

# Absolute Auction

## 809 ORLEANS Drive Rogers, AR 72758



<b>Date:</b>	<b>Thursday August 18, 2011 12 Noon</b>
<b>Inspection Time:</b>	2 Open House Events for Previewing August 13 <sup>th</sup> and August 14 <sup>th</sup>
<b>Location &amp; Directions:</b>	<b>809 ORLEANS Drive Rogers, AR 72758</b> <b>Turn North on Chateau Drive off of Oak Street. Turn right on Orleans, 7<sup>th</sup> house on right.</b>
<b>Description:</b>	This three bedroom and two and one half bath home has a two car attached garage and privacy fenced, is in one of the best neighborhoods in Rogers. Complete with oversized living area with built in wood burning fireplace and heated and cooled sunroom containing a luxurious hot tub, this home is perfect for entertaining on the large back deck. <b>The home and storage shed has a new roof with a five year guarantee.</b> This home will be SOLD in an absolute auction on August 18th, so don't miss out on this great opportunity!  Lot size of 95 X 140 with total acreage of 0.29
<b>Terms:</b>	<ul style="list-style-type: none"> <li>o There is <b>NO BUYERS PREMIUM</b></li> <li>o 10 % Down day of Auction non refundable w/balance paid at closing</li> <li>o Closing to be within 30 days of Auction Date</li> <li>o Seller to provide title insurance</li> <li>o Properties selling "AS-IS"</li> <li>o Auctioneer is a licensed real estate agent in the State of Arkansas</li> <li>o Announcements made Auction Day take precedence over advertised material</li> </ul>
<b>Referring Agent:</b>	Terry Metcalf AALB #1457

**For More Info  
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