

# REAL ESTATE AND PERSONAL PROPERTY SATURDAY, MAY 18, 2019 • 10AM ONSITE

**LOCATION:** 13688 Lee Town RD, Pea Ridge, AR 72751

**DIRECTIONS:** From Pea Ridge, go approx. 2 miles east on Lee Town Rd., property is on the left. Watch for Block Auction signs.

**HIGHLIGHTS:** Real estate & personal property auction. Saturday May 18th @ 10am onsite. 13688 Lee Town rd, Pea Ridge. This beautiful property offers a 60x120 Latco shop building with a 2200 sq ft living quarters inside( 2 bedroom 3 bath) all on 20 acres. The shop has 4 overhead doors, plenty of storage & very nicely built.



**NOTES: Offers may be taken prior to May 10, 2019 @ 12pm (noon):** There will be a 6% Buyer's Premium on the real estate & 10% Buyer's Premium on the personal property. Real Estate agents must register 48 hours prior to auction date to receive compensation. Please fax or email your info & your buyers info. We are offering 2.5% buyers agency to any agent that brings a qualified buyer, attends the auction with them, & attends the closing with them. Property is co-listed with Auction Management Corp & Realty

## **BLOCK REALTY & AUCTION**

### **RESERVE TERMS & CONDITIONS OF SALE**

**There is a 6% Buyer's Premium at this sale. Please Bid accordingly.**

1. Anyone who can meet the conditions of cash at closing with no contingency of the sale is eligible to bid & purchase the property. This includes any & all Auctioneers, Real Estate Agents & Brokers, including family & friends of the Owner, Auctioneer, or Real Estate Broker.
2. In all Real Estate Auctions conducted by Block Realty & Auction, Block Realty & Auction represent the Seller in the Real Estate transaction.
3. Real Estate Auction participation is offered on the Internet to Absentee bidders. The absentee bids may be presented live by a representative of Block Realty & Auction up to the Absentees bidder's maximum bid.
4. The successful bidder will be required, upon conclusion of the auction to immediately sign an Arkansas Real Estate Purchase Agreement outlining the specific terms & conditions of the sale.
5. The successful bidder will be required, upon conclusion of the Auction to immediately provide good funds / Earnest Money in the form of Cash, Cashiers Check, or Personal check for 10% or \$5000 whichever is greater. Check will be deposited immediately to the title company. Earnest Money is NON-REFUNDABLE if buyer fails to close for ANY reason including failure to obtain financing.
6. This Real Estate Auctions is an Undisclosed Reserve Bid Auction as defined by the National Auctioneers Association. The Seller will have the right to accept or decline the highest bid at the conclusion of the auction process. The seller retains the right to have others bid, on their behalf, up to & including the reserve amount.
7. Closing date will not be later than 30 days from date of Auction. The balance of the purchase price is due in cash at closing.
8. Buyer will pay all normal costs associated with the Buyer's side of a normal Arkansas Real Estate transaction. Seller to guarantee clear title.
9. Property is sold AS-IS. The seller will furnish a general warranty deed guaranteeing clear & marketable title.
10. All taxes & special assessments currently due plus any prorated portion used by seller will be paid by the seller or adjusted at closing.
11. No warranties are expressed or implied by the Seller or Block Realty & Auction including its real estate Agents & Auctioneers regarding the property or its use, any improvements to regulations, laws, or ordinances. Buyer needs to satisfy self, PRIOR TO AUCTION, that property satisfies their requirements.
12. Any announcements made by the Auctioneer at the time of the sale take precedence over any previous notices.
13. The conduct of the auction & increments of bidding are at the discretion of the Auctioneer.
14. Property is auctioned as a Cash sale. Buyers must have secured funds prior to bidding. Seller provides no guarantee of Appraisal or Condition.
15. Buyer must satisfy self of property condition PRIOR to Auction & bidding process.
16. Buyer must also completely satisfy self of any boundaries, easements, restrictions, covenants, conditions or restrictions prior to auction bidding process.

**ALSO SELLING:** New Holland 50hp TT60A w/front loader work basket & quick attach; 2-20' enclosed trailers; mobile office; stock trailer; box blade; brush hog; 1992 Ford pickup (needs trans.); scissor lift; tanning bed; generators; trash hoppers; stainless sinks; welders; Scottsman ice maker; garden hoses; 4 wheeler (not running); go cart; BBQ grills; tools; fridge; shop vacs; acetylene torch; chest freezer; building materials: tiles, caulking, toilets, paper towel dispensers, polyurethane, paint, etc.; posthole diggers; table saw; rakes; shovels.

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# **MONDAY NIGHT AUCTION**

**19847 SONORA ROAD, SPRINGDALE, AR 72764**

**EVERY MONDAY AT 4:00 P.M.**

**LOTS OF ANTIQUES & COLLECTIBLES, FURNITURE,  
GLASSWARE, OLD MONEY, TOOLS, MISCELLANEOUS**

**LARRY R. WILLIAMS**

**19847 SONORA ROAD**

**SPRINGDALE, AR 72764**

**479-756-0238 479-466-2415**

**AUCTIONZIP.COM #24078 GOTOAUCTION.COM #4979**

# AUCTION

**SATURDAY, MAY 18, 2019 • 10 AM**

**LOCATION: 921 E. Douglas St. (Hwy. 62 B),  
Prairie Grove, AR 72753**

**DIRECTIONS:** In Prairie Grove, from Intersection of Hwy. 62 & Hwy. 62 B (Dollar Store & Arvest Bank) take Hwy. 62 B West for 2/10 mile to auction on left (across from Battlefield Park).

**ANTIQU FURNITURE:** Vintage secretary w/rolltop; 7pc. oak dinette w/extending leaves; 6' burl walnut knock down wardrobe w/double door, beveled mirrors; quartersawn oak buffet & mirror; Queen Anne mirror back sideboard w/original keys; oak open shelf china cabinet; 2-winged back chairs, cherub pattern; decorative carved hall table; room dividers; rocking chairs; Saginaw furniture nightstand & vanity w/mirror; mahogany veneer, Duncan Phyfe table w/leaf & 3-legged pedestals; walnut marble top dresser; set of 4 ornate chairs w/padded seats; pressed back oak rocker w/round leather seat; Eastlake dresser w/glove boxes; 2 floral armchairs w/ottomans; sm. round quartersawn oak table; coffee table/area rug; cane back arm chair w/carved flower & padded seat; 4 drawer chest of drawer w/glove boxes; folding needlepoint rocker; mirror w/arched top; chest w/4 hidden pullouts, 5 drawers on top; oak Farrand pump organ; sm. primitive rocker; 7pc. Duncan Phyfe table w/leaf; oak octagon folding table; 1900's farmhouse oak drop leaf 5-legged round table; 7pc. Duncan Phyfe double pedestal table; Lane cedar chest; 4' cedar chest; cedar armoire; Johnson Sea-Horses shipping box; 7' curved back church pew; mahogany break down w/key; glass top coffee table, more coffee tables; oak baby crib; 3-legged sculpted table; old storm shutters from Portugal; white wicker dresser w/mirror.

**ANTIQUES:** Circa 1920-1930 Heywood Wakefield buggy; 3 antique wooden doors (used for display); 45" snow sled; 55" long snow sled; some barn wood; galvanized items: garden 6-8-10 watering pitchers, oblong washtub w/lid, minnow buckets; hall art: Water Lilly Vase LII - 9 1/2, H7-6 1/2 Magnolia, HI-5 1/2 double handled pink vase; Coleman cooler, metal outside; 33 wooden slated crates; 7pc. glass/metal dining table set; 2 milk cans; Simplex R.R. jack; 2 brass fire nozzles; post drill; metal L & M cigarette sign - round 21 1/2'; Detroit Gro. scale; apple peeler; large iron tongs; large leather doctors bag; Radio Flyer wagon; primitive sausage press; CI table w/marble top; Army duffle bag; snippers gloves; antique ice tongs; platform rocker; rolling pins.

**FURNITURE:** 2 twin beds w/matching dresser; mattress: king, queen, full, twin; rattan baby bug; loveseat; 7' lighted beveled glass china cabinet; 5pc. Broyhill king size bedroom set; floral couch; sm. misc. wood stands; Ridgeway grandfather clock.

**APPLIANCES:** Whirlpool glass top stove w/self-cleaning oven; Kenmore washing machine.

**GLASSWARE:** 8pc. Devon ware w/set of 5 dessert bowls w/teapot, sugar bowl, & creamer; Florenteen fine china assorted pcs.; McCoy wash basin w/pitcher; Golden Rose fine china 6pc. setting; 20pc. antique Fire King Peach Luster: cup, saucer, creamer, & sugar; Avon Ruby Red Cape Cod glassware; green Depression.

**MISCELLANEOUS:** Like new - handicap scooter (mobility chair); homemade metal double seated porch seat w/iron implement wheels; chairs of all kinds; lots of pictures; shelves full of glassware & knick knacks; sev. baker's racks; 2 Kane back dining room chairs; lots of nice lamps; shelving - wood & metal; 7 sheets of sheetrock; fishing tackle; Christmas - Halloween decorations; 8 1/2' farm styled display; 10x10' farm house display; linens: lots of tablecloths: table runners, misc. material pcs.; 3 bins of buttons; cash register.

**MANY, MANY MORE ITEMS NOT LISTED**

## AUD'S & EN'S IN THE GROVE

**AUCTIONEER'S NOTE:** Owners have closed business & selling inventory.



# DWAYNE CRAIG AUCTION SERVICE

**479-957-3965**

Gravette, Arkansas  
AALB #5



**AuctionZip.com #27181**



# JANSSEN LIVING ESTATE AUCTION

SATURDAY, MAY 18<sup>TH</sup> • 9 AM

Butler Creek Auction Gallery

219 Butler Creek Road, Sulphur Springs, AR 72768

Take AR Hwy 59 into Sulphur Springs and follow the signs near city park. Bid'em Up Café will be serving home-made meals, free coffee all day and a 10% premium is in place. We will keep you dry, comfortable and well-fed all day. Stay till the end for a cash prize. Come see why we are the greatest auction experience going in the four-state area.

**The Janssens were lifelong antique collectors and dealers and are now in transition to smaller spaces and making much of their collection available for this sale. Items**

**include** a Remington Model 24 .22 rifle, a like-new Sig-Sauer 9mm w/extra mags & paperwork, a Smith & Wesson lg frame Model 67 .38 Spcl., Smith & Wesson Model 37 Airweight revolver, and a side X side 12ga coach gun w/exposed hammers as well as a Walther 9mm like new w/extra mag and paperwork, antique Weller & Roseville Jardinières on stands, bow-front antique display cabinet full of antique & rare tea & chocolate sets, antique lamps, water sets, pickle servers, antique wall pockets, antique floor lamp/clock combo, awesome tall refinished pine cupboard with over 100 pieces of antique cobalt blue, flow-blue and royal blue salt & peppers, teapots, coffee & chocolate pots, trays, etc., lot of antique 1930's lithographs in frames, antique kitchen cabinet with cobalt and blue slag leaded panels- rare, small street-style popcorn machine. Primitive pine table, 1950's red & white enamel kitchen table with red & chrome chairs, antique washstands and end tables, lot of cat and chicken porcelain collectibles, did I say a lot of cobalt blue items, sleepy eye pottery, metal patio set, concrete yard art & gas grill, antique corn sheller, vintage glass-front gun case with lead-channel panel, antique chests of drawers, cabinets, chests, floor and table lamps by the piece and pair, queen sz beds and hand-stitched quilts, lot of older antique collector books, older German hunting scene original oil on canvas by Talchette-??, antique fainting couch-needs re-upholstered, upright freezer, antique single locker unit, antique, vintage and modern furniture and appliances for every room, power, hand & handle tools, lot of new stock pillow, cushions, and blankets, and consignments are coming in every day!

**YOU MUST visit [www.auctionzip.com](http://www.auctionzip.com) ID#11682 for PICTURES & LISTING**

**or Follow & like us on Facebook at: Butler Creek Auction Gallery**

***David Barber Auctions AALB #2065***

**479-298-3033 / 479-787-3057**

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***"Turning Investments into Increase & Problems into Profit"***

# NEW HOUSEHOLD AUCTION

## TUESDAY, MAY 21<sup>ST</sup>, 2019 • 6:00 PM

**LOCATION:** 7005 Northwest Meadows Way, Bentonville "Highfill", AR.

**DIRECTIONS:** In Bentonville take Hwy. 12 West to Vaughn at the fair grounds, stay straight going off the curve at Vaughn. Continue on Hwy. 12 to S. Morning Star Rd. turn left on Morning Star. Follow Morning Star South to entrance of Silver Meadows Subdivision to 7005 Northwest Meadows Way. Watch for Auction Signs.

### **TUESDAY EVENING NEW HOUSEHOLD FURNITURE**

**AUCTION:** Rausch Coleman Homes have sold their model home in the new Silver Meadows Subdivision in Highfill, AR. We will be selling all the brand new furnishing in this model home. Come by and look at 4:00 PM sale starts at 6:00 PM. Couch, area rugs, framed prints, kitchen table and six chairs, coffee tables, two bedroom suites, flat screen TV, lamps, end tables. enough to furnishes your new house.

**TERMS:** 10% buyer's premium applies to all purchases at this auction. EVERYTHING SOLD AS-IS. Buyers must be prepared to remove all purchased items the night of the sale.

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