

Conway County Custom Built House and Acreage
Auction
280 Lewis Lane
Hattiesville, AR 72063

5± Acres
Conway County



Conway County Custom Built House and Acreage Auction Hattieville, AR / Conway County

SUMMARY

Address

280 Lewis Lane

City, State Zip

Hattieville, AR 72063

County

Conway County

Type

Residential Property, Horse Property, Recreational Land

Latitude / Longitude

35.319342 / -92.663997

Taxes (Annually)

\$1,537

Dwelling Square Feet

2,576

Bedrooms / Bathrooms

4 / 2.5

Acreage

5

Property Website

<https://moplandandhome.com/property/conway-county-custom-built-house-and-acerage-auction-conway-arkansas/116860/>



Conway County Custom Built House and Acreage Auction Hattiesville, AR / Conway County

PROPERTY DESCRIPTION

Discover a remarkable opportunity at the Conway County custom-built house and acreage auction, offering a blend of serene country living and equestrian potential. This inviting 5-acre property in Hattiesville, Arkansas, features a spacious 4-bedroom, 2.5-bath home built in 2013, perfectly suited for those seeking a tranquil retreat with room to grow. Imagine the possibilities for a life surrounded by nature, yet with modern comforts at your fingertips.

Location

Nestled in the charming city of Hattiesville, within Conway County, Arkansas, this property offers the peace of rural living with convenient access to local amenities. The address, 280 Lewis Lane, places you in a desirable area known for its natural beauty and community spirit, all within the 72063 zip code.

Land and terrain

Spanning 5 acres, the land presents a welcoming landscape primarily comprised of grassed areas, offering a picturesque setting for various activities. The terrain is conducive to a multitude of uses, providing ample space for outdoor enjoyment and the development of personal preferences.

Improvements and infrastructure

This exceptional property boasts a custom-built, two-story home constructed in 2013, featuring 4 bedrooms and 2.5 baths. The residence is built on a sturdy slab foundation with an asphalt roof, ensuring durability. Complementing the home is a barn, a significant asset for horse enthusiasts or those desiring additional storage and utility space. The property is secured with barbed wire fencing, providing a clear boundary and enhancing its functionality.

Water and utilities

The home is well-equipped with essential utilities, including electricity connected, ensuring comfort and convenience. Climate control is managed by central heating and central air conditioning, maintaining an ideal indoor environment year-round. The water source for the property is readily available, offering reliability for all household needs.

Wildlife and vegetation

The property's primary vegetation consists of well-maintained grassed areas, creating an open and inviting landscape. This verdant setting provides a natural habitat and an attractive backdrop for daily life. The diverse ecosystem of Conway County promises a rich array of local wildlife, offering residents the chance to observe nature's beauty firsthand.

Current and potential use

Currently serving as a comfortable residential property, this acreage holds significant potential for expansion into a horse property. With existing improvements like a barn and fencing, it's primed for equestrian pursuits, allowing owners to cultivate their passion. The versatility of the land also lends itself to various recreational activities, inviting owners to shape its future according to their dreams.

Access and easements

Access to the property is via a gravel road, ensuring privacy and a rustic charm. The ease of access makes daily commutes and property management straightforward, while the absence of specific easements allows for maximum flexibility in property use and development.

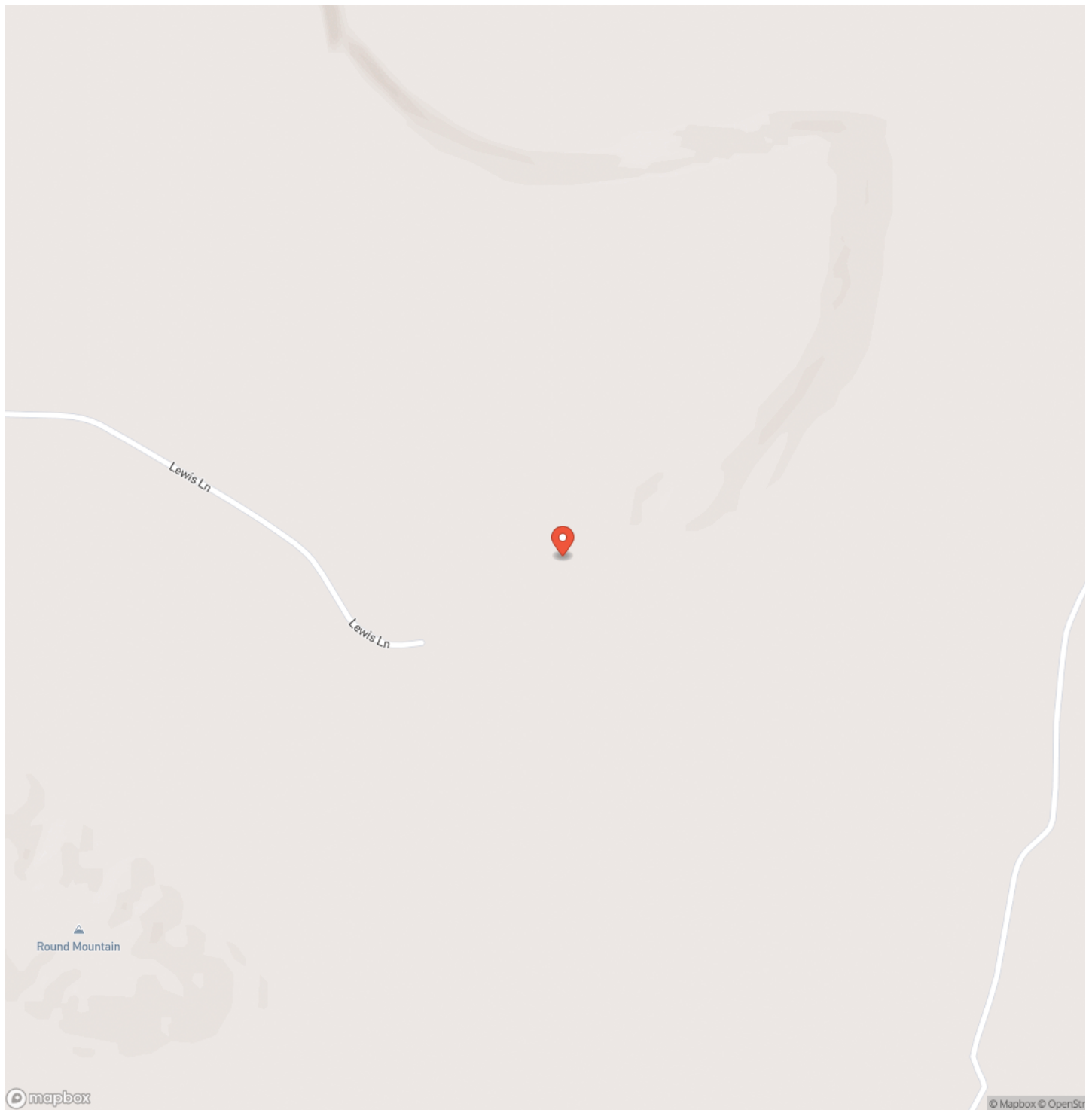
An easement exist for the landowner on the east side of the property.

The mineral rights do not convey

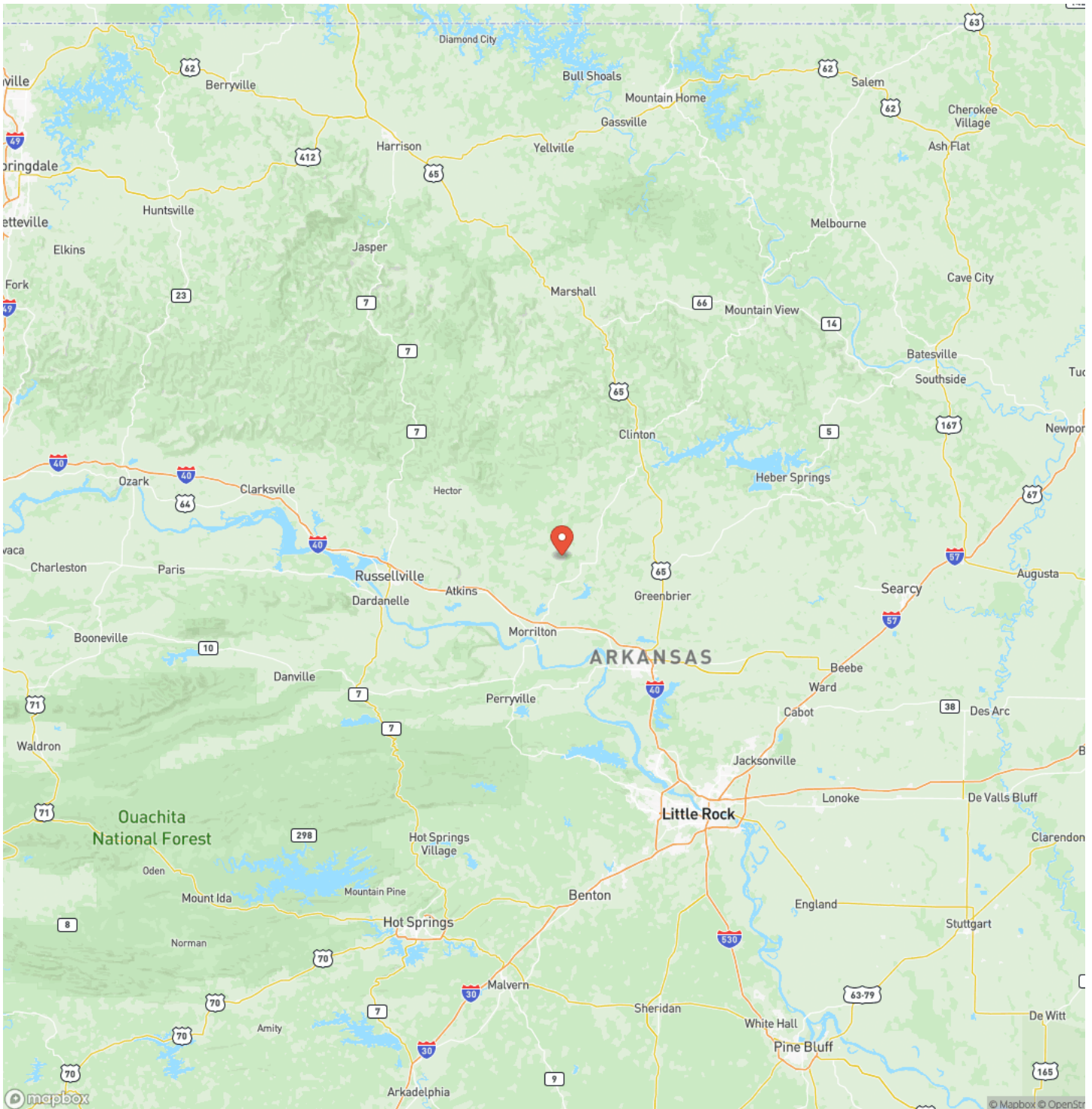
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Hattiesville, AR / Conway County



Locator Map



Locator Map



Satellite Map



Conway County Custom Built House and Acreage Auction

Hattiesville, AR / Conway County

LISTING REPRESENTATIVE

For more information contact:



Representative

Wade Andrews

Mobile

(870) 818-8537

Office

(870) 807-6731

Email

wandrews@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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<https://moplandandhome.com/>

DISCLAIMERS

MOSSY OAK PROPERTIES LAND AND HOME

TERMS OF AUCTION

Mossy Oak Properties Land and Home, headquartered at 819 Lakewood Rd, Camden, Arkansas 71701, Telephone [\(870\) 807-6731](tel:870.807.6731), and its Arkansas broker, Michael Clayton ("Broker"), and its agent and Auctioneer, Wade Andrews ("Agent/Auctioneer") (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any 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 is acting as an agent for Seller and may act as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. PROPERTY: The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer 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, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). 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 record. 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. Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards.
6. REGISTRATION: Any competent adult with a satisfactory photo identification who properly 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 which 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 the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both. We highly recommend registering well in advance of Auction day to enhance your chances of being notified of any pertinent changes that may take place prior to Auction day.
7. BUYER'S PREMIUM: A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").

a. AS A BUYER

BUYER BROKER PARTICIPATION TERMS

A 2% COMMISSION* WILL BE PAID TO THE LICENSED REAL ESTATE BROKER WHO MEETS THE TERMS BELOW AND WHOSE REGISTERED BUYER PAYS FOR AND CLOSES TITLE TO THE PROPERTY.

TO QUALIFY, BUYER BROKER MUST:

Register prospective buyers for specific properties, prior to any inspection of the property by the buyer. Broker must complete the "Buyer Broker Registration Form*."

TO REQUEST A FORM, CONTACT US AT [\(870\) 818-8537](tel:870.818.8537)

NOTE: This form must be complete, signed by Broker and/or Agent **and** Prospective Buyer, and returned to us by mail at 819 Lakewood Rd Camden AR 71701, email wandrews@mossyOakproperties.com at least 72 hours prior to the auction.

*Submit Buyer Broker Registrations at least 72 hours prior to the auction.

*Accompany and sign-in with your client at any inspection of the property.



*Registration must be signed by **both** the prospective buyer **and** the broker or agent.

*Buyer Broker must show the property at least once prior to auction day.

*Attend the auction with your client.

*No broker will be recognized for a prospect who has not previously contacted Mossy Oak Properties Land and Home. No commission will be paid to any broker acting as a principal in the purchase of the property. An affidavit stating that neither broker, nor any of his employees or agents, nor any member of his immediate family is a principal, may be required. Commissions will be paid by seller upon closing. A complete registration file on all prospects will be maintained. All registrations accepted by Mossy Oak Properties Land and Home. will be acknowledged via e-mail or in writing at the auction registration desk. No oral registrations will be accepted. There are NO EXCEPTIONS to this procedure.

8. AUCTION: 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 whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.

9. 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. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms 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.

10. DEPOSIT: Buyer shall immediately pay to Mossy Oak Properties Land and Home, funds in the amount of \$15000, down in the form of a cashier's check. 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.

11. ARBITRATION: Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run, on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.

12. CHOICE OF LAW, JURISDICTION, AND VENUE: Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be in the State of Arkansas.

13. 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.

14. EXCLUSION/DISCLAIMER OF WARRANTY: Neither Seller nor Auctioneer makes any representations or warranties as to the accuracy or completeness of any information contained online at the Auction website, in the Auction brochure or available at the Property and/or the Auction.

15. Upon registering as a Bidder and bidding during the Auction, each Bidder shall be deemed to represent, warrant and agree that with respect to each Property it bids upon (a) that such Bidder has examined, or has had the opportunity to examine, the Property and is familiar with the physical condition thereof and has conducted such investigation of the Property as the Bidder has considered appropriate, (b) neither Auctioneer nor Seller, nor any affiliate, agent, officer, employee or representative of either of them has made any verbal or written representations, warranties, promises or guarantees whatsoever to the Bidder, expressed or implied, and in particular, that no such representations, warranties, guarantees, or promises have been made with respect to the physical condition, operation, or any other

matter or thing affecting or related to the Property and/or the offering or sale of the Property, (c) Bidder has not relied upon any representations, warranties, guarantees or promises or upon any statements made or any information provided concerning the Property, including but not limited to on-line at the Auction website, in the Auction brochure or the information provided or made available by Auctioneer, or by Seller, or their respective agents, employees or representatives, and (d) Bidder has determined to make its bid after having made and relied solely on its own independent investigation, inspection, analysis, appraisal and evaluation of the Property and the facts and circumstances related thereto. Upon registering as a Bidder and bidding during the Auction, each Bidder shall also be deemed to represent, warrant and agree that (x) any information provided or to be provided by or on behalf of the Sellers with respect to the Properties including, without limitation, all information contained online at the Auction website, in the Auction brochure and in the information being made available to Bidder by Sellers and Auctioneer, was obtained from a variety of sources and that Sellers and Auctioneer have not made any independent investigation or verification of such information, and make no representations as to the accuracy or completeness of such information, (y) without limiting the generality of the foregoing, neither Auctioneer nor Sellers shall be under any obligation to disclose to any Bidder, and shall have no liability for its failure to disclose to any Bidder, any information known to them relating to any Property except as may be required by law, and (z) Sellers and Auctioneer are not liable or bound in any manner by any oral or written statements, representations or information pertaining to the Properties, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person.

16. Seller to pay half of all closing cost with the Buyer paying the other half.

17. Announcements made from the podium at the time of the Sale take precedence over all printed materials.

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