

# Real Estate and Personal Property Auction

## Advance Notice

3 Bedroom, 2 Bathroom home with spacious living room and wood burning stove. Large Kitchen / Dining Combo with Oak Cabinets. Central Heat and Air. Deck. Maintenance Free Siding. Small Creek on property. Close in and near end of the road. All situated on 13.5 acres M/L. For more information call 479-738-6640 or 479-737-5242



**Gifford**  
Auctions  
& Realty  
WWW.GIFFORDAUCTION.COM  
Auctioneer / Broker  
Licensed & Bonded AALB #109

- 1997 Ranger Boat, motor and trailer
- 1962 Boat, motor and trailer
- 1994 Chevrolet Pickup Blue
- 1985 Chevrolet Suburban brown/tan
- 1990 Chevrolet Suburban silver/black
- 1987 Dodge Pickup blue
- 2005 Home made lowboy trailer 28'
- 1982 Homemade Gooseneck trailer



- 1975 International Harvester truck
- 1971 Case 580 Backhoe
- Yard play equipment gym set

- Diesel Generator
- Fiberglass ladders
- Pickup bed trailer



- 2" Trash pump Yanmar Diesel
- Wood burning heater
- Concrete step sets 4 & 5 Step
- Chain hoist
- Lincoln welders Gas
- 4 Wheeler Chinese made
- 1960's Cat D4 Dozer (junk)
- Leroi Air Compressor 185 CFM

- 18' Canoe Pelican Brand
- International Cub Cadet Mower
- Ford Tractor 601 Workmaster
- Ford Tractor 2600
- Ag. Implement Ridger 5'
- Gun Racks
- Wrought Iron Wood Shelving
- Murray Riding Lawnmower



- Boat and trailer
- 6 Foot Finish Disk
- A Frame engine hoist

### Auctioneer Notes:

We will offer this home and personal property at public auction.  
Make plans to attend !!

### Directions:

From Harrison, AR. Hwy 7 North toward Bergman, approx 5 Miles turn left on Winding Hills Rd. 1 Mile to sale site. WATCH FOR SIGNS

### TERMS OF AUCTION

**INSPECTION:** The properties may be inspected by appointment.

**EARNEST MONEY DEPOSIT / TERMS:** Earnest money deposit may be paid in cash, cashiers check, or personal check. The successful bidder on the property will be required to sign a real estate purchase contract with no contingencies immediately upon the conclusion of bidding and deliver a check for 10% of the purchase price as earnest deposit. Closing within 30 days. Sellers Guarantee good title. If buyer fails to fulfil his/her obligation, the earnest money will become liquidated damages.

**FINANCING:** We suggest you contact your lender well in advance of the sale date.

**ALL LAND / IMPROVEMENTS:** Will be sold on "as is / where is" basis All information is from sources deemed reliable but not guaranteed. Prospective buyers are invited and urged to inspect the property prior to auction date and satisfy themselves as to acreage's, boundaries, condition of improvements, etc.

**NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED.**

**DISCLOSURES:** All disclosures will be handed out day of the auction. Sale subject to seller confirmation.

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