

# Real Estate Auction

702 Wallis Rd. Cave Springs, AR 72718  
Sunday December 3rd, 2006 at 2:00 PM.



## Directions:

Take Hwy 112, one mile North of Cave Springs to Wallis Road. Turn East and follow for one mile.

- 3 or 4 Bedroom.
- 2 Bathrooms.
- 2 Car Garage.
- Native Stone Fireplace.
- Fireplace has insert.
- 2400 Square Feet heated.
- Located on .89 Acres.
- Large Wrap around Deck.
- Good Well and septic system.
- Rural Water nearby.
- Privacy Fence on 3 sides.
- Fronts Wallis Road.
- Brick Construction.

**Gifford**  
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Auctioneer / Broker  
Licensed & Bonded AALB #109

- Open Living Room, Dining Room and Kitchen Combination.
- Full Basement with spiral Wrought Iron staircase.
- Basement has fireplace with insert.
- Large Deck. Wraps around living room and Kitchen area..
- Game Room or Master Bedroom with full Bathroom.
- 2 Separate Heating and cooling units.
- Large Scale subdivision joins property.
- Rural Water and Sewer in nearby subdivision.

**For more information, please call or visit our web site.**

**479-738-6640 WWW.GIFFORDAUCTION.COM 479-737-5242**

## Auctioneers Note.

**This property is in a great area and has lots of potential. The owners are serious. Come prepared to buy.**

## TERMS OF AUCTION

INSPECTION: The properties may be inspected by appointment.

EARNEST MONEY DEPOSIT / TERMS: Earnest money deposit may be paid in cash, cashiers check, or personal check. 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 \$5000.00 as earnest deposit. Balance due in full within 30 days. Sellers Guarantee good title. If buyer fails to fulfil his/her obligation, the earnest money will become liquidated damages.

FINANCING: We suggest you contact your lender well in advance of the sale date. Broker participation 2%.

ALL LAND / IMPROVEMENTS: Will be sold on "as is / where is" basis All information is from sources deemed reliable but not guaranteed. Prospective buyers are invited and urged to inspect the property prior to auction date and satisfy themselves as to acreage's, boundaries, condition of improvements, etc.  
NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED.

MAILBIDS: In the event you can not attend this auction, you can bid on a special bid form, 72 hours prior to sale time. Contact Auctioneer for details.

DISCLOSURES: All disclosures will be handed out day of the auction. Sale subject to seller's confirmation.

## FOR MORE INFORMATION

479-738-6640 Call David Gifford 479-737-5242

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