

Investment Real Estate Auction Marshall, AR



Date:	Saturday March 29, 2008 10:00 am
Inspection Time:	Sat. & Sun. March 22 & 23, 2008 2:00pm to 4:00 pm
Location & Directions:	<p>100 Pine Street, 108 Pine Street, 206 Pine Street, 403 Campus Street, two vacant lots on Pine Street, and one commercial lot on Hwy 65. Marshall Arkansas</p> <p>Hwy 65 (south end of town of Marshall Arkansas) Campus Street turns east off Hwy 65 and runs into Pine Street (Properties on corner of Hwy 65 and Campus Street, Campus Street, and Pine Street)</p>
Description:	<p>All properties are located with easy access from Hwy 65 and Hwy 27. The properties are highly visible and convenient to several resort stops in the area. They are located all in one location and will be offered in seven different tracts and then in combinations.</p> <ul style="list-style-type: none"> • Tract # 1 – Commercial lot that boulders Hwy 65 and Campus Street. Lot Size is 105 x 90 x 100 x 108. Lot size is approximate and will be determined by new survey. Taxes to be determined. • Tract #2 – Rent house at 403 Campus. Two bedroom, one bath, approximately 960 sq ft. with outside storage building. Central heat and Air. Currently leased till October 2008 for \$250/month. Lot size is 105 x 67.5 x 105 x 67.5 and is approximate. Taxes are \$197/yr

- Tract # 3 – Rent house at 108 Pine Street (corner of Pine and Campus). Two bedroom, one bath, approximately 600 square feet, Central heat and air. Currently rented until October 2008 with HUD for \$150/month. Lot size is 105 x 68 x 105 x 68 and is approximate. Taxes are \$175/yr.
- Tract # 4 – Vacant lot on West side of Pine Street (Part of lot 3 of Aday's Addition). Lot size is 105 x 135 x 105 x 135 and is approximate. Taxes are \$37/yr.
- Tract #5 – Vacant lot on the East side of Pine Street (Lot 10 of Aday's Addition). Lot size is 105 x 210 x 105 x 210 and is approximate. Taxes are \$37/yr.
- Tract # 6 – Rent House at 206 Pine Street. Three bedrooms, one bath with approximately 900 square feet. Currently leased until October 2008 for \$250/month. Central heat and air. Lot size is 65 x 135 x 65 x 135 and is approximate. Current taxes are \$215/yr.
- Tract # 7 – Rent house at 100 Pine Street. Three bedrooms, one bath with approximately 1040 square feet. Central heat and air. Currently leased until October 2008 for \$250/month. Lot size is 62 x 135 x 62 x 135 and is approximate. Current taxes are \$214/year.

All square footage measurements and approximate lot sizes are from court house records. All sold properties will have a new survey at closing.

All rent houses have newer (less than three year old) central heat and air units. They have all been HUD inspected and have been leased with HUD for as much as \$375/month. The current owner has reduced the rent to prevent turnover because he is an out of town owner.

Terms:

- 10 % earnest Monies Day of Auction
- Closing to be within 30 days of Auction Date
- 10% Buyers Premium added to final bid price to calculate final sales price
- Property selling subject to owner's confirmation.
- Seller to provide title insurance and new survey at closings
- Properties selling "AS-IS"
- Properties will auction individually and then be offered in combinations
- Seller is a licensed real estate agent in the State of Arkansas
- Announcements made Auction Day take precedence over advertised material

**For More Info
Contact:**

Clark Kitchens
 AALB# 1441
 1-866-582-0144 Id# 8000 Free 24-hr recorded information
 501-844-6460 (Direct)
ckitchens@crye-leike.com
www.clarksellsrealestate.com



Commercial Frontage



Level Commercial Lot



403 Campus



403 Campus



108 Pine



Vacant Lot Pt of Lot 3



Lot 10 Adays Addition



206 Pine



100 Pine