knight Trailer Park - *Commercial*

An income producing trailer park located at 1215 Airbase Hwy, Gosnell, AR.

Parcel # 306-00195-000 - 1215 Airbase Hwy (Lot 3 of E. 10 ac. SW SW 06-15-11, Mississippi County AR)

Parcel # 306-00204 -102 - W. Side of Boyd Ln. (PT of E. 20 ac. SW SW 06-15-11, Mississippi County AR)

Parcel # 306-00204-108 - W. Side of Boyd Ln. (PT of E. 20 ac. SW SW 06-15-11, Mississippi County AR)

Tract 4 - Duplex & 1.5 +/- acres - *Residential*

Income producing duplex located at 1628 Hwy 239, Blytheville, AR. This tract is divided into two parcels, but will sell as one tract.

Parcel # 105-02450-000 - (Lot 7 Irr. Lot 2 NE 24-15-10, Mississippi County AR) Half Moon

Parcel # 105-02451-000 - (Lot 8 Irr. Lot 2 NE 24-15-10, Mississippi County AR) Half Moon

Tract 5 - Duplex & .24 +/- acres - *Residential*

Income producing duplex located at the corner of Hwy 181 & Center St (821 & 823 Hwy 181, Blytheville, AR). Great potential for a cash flow immediately.

Parcel # 306-00595-000 - (Lot 1 Block 3 Quality Acres City of Blytheville AR)

Tract 6 - Gosnell Building Supply - *Commercial*

Great investment opportunity for an income producing property with a long-term tenant. The Gosnell Building Supply has been leased for over 26 years. No personal property items will convey. This tract includes the real estate only. The property is located at 141 Boyd Ln., Gosnell, AR.

Parcel # 306-00204-105 - (Pt. W. 10 ac. E. 20 ac. SW SW 06-15-11 Mississippi County AR)

Tract 7 - Office & Beauty Shop - *Commercial*

Commercial property in good location. Office & beauty shop located at 1201 S. Airbase Hwy, Gosnell, AR.

Parcel # 306-00204-103 - (Pt. E. 20 ac. SW SW 06-15-11 Mississippi County AR)

Tract 8 - Knight's Disposal Service Main Shop - *Commercial*

Potential for investment in this commercial building located in a good location. Property is located at 135 Boyd Ln. Gosnell, AR. The property includes a main shop as well as a separate shop building. The property is divided in three parcels for a total of 1.05 +/- acres & improvements but will sell as a single unit.

Parcel # 306-00204-104 - .14 +/- acres (Pt. E. 20 ac. SW SW 06-15-11 Mississippi County AR) Shop Building

Parcel # 306-00204-106 - .61 +/- acres (Pt. E. 20 ac. SW SW 06-15-11 Mississippi County AR) Main Shop

Parcel # 306-00204-107 - .30 +/- acres (Pt. E. 20 ac. SW SW 06-15-11 Mississippi County AR)

Tract 9 - 67.44 +/- acres - *Farmland*

67.44 +/- acres of tillable farmland located in Mississippi County, AR. The property is one contiguous tract and located along N. County Road 519 & E. County Road 246. Great investment to add to your portfolio or additional acreage to your farming operation.

Parcel # 123-02485-000 - 67.44 +/- acres (NE exc. pts. 27-15-10 Mississippi County AR)

Tract 10 - Knight Disposal Service Transfer Station

Tract 10 was the transfer station for Knight Disposal Service. The property includes 8.31 +/- acres as well as improvements. The property is located at the corner of S. Elm St. and Byrum Rd in Blytheville, AR. This tract would make a great investment or business headquarters. Plenty of room for expansion and in a great location.

Parcel # 305-00468-012 - 8.31 +/- acres (N 1/2 E 1/2 NE SE exc. pts. 21-15-11 Mississippi County AR)

ADDENDA

EQUIPMENT AUCTION
Knight Disposal
Thursday, May 3, 2018 * 11 AM
Main Shop Building* 1215 Airbase Hwy, Gosnell, AR

Puma Air Compressors
Basic Air Compressor
Ingersoll Rand -model 2475
2 Hydraulic Jacks
Acdelco Hydraulic Jack
Snap-On Tool Chest
385-65 R22-S Tires
Steel Table
Taskmaster Drill Press
Generic Parts Bin
Numerous Hand Tools
Guardian Power 5 speed Heavy Duty Drill Press
Central Machinery 6" Bench Grinder-1/2 hp, 115V, 60HZ
Metal small Tool Box
Craftsman Quiet Glide Tool Box
7' Ladder
Fleet Charger-model 6006-12Volt- 30 amp
Lincoln electric Welder
Power Sprayer
Alkota Cleaning Equipment-Power Sprayer
Several Misc. Items
1997 Volvo Wgm Garbage Truck-vin#4VHJCLFE6VR856537
2002 Ford F250 2 DR Super Duty Long Bed Truck
2004 Strg A90 Sterling Mercedes Benz Container Roll off truck
Case 580D Backhoe
Skidsteer-sn#BM429497-mn#C227

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Joel King AALB #184



3D

Aerial Layers

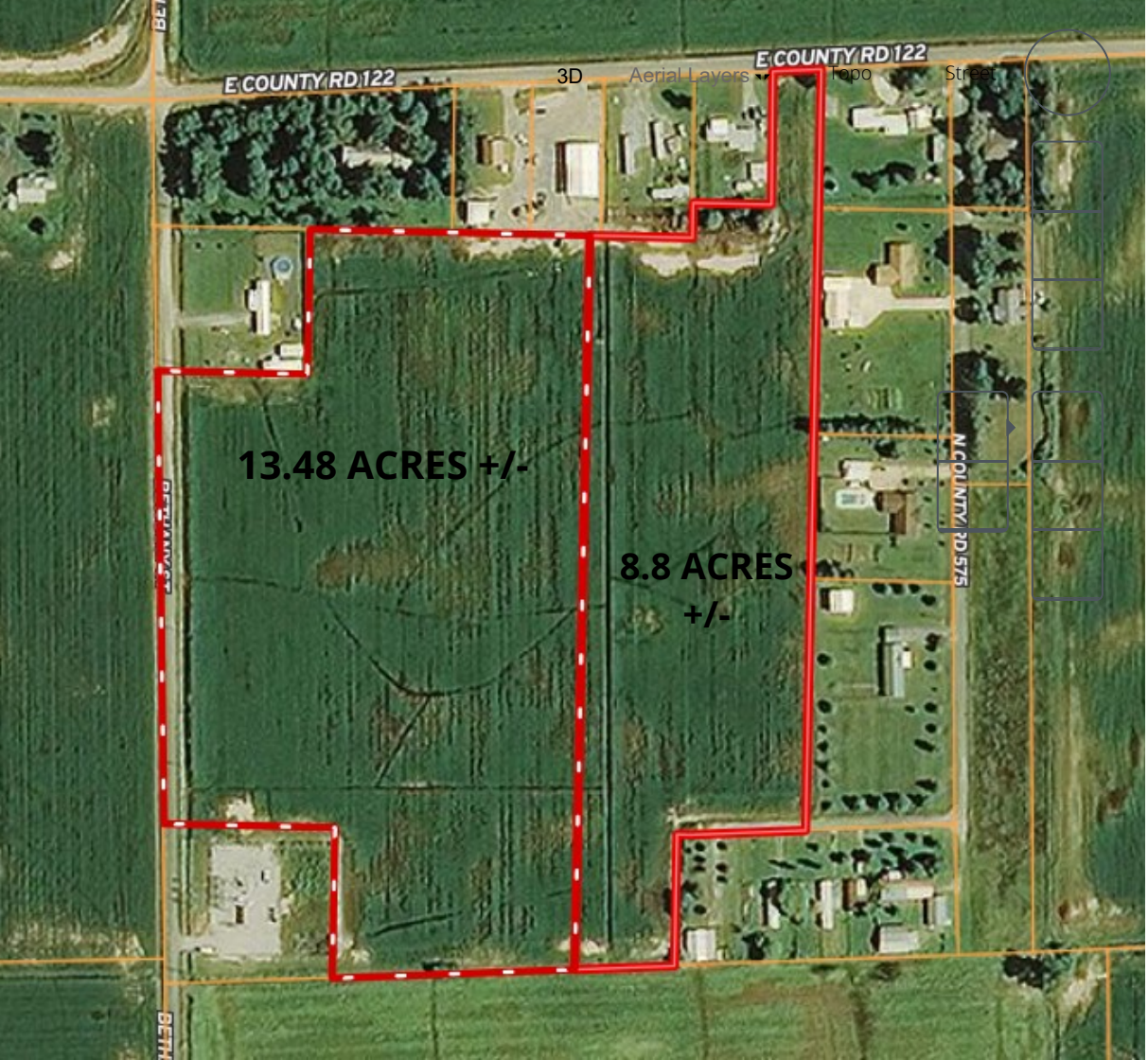
Topo

Street

BYRUM RD

8.31 ACRES +/-

SELMST



E COUNTY RD 122

3D

Aerial Layers

Topo

Street

E COUNTY RD 122

N COUNTY RD 575

BETH

BETH

13.48 ACRES +/-

8.8 ACRES
+/-

3D

Aerial Layers

Topo

Streets

N COUNTY RD 535

E COUNTY RD 24

E COUNTY RD 246

67.44 ACRES +/-

N COUNTY RD 519