**Terms and conditions: Bank Letter of Credit Required to bid on Real Estate. Real Estate will be offered subject to owner’s confirmation with reserve, “as-is, where is” without any contingencies or warranties implied or expressed.  Seller will provide a title policy, warranty deed, pay their customary closing cost.  Buyers shall pay their own customary closing cost.  10% (Non-Refundable) down payment day of the sale (no exceptions) With balance at closing within 30 days**

**Brick & Vinyl House on approx. 9.94 ac • Located At 2460 AR Hwy. 38 • Cabot AR • 1437 sq. ft. Per chr.• 2 Bed • 1 Bath, C&H • Living • Kitchen/Den/With Wood Burning Insert • Dinning • & Utility Room • With a Guest House • Brick & Vinyl 659 sq. ft. per chr. • 1 Bed • 1 Bath • Kitchen/Living Combination • Utility • Wall Heat• City Water Available • Well Water At The Present • Fenced For Livestock With Pond • Barn • Tractor Shed • And Outbuildings • 2015 Ford F150 Lariat 4x4 •Crew Cab • Spray In Bedliner• Leather • 42,628 miles • 5055E JD Tractor 1104 hours • X390 JD Riding Mower (48”) • JDZ Track Mower (54”) • 385 JD Hay Baler • JD Lawn Sweeper •702 JD Hay Rack • Kuhn GMD 600 Hay Mower 7’ 10W • JD Finishing Mower • JD Hay Round Baler (Parts) • 6' JD Bush Hog • Disk • Honda Foreman 4x4 • Micro Rain Hose Water Reel System • Vantage 7000 Generator • Honda GTX 340 Generator • Sprayer • Yard Machines • 25 Ton Wood Splitter • Rock Rake • 2-Yard Trimmers • Rubber Maid Water Troughs • Feed Troughs • Hay Rings • Calf Creep Feeder • Fuel Tank • Feed Bin• Stock Trailer • Utility Trailer • Wooden Calf Feeder • Heavy Duty Trailer/Ramps • Wilson Head Chute • Various Shop Equipment ie: Compressor • Drill Press • Craftsman Miter Saw • Makita Skill Saw •Heywood Wakefield Maple Table/6 chairs/leaves • Maple Bassett China Hutch • Maple Bassett Server• Vintage Gun Chest • Browning Gun Safe Maple Dresser • Chest • Highboy Chest & Bed • 2 Vintage Cedar Chest • Antique spool bed • Vintage living room furniture • Lazy Boy lift chair • Lane Recliner • Glider Rocker • Mobility Siler Plate Flat Ware • Stainless Flat Ware • Slyvania Console Stereo • Numerous Vinyl, Vintage Victorla Records • Misc. Old Quilts (Double Wedding Ring) • 2 Old Sewing Machines/Cabinet’s • 0ld Oil Lamps • Pinky & Blue Boy • 1939 Vintage Valentines • Vintage Good-Lite Santa Face • Metal Patio Set • Flying “D” Wagon • Antique Furniture-Oak Wash Stand • 2-Oak Dresser • Trunks • Iron Bed • Glassware Dishes •McCoy • FireKing • Jadeite • Watt Stoneware • Depression Glass • Corning Wear • Royal Ruby • China • Numerous Linens • Amana Chest Freezer • GE Refrigerator • 2-Maytag Washer/Dryer’s • Vintage Lamps • John Deer Collectibles • Vintage Cameras & Binoculars • Vintage items and cookware •**

**Everything sells as is, where is, no guarantees, not responsible for accidents, cash or approved checks, credit cards accepted with additional (3% fee added) photo ID required for buyer’s number, bank letter of credit required for all unknown buyers, announcements made day of sale take precedence over any printed materials NO BUYERS PREMIUM**