

# Absolute Auction

## 3403 Edward Ave, Springdale, AR 72762



<b>Date:</b>	<b>Thursday December 15, 2011 12 Noon</b>
<b>Inspection Time:</b>	2 Open House Events for Previewing December 4 <sup>th</sup> and December 10 <sup>th</sup>
<b>Location &amp; Directions:</b>	<b>3403 Edward Ave, Springdale, AR 72762</b> <b>Take exit 73/Elm Springs Road, turn North on 40<sup>th</sup> Street, right on Edward Street, the property on the right.</b>
<b>Description:</b>	This three bedroom and two bath home has a two car attached garage and privacy fenced, it is in one of the best neighborhoods in Springdale. The home has two large storage sheds. <b>A new roof is being completed at this time.</b> This home will be SOLD in an absolute auction on December 1 <sup>st</sup> , so don't miss out on this great opportunity!
<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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