

Absolute Auction

1812 S K Street, Rogers, AR 72756



Date:	Thursday February 23, 2012 12 Noon
Inspection Time:	2 Open House Events for Previewing February 12th and February 18th
Location & Directions:	1812 S K Street, Rogers, AR 72756 From 71B take New Hope East to K. Property is on the left.
Description:	<p>This home has to be sold to settle an estate. First timers or investors. Your clients need a chance to see this one. Home is ideally located in Rogers within very close proximity to the local school, Wal-Mart grocery, Promenade, 540, Benton Co School of the Arts, both English and Hispanic worship centers, recreational parks and the lake.</p> <p>The floor plan is very open with 2 sets of French double doors to exit into the back yard. A large built in bookshelf system and stone fireplace can be viewed from the living room, kitchen, dining area and the bedroom.</p> <p>Large 2 car garage, laundry & pantry, 3b/2ba. The master bed is oversized with French Doors, walk in closet and a fully functional handicap shower facility. The back deck covers the entire length of the house and is flanked by a properly structured handicap ramp located in the fully fenced back yard.</p> <p>This solid built brick home needs some cosmetic TLC in carpeting and paint to be ready for its new owners.</p> <p>Contents including a Dodge Van may be purchased separately with home purchase.</p>

Terms:	<ul style="list-style-type: none"> • There is NO BUYERS PREMIUM • 10 % Down day of Auction non refundable w/balance paid at closing • Closing to be within 30 days of Auction Date • Property selling subject to owner's confirmation • Seller to provide title insurance • Properties selling "AS-IS" • Auctioneer is a licensed real estate agent in the State of Arkansas • Announcements made Auction Day take precedence over advertised material
Referring Agent:	Jason Smith 479-695-1277
For More Info Contact:	Jason Smith 479-695-1277 479-878-5934 Crye-Leike, REALTORS- 1280 East Stearns Suite 2 Fayetteville, AR 72703 Phone: 479-695-1277 Fax: 479-695-1278 479-841-9699 Agt Email: nwafamilyrealestate@gmail.com

[Insert additional photos here

