REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, AUG. 10, 2019 * 11:00
MR. & MRS. CARL CLIFT *
BENTONVILLE, AR

DIRECTIONS: FROM I-49, TAKE EXIT 85; GO WEST ON WALTON BLVD TO HWY 12 AT RAINBOW CORNER; TURN WEST, GO TO GREENHOUSE RD; TURN RIGHT, GO TO QUAILRIDGE WAY; TURN LEFT, GO TO 1701 QUAILRIDGE WAY.

HOUSE TO SELL AT 11:00 AM

4 BEDROOM, 4 FULL BATHROOM, 3524 SQ. FT. BRICK HOME W/3 CAR GARAGE, 2 STORY, TOTAL OF 8 ROOMS, CARPET, TILE, BUILT IN 2010. HAS STORAGE BUILDING W/HARDWOOD FLOOR.

AUCTION FORMAT:

All bidding will be held on site and is open to anyone qualified to pay for the property in full at closing.

EARNEST MONEY DEPOSIT:

May be paid in cash, cashier's check or personal check (BE SURE CHECK IS GOOD). The successful bidder on the property will be required to sign a real estate purchase agreement immediately upon the conclusion of bidding and deliver a check for 5% of the bid price as earnest deposit, made payable to Lazenby Realty Group. Seller to pay seller's closing cost. We suggest you see your banker in advance, no owner financing.

ALL LAND IMPROVEMENTS:

Will be sold "As Is, Where Is" basis. Prospective buyers are invited and urged to inspect property prior to Auction date and satisfy themselves as to acreage, boundaries and condition of improvements, etc. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED.

AUCTION NOTE: The Clift's are selling their large home here & moving to St. Louis. Well cared for home & contents. Open house Sunday, August 4th from 1 – 3 pm. All personal items will sell same day. - Larry