

Earls Court Ordered Real Estate Auction Info Summary

Property Overview:	King Real Estate is proud to offer five tracts of real estate being offered via a live court ordered auction. The properties are all located in Independence County, AR and include pasture land, wooded land, and commercial buildings. The properties would be ideal for investment, business opportunity or even recreational purposes. Less than 15 minutes to Batesville, AR and an hour from Jonesboro, AR.
Auction Overview:	This portfolio will be offered via live auction as individual properties and are subject to the Court & Seller's confirmation.
Date, Time & Location:	The live auction will take place at the Batesville Community Center & Aquatics (1420 20th St, Batesville, AR 72501) on July 20th, 2018 at 10:00 A.M. CST. Registration will start to take place at 9:00 A.M. CST.
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 Ben Earls 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 five (5) tracts and are sold subject to court approval and seller 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 6% 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 August 20, 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 - 82 +/- Acres

82 +/- acre tract of pasture and wooded property located off Rosewood Rd. Access can be from White Dr. and then Huddleston Ln. which turns into Rosewood Rd. The property is contained in 2 separate parcels. One is an 80 +/- acre tract and an additional 2 +/- acres. The property is ideal for livestock grazing, recreational uses in hunting or outdoor activities or even a homesite. The property is partially fenced and is livestock ready. A large pond is also located on the property. This tract is located 6.9 +/- miles from White River Medical Center on Harrison St. in Batesville and less than a 15-minute drive as well as less than an hour from Jonesboro, AR.

Tract 2 - 35 +/- Acres

35 +/- acres of great pasture and wooded property located just off Rosewood Rd. The property is ideal for cattle/livestock grazing and or recreational purposes. Some fencing exists on this tract which could make it a great income producing farm. This tract is located 6.9 +/- miles from White River Medical Center on Harrison St. in Batesville and less than a 15-minute drive as well as less than an hour from Jonesboro, AR.

Tract 3 - 11.16 +/- acres

11.16 +/- acres of wooded property located between Batesville and Bethesda, AR. This tract would be ideal for recreational uses, a home site or even investment purposes.

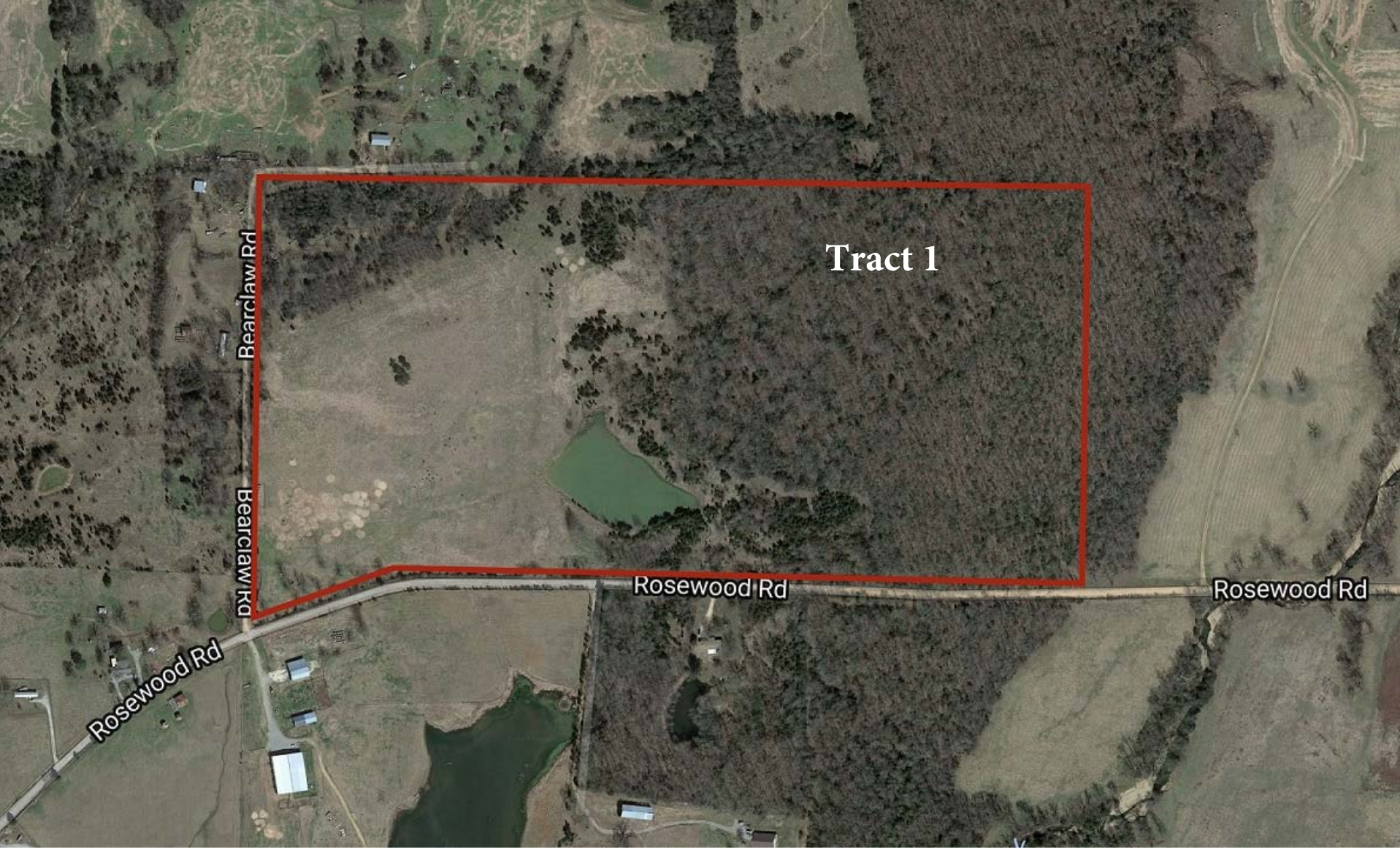
Tract 4 - 6.49 +/- acres

6.49 +/- acres of wooded property located between Batesville and Bethesda, AR. Tract 4 can be accessed from Dry Run Cir. This tract is very close in proximity to tract 3, but they are not contiguous. This tract would be ideal for recreational uses, a home site or even investment purposes. The land is very private and would make a great getaway location.

Tract 5 - Two Commercial Buildings

Two metal commercial improvements located along Highway 69 in Batesville, AR. The buildings have several overhead doors each which would be great for several different type of businesses and/or ideal for storage. The two buildings sit on approximately 2.24 +/- acres of wooded property that could be used for additional buildings or other purposes.

ADDENDA



Tract 1

Bearclaw Rd

Bearclaw Rd

Rosewood Rd

Rosewood Rd

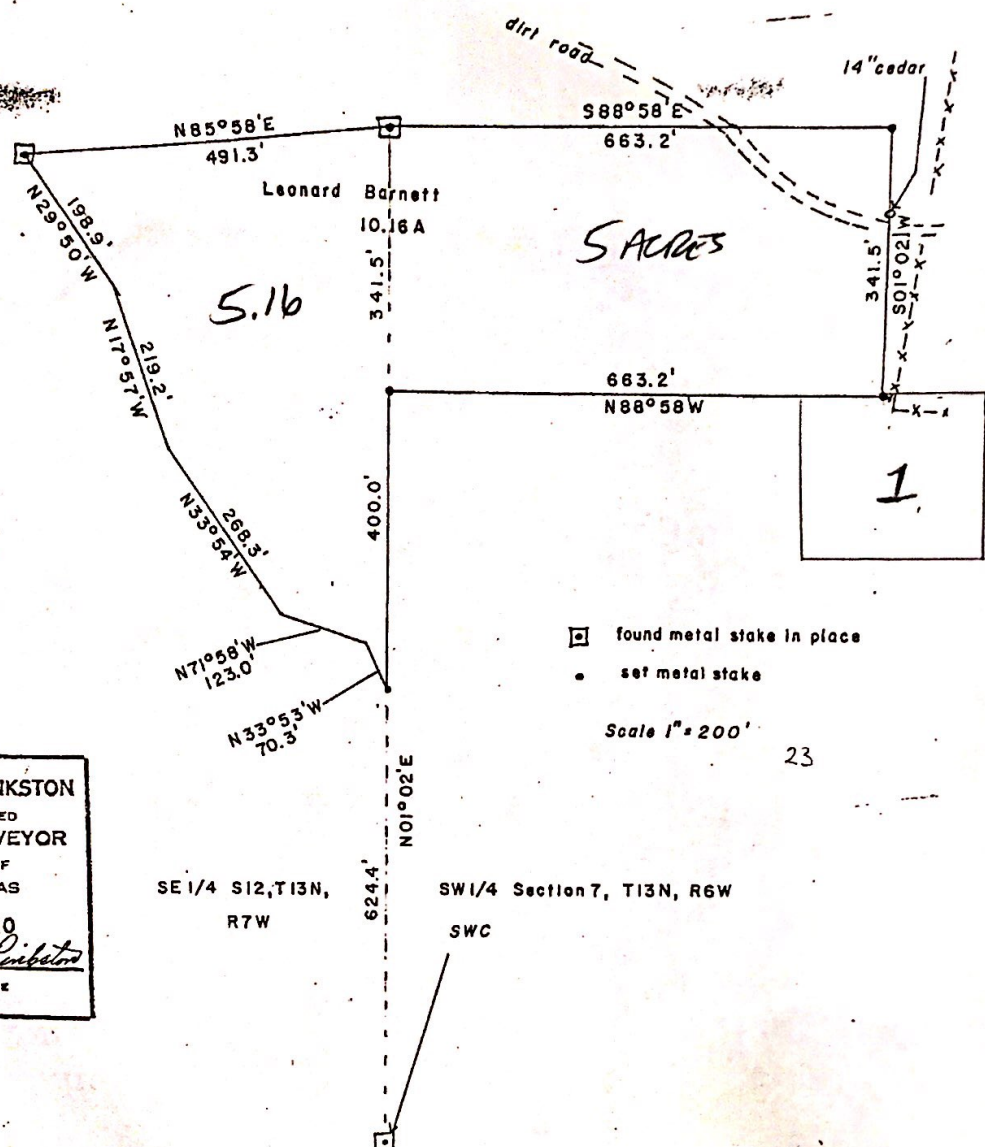
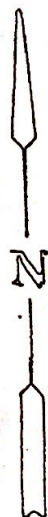
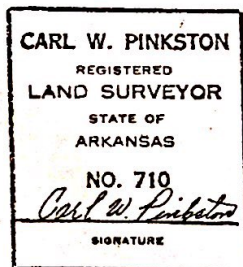
Rosewood Rd

An aerial photograph of a rural landscape. A large, irregularly shaped area is outlined in a thick red border. The text "Tract 2" is written in white, bold, sans-serif font in the center of this red-outlined area. The landscape consists of a mix of green fields, brownish-grey patches, and clusters of dark trees. To the right of the red-outlined area, there is a dirt road or path that runs vertically. Further to the right, there are some small buildings and more fields. The overall scene is a typical rural or agricultural setting.

Tract 2

An aerial photograph of a wooded area. A red boundary line outlines a specific region. The text "Tract 3" is written in white in the center of this region. The terrain is covered with dense, dry-looking vegetation and some green shrubs. A small clearing with some structures is visible near the bottom center of the outlined area.

Tract 3



A survey of a parcel of land in the SW $\frac{1}{4}$ of Section 7, Township 13 North, Range 6 West, and the SE $\frac{1}{4}$ of Section 12, Township 13 North, Range 7 West of the Fifth Principal Meridian of Arkansas, more particularly described as follows:

Commencing at an embedded car axle mounded with stones, the Southwest corner of the SW $\frac{1}{4}$ of Section 7, Township 13 North, Range 6 West, thence N01°02'E 1365.9 ft. to a metal stake in a hollow next to a blazed tree, the point of beginning, thence S88°58'E 663.2 ft. to a metal stake, thence S01°02'W 341.5 ft. to a metal stake, thence N88°58'W 663.2 ft. to a metal stake, thence S01°02'W 400.0 ft. to a metal stake in a hollow next to a dry creek, thence meandering Northwesterly along the dry creek in the center of said hollow N33°53'W 70.3 ft., N71°58'W 123.0 ft., N33°54'W 268.3 ft., N17°57'W 219.2 ft., N29°50'W 198.9 ft. to a metal stake, thence N85°58'E 491.3 ft. to point of beginning, containing 10.16 Acres, more or less.



Tract 4

Dry Run Cir

Dry Run Cir

Dry Run Cir

Dry Run



AR STATE
HWY
COMM

+ Tract 5

EARLS WILLIAM BEN JR

W
ALLIS
LORETT
A

N Central Ave