

Absolute 810± Acre Torian Farm Auction

Friday, December 8, 2017
11:00 A.M.
16 Taylor Circle
Conway, Arkansas

- 800± Acres of Irrigated Row Crop Farmland in Conway, Arkansas FSA #139 Tr. 9870
- 10± Acre Farm Headquarters w/ 250,000± Bu Storage, Office, (2) Equipment Sheds & Shop
- Offered in (2) Tracts & its Entirety • Selling On-site w/Live, Online Bidding Available
- **SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**



November 8, 2017

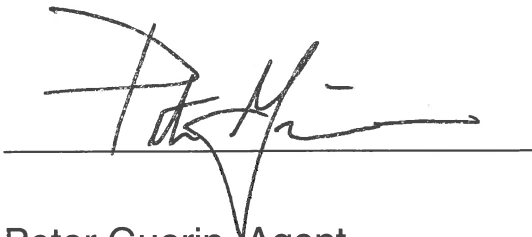
Dear Prospective Buyer:

This excellent income producing farm has been owned and farmed by the Emmett Torian Family for almost 50 years, and now, for the first time, it will be offered for sale at public auction. This Faulkner County farm less than 3 miles off of Interstate 40, bordered by Cadron Creek on (2) sides, consists of 800+/- irrigated row crop acres and a separate 10+/- acre farm headquarter facility. One-hundred percent (100%) mineral rights will convey. This property is located on a paved and maintained county road.

Tract 1 is an 800+/- acre tract, FSA Farm #139 Tract 9870, and has 600+/- acres of cropland. A relift off Cadron Creek feeds 12 and 15 inch underground pipes. There are (3) valley pivots with relifts, 40+/- acre reservoir with a pump, and a tailwater recovery ditch. The farm is 100% powered by natural gas for significant cost savings. This tract has a mixing shed, tractor barn, and concrete airstrip. There are (3) moist soil units and (3) pit blinds on the northwest corner of the farm with levees to control water for excellent waterfowl hunting. The utilities located at the northeast corner of the farm could provide a spot for a dwelling.

Tract 2, the 10+/- acre farm headquarters located at 16 Taylor Circle Road provides 250,000+/- Bu of grain storage. This tract has a 2,000+/- square foot shop, (1) 60x50 foot tractor shed, (1) 98x98 foot tractor shed, and an updated office building with a full kitchen, meeting room, loft and small shop space.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Peter Guerin, at (501) 733-6795**. We look forward to working with you on auction day at **16 Taylor Circle in Conway, Arkansas at 11:00 a.m. on December 8th.**

A handwritten signature in black ink, appearing to read 'Peter Guerin', is written over a horizontal line.

Peter Guerin, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Attachment

TERMS AND CONDITIONS: **(TRACT 1) \$250,000.00 & (TRACT 2) \$25,000.00**
Cashier's Check **(NO EXCEPTIONS)** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

CLOSING COMPANY: Faulkner County Title Company ~ Closing Agent: Annie Beth Wheeler ~ 711 Locust Avenue, Conway, Arkansas 72034 ~ (501) 327-0220 ~ Fax/327-0509.

GENERAL INFORMATION: This Excellent Income Producing Farm has been Owned & Farmed by the Emmett Torian Family for Almost 50 Years & Now, for the First Time, it Will be Offered for Sale at Public Auction ~ This Faulkner County Farm Less than 3 Miles off of Interstate 40, Bordered by Cadron Creek on (2) Sides, Consists of 800+/- Irrigated Row Crop Acres & a Separate 10+/- Acre Farm Headquarter Facility ~ 100% Mineral Rights Convey ~ **(TRACT 1)** 800+/- Acre Tract, FSA Farm #139 Tract 9870 ~ 600+/- Acres of Cropland ~ Relift off Cadron Creek Feeds 12 & 15 inch Underground Pipes ~ (3) Valley Pivots w/Relifts ~ 40+/- Acre Reservoir w/Pump ~ Tailwater Recovery Ditch ~ Farm is 100% Powered by Natural Gas for Significant Cost Savings ~ Mixing Shed, Tractor Barn & Concrete Airstrip ~ (3) Moist Soil Units & (3) Pit Blinds on NW Corner of Farm w/Levees to Control Water for Excellent Waterfowl Hunting ~ Utilities Located at NE Corner of Farm Could Provide a Spot for Dwelling ~ **(TRACT 2)** 10+/- Acre Farm Headquarters Located at 16 Taylor Circle Road Provides 250,000+/- Bu of Grain Storage ~ 2,000+/- SF Shop, (1) 60x50 Ft. Tractor Shed & (1) 98x98 Ft. Tractor Shed, Updated Office Building w/Full Kitchen, Meeting Room, Loft & Small Shop Space ~ Located on a Paved & Maintained County Road ~ **Remember, this Farm is Selling Regardless of Price to the Highest Bidder on Auction Day!**

REAL ESTATE TAXES FOR YEAR 2016:

(TRACT 1) \$3,646.82

(TRACT 2) \$2,032.40

SCHOOL DISTRICT: Conway

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

LEGAL DESCRIPTION:

Farm (Tracts 1, 2, 4, 5, 6 and 7)

Tract 1: All that part of Section 16, Township 6 North, Range 14 West, Faulkner County, Arkansas, lying East of the Cadron Creek, containing 585 acres, more or less.

Tract 2: All that part of the N1/2 N1/2, Section 21, Township 6 North, Range 14 West, Faulkner County, Arkansas, lying East of the Cadron Creek, containing 142, more or less.

Along with a 20 foot road Easement: Being a strip of land lying 10 feet either side of the centerline of an existing road bed, being a part of the SE1/4 NE1/4 of Section 21, Township 6 North, Range 14 West, and also a part of the S1/2 N1/2 of Section 22, Township 6 North, Range 14 West and also a part of the NW1/4 SW1/4 of Section 22, Township 6 North, Range 14 West, Faulkner County, Arkansas; more particularly described as originating at a 2 inch pipe at the Northwest corner of the SW1/4 NW1/4 of Section 22; thence to a point along said centerline and along the West line of said Section 22, South 01 degree 36 minutes 03 seconds West 854.81 feet; thence leaving said West line and continue along said centerline to a point South 00 degree 06 minutes 08 seconds East 495.84 feet; thence to a point South 20 degrees 23 minutes 48 seconds East 47.62 feet; thence to a point South 58 degrees 38 minutes 05 seconds East 85.08 feet; thence to a point North 84 degrees 41 minutes 42 seconds East 125.49 feet; thence to a point North 74 degrees 28 minutes 28 seconds East 446.59 feet; thence to a point North 68 degrees 58 minutes 58 seconds East 255.71 feet; thence to a point North 80 degrees 11 minutes 25 seconds East 724.44 feet; thence to a point South 88 degrees 32 minutes 58 seconds East 121.18 feet; thence to a point South 76 degrees 15 minutes 44 seconds East 413.40 feet; thence to a point South 80 degrees 42 minutes 31 seconds East 215.38 feet; thence to a point South 87 degrees 28 minutes 05 seconds East 193.62 feet; thence to a point South 71 degrees 31 minutes 19 seconds East 197.77 feet to the point of termination, said point being in the centerline of Taylor Circle.

LESS AND EXCEPT all that portion of the above described lands lying in the NW1/4 SW1/4, Section 22, Township 6 North, Range 14 West. Also Conveying the South 20 feet of the West 570 feet of the SW1/4 NW1/4, Section 22, Township 6 North, Range 14 West.

Tract 4: All that part of the SE1/4 SE1/4, Section 8, Township 6 North, Range 14 West, Faulkner County, Arkansas, lying East of Cadron Creek, 10 acres, more or less.

Tract 5: All that part of the S1/2 SW1/4, Section 9, Township 6 North, Range 14 West, Faulkner County, Arkansas, lying South of Cadron Creek, containing 30 acres, more or less.

Tract 6: Fractional part of the NE1/4, Section 17, Township 6 North, Range 14 West, lying East of Cadron Creek, containing 3 acres, more or less.

Tract 7: Part of the S1/2 SE1/4 of Section 9, Township 6 North, Range 14 West, Faulkner County, Arkansas, lying South of the meanderings of the centerline of the East fork of the Cadron Creek described as follows: Beginning at the Southeast corner of said S1/2 SE1/4 run thence North 1 degree 03 minutes 14 seconds East along the East line of said S1/2 SE1/4 661.72 feet to a point on the centerline of the East fork of the Cadron Creek; thence along the meanderings of said centerline the following chord bearings and distances South 89 degrees 45 minutes 57 seconds West 126.17 feet; thence South 76 degrees 32 minutes 37 seconds West 401.02 feet; thence North 83 degrees 53 minutes 19 seconds West 327.77 feet; thence North 42 degrees 09 minutes 14 seconds West 166.6 feet; thence North 54 degrees 01 minutes 04 seconds West 150.93 feet; thence South 63 degrees 59 minutes 01 seconds West 313.57 feet; thence South 59 degrees 13 minutes 21 seconds West 257.72 feet; thence South 27 degrees 27 minutes 54 seconds West 465.6 feet; thence South 31 degrees 58 minutes 34 seconds West 130.19 feet to a point on the South line of said S1/2 SW1/4; thence South 89 degrees 19 minutes 18 seconds East 1850.89 feet to the point of beginning. AND Also, part of the S1/2 SE1/4 of Section 9, Township 6 North, Range 14 West, Faulkner County, Arkansas, lying South of the meanderings of the centerline of the East fork of the Cadron Creek described as follows: Beginning at the Southwest corner of said S1/2 SE1/4 run thence South 89 degrees 19 minutes 18 seconds East along the South line of said S1/2 SE1/4 515.95 feet to a point on the centerline of the East fork of the Cadron Creek; thence along the meanderings of said centerline the following chord bearings and distances North 11 degrees 33 minutes 35 seconds East 133.95 feet; thence North 09 degrees 01 minutes 01 seconds East 312.62 feet; thence North 14 degrees 55 minutes 56 seconds West 109.39 feet; thence North 50 degrees 17 minutes 39 seconds West 97.78 feet; thence South 71 degrees 38 minutes 18 seconds West 141.49 feet; thence South 43 degrees 27 minutes 40 seconds West 100.73 feet; thence South 49 degrees 35 minutes 02 seconds West 221.21 feet; thence South 30 degrees 02 minutes 05 seconds West 227.74 feet to a point on the West line of said S1/2 SE1/4; thence South 00 degrees 56 minutes 10 seconds West 143.79 feet to the point of beginning.

GRAIN FACILITY

Tract 3: Part of the SW1/4 SW1/4, Section 23, Township 6 North, Range 14 West, Faulkner County, Arkansas, more particularly described as follows: Beginning at the Northwest corner of the SW1/4 SW1/4 of Section 23; run thence East 660 feet; thence South 635 feet; thence West 450 feet; thence North 315 feet; thence West 210 feet; thence North 320 feet to the point of beginning, containing 8.09 acres, more or less.

AND Part of the SW1/4 SW1/4, Section 23, Township 6 North, Range 14 West, Faulkner County, Arkansas, more particularly described as beginning at a point in a county road 685 feet North of the Southwest Corner of the SW1/4 SW1/4 of Section 23 and run thence North along county road 315 feet; thence East 210 feet; thence South 315 feet; thence West 210 feet to the point of beginning, containing 1.5 acres, more or less.

Arkansas
Faulkner

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 139
Prepared: 1/18/17 9:29 AM
Crop Year: 2017
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
EMMET TORIAN		

Farms Associated with Operator:
4791, 4792, 4934, 4935, 5515

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
702.84	599.67	599.67	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	599.67	78.3	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, SOYBN	PLC RICE-LGR	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	81.1		57	0.0	
RICE-LONG GRAIN	285.9		6993	0.0	
SOYBEANS	279.2		41	0.0	100
Total Base Acres:	646.2				

Tract Number: 9870 Description: D-9 S16

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

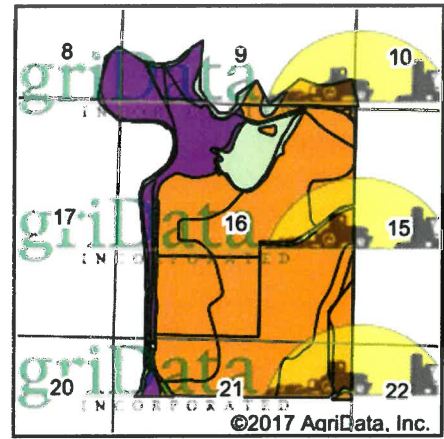
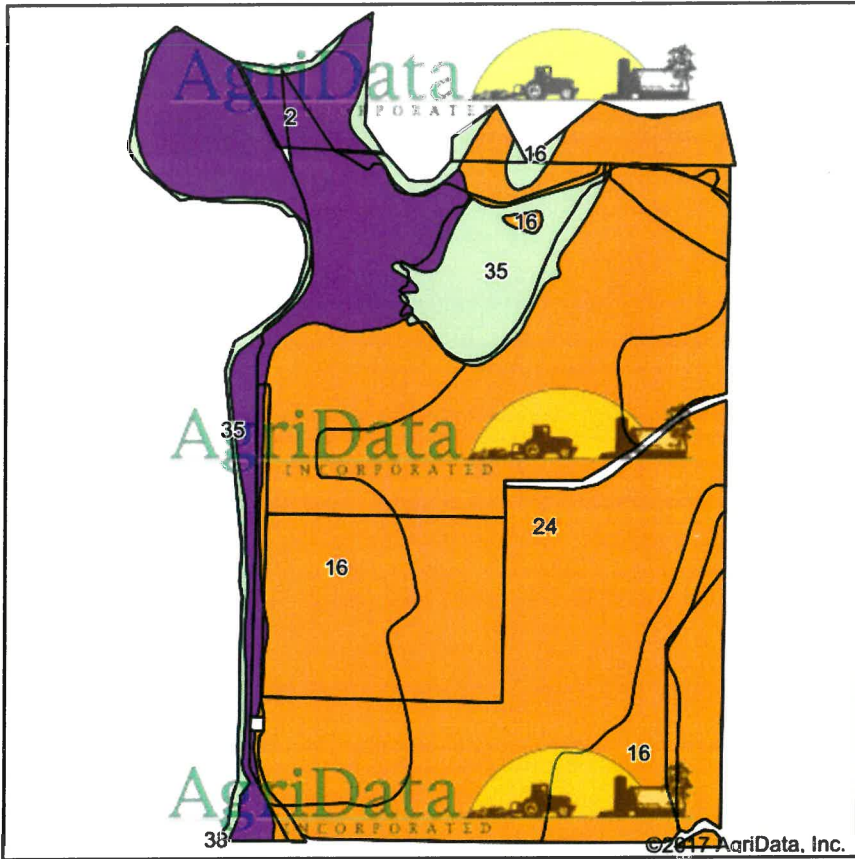
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
702.84	599.67	599.67	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	599.67	78.3	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	81.1		57	0.0
RICE-LONG GRAIN	285.9		6993	0.0
SOYBEANS	279.2		41	0.0
Total Base Acres:	646.2			

Owners: EMMET TORIAN

Other Producers: None

Soils Map



State: **Arkansas**
 County: **Faulkner**
 Location: **16-6N-14W**
 Township: **Cadron**
 Acres: **773.38**
 Date: **11/21/2017**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: AR029, Soil Area Version: 15

Area Symbol: AR045, Soil Area Version: 16

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue
24	Perry clay, occasionally flooded	345.19	44.6%		IIIw		6				30	
16	Moreland silty clay	237.33	30.7%		IIIw		6	625	12	130	37	8.5
2	Amy soils, frequently flooded	129.04	16.7%		Vw	7.5	6					4
35	Water	61.82	8.0%									
Weighted Average						1.3	5.5	191.8	3.7	39.9	24.7	3.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

4 Year Crop History

Owner/Operator:

Date: 11/21/2017

Address:

Farm Name:

Address:

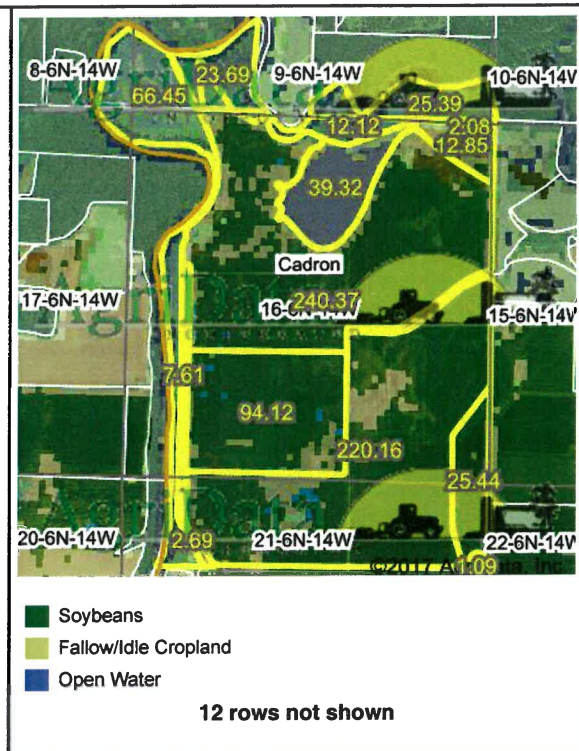
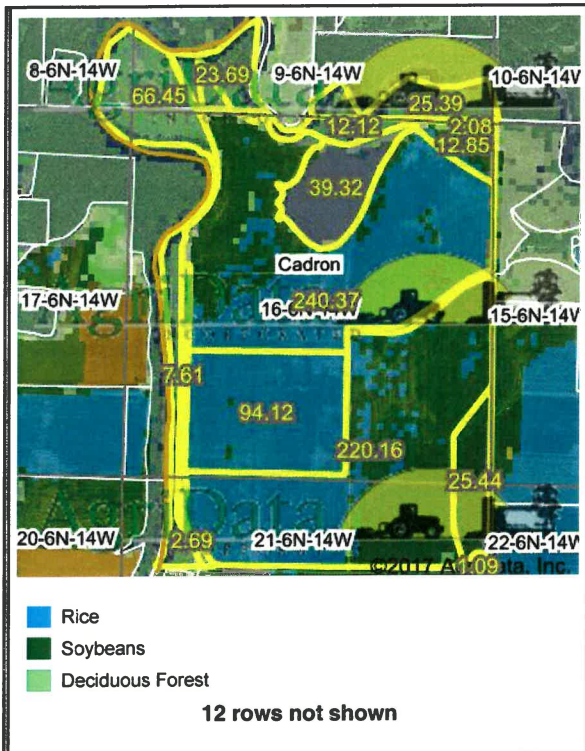
Field ID:

Phone:

Acct. #:

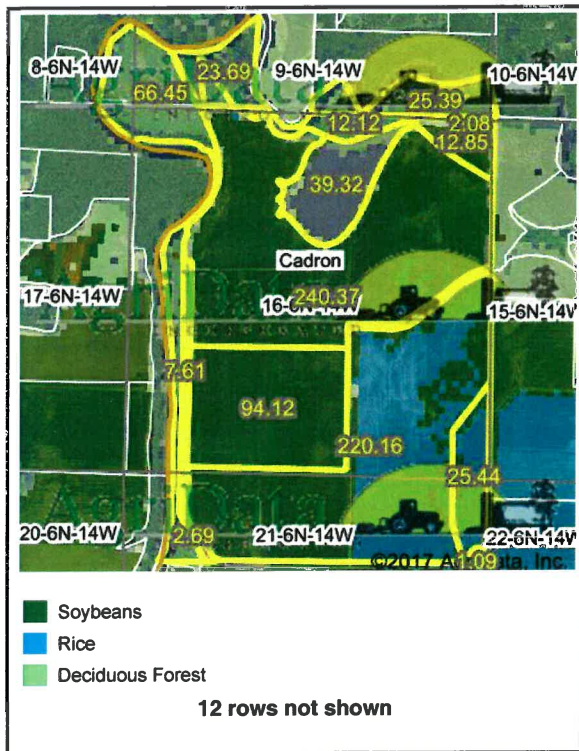
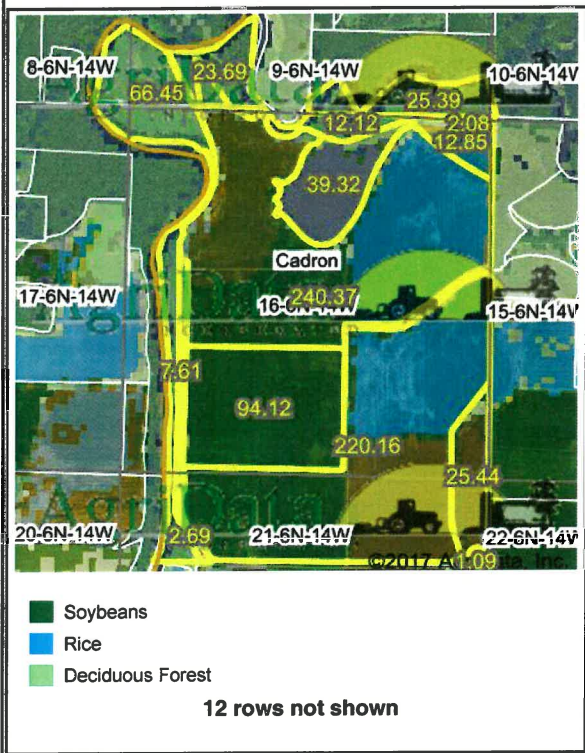
Crop Year: 2016

Crop Year: 2015



Crop Year: 2014

Crop Year: 2013



Map Center: 35° 9' 38.07, -92° 29' 39.43

State: AR

County: Faulkner

Legal: 16-6N-14W

Twnshp: Cadron



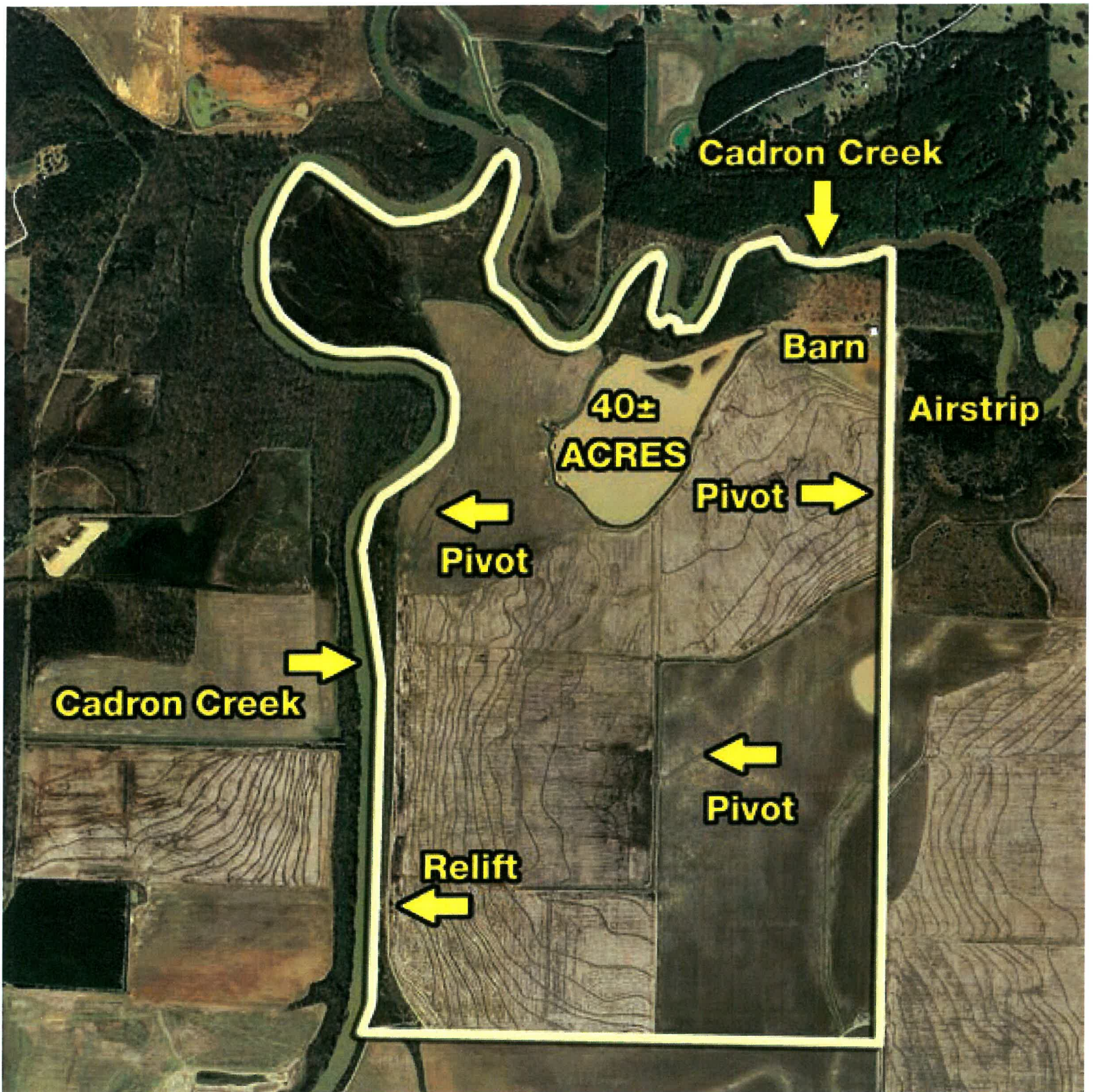
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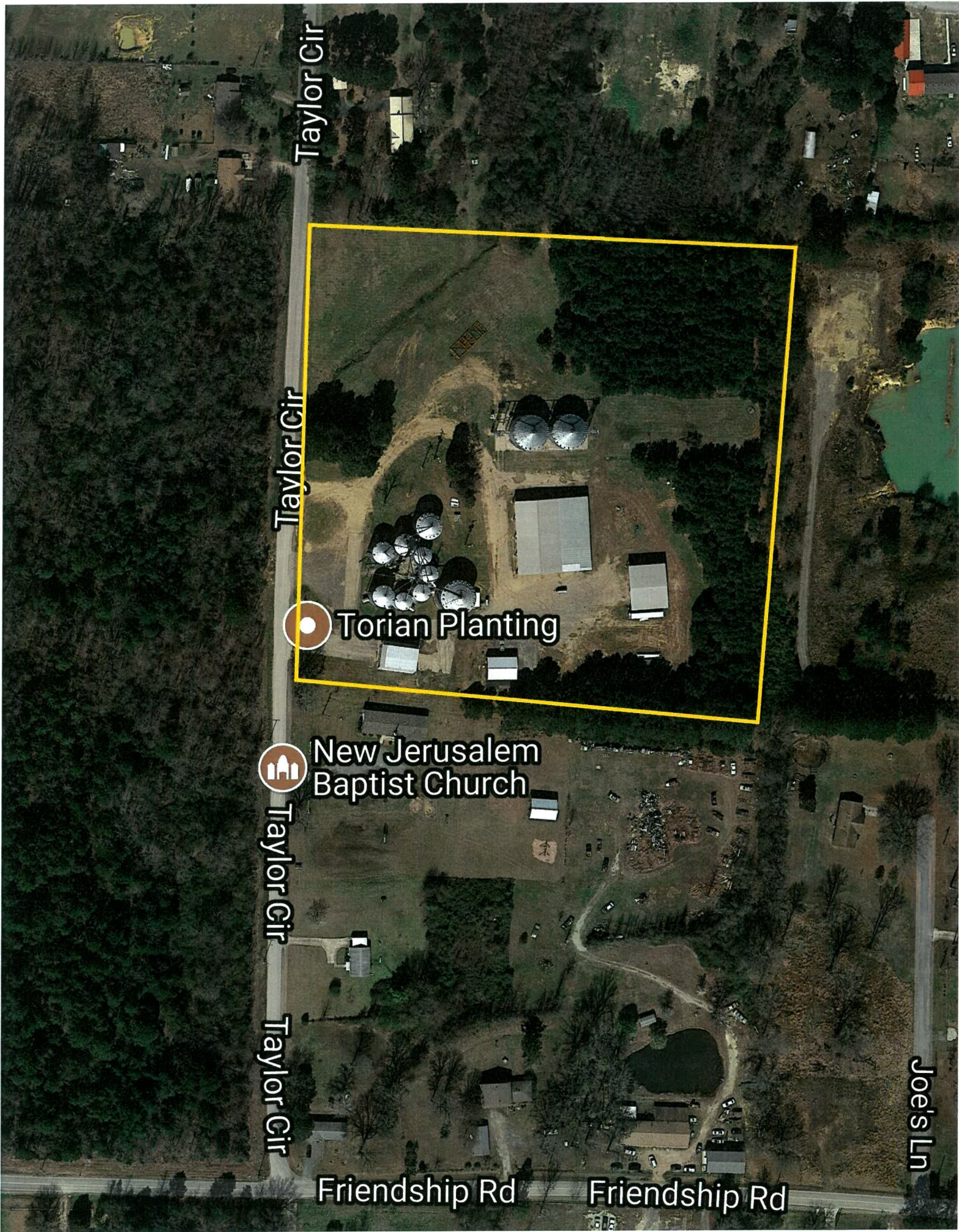


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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.





Taylor Cir

Taylor Cir



Torian Planting



New Jerusalem Baptist Church

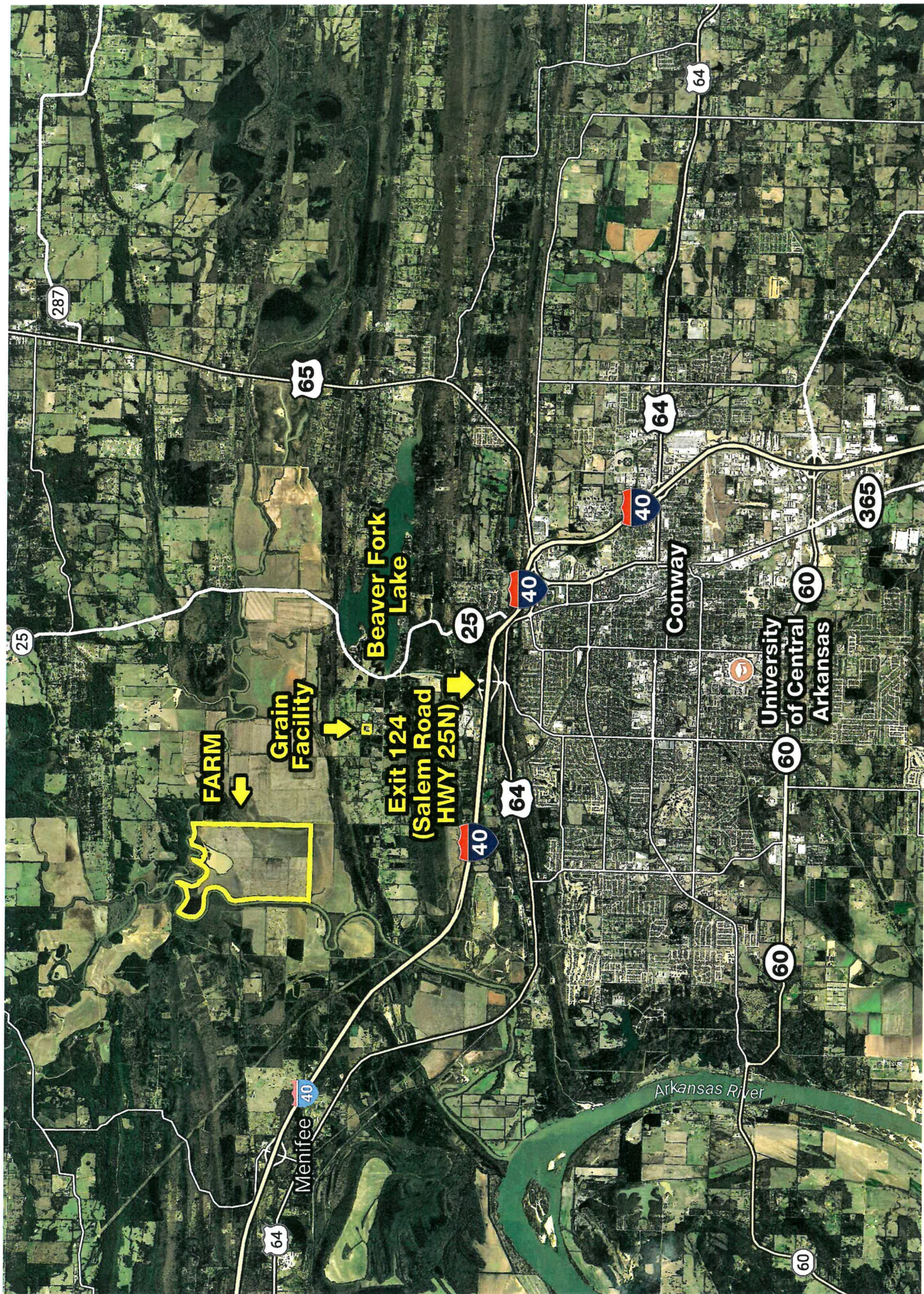
Taylor Cir

Taylor Cir

Friendship Rd

Friendship Rd

Joe's Ln





16 Taylor Circle

Taylor Circle

Friendship Rd

Friendship Rd.

Gold Mine Springs
py

25

Old Hwy 25

HWY 25

Old Hwy 25

Skinner Hill Rd

Blaney Hill Rd

Vall Ave

Cimarron Dr

40

124A

40

40

Old Hwy 25

WILSON REAL ESTATE AUCTIONEERS, INC.

TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson (“Broker”) whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively “Auctioneer”) have contracted with (“Seller”) to offer to sell at public auction (“Auction”) certain real property (“Property”). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction (“Terms of Auction”).

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet (“Information Packet”), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, “Property Information Packet” (available from Auctioneer, online at www.wilsonauctioneers.com, and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively “Property Issues”). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder’s sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in “**AS IS, WHERE IS**” condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a “Lead-Based Paint Waiver” in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer’s right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the “Lead Warning Statement” in the Sale Contract.
6. **REGISTRATION:** Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier’s check in the amount specified under “Terms on Real Estate” to Auctioneer at registration. This must be in the form of cashier’s check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer’s approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.

ATTENTION: FARMERS, HUNTERS & REAL ESTATE INVESTORS!

800+/- Acres of Irrigated Row Crop Farmland in Conway, Arkansas FSA #139 Tr. 9870 ~
10+/- Acre Farm Headquarters w/ 250,000+/- Bu Storage, Office, (2) Equipment Sheds & Shop ~
Offered in (2) Tracts & its Entirety ~ Selling On-site w/Live, Online Bidding Available ~
SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!

ABSOLUTE 810+/- ACRE TORIAN FARM AUCTION

FRIDAY ~ DECEMBER 8, 2017 ~ 11:00 A.M.

16 TAYLOR CIRCLE ~ CONWAY, AR

DIRECTIONS: (From Exit 124A North Salem in Conway, AR) Travel North on HWY 25 for 0.8 Mi., Turn Left onto Friendship Rd. & Travel 0.8 Mi. ~ Turn Right onto Taylor Circle & Farm Headquarters will be 0.1 Mi. on the Right Side of Road ~ Continue on Taylor Circle 0.9 Mi. to Farm Entrance Gate ~ Watch for Auction Signs.

REAL ESTATE DESCRIPTION: This Excellent Income Producing Farm has been Owned & Farmed by the Emmett Torian Family for Almost 50 Years & Now, for the First Time, it Will be Offered for Sale at Public Auction ~ This Faulkner County Farm Less than 3 Miles off of Interstate 40, Bordered by Cadron Creek on (2) Sides, Consists of 800+/- Irrigated Row Crop Acres & a Separate 10+/- Acre Farm Headquarter Facility ~ 100% Mineral Rights Convey ~ **(TRACT 1)** 800+/- Acre Tract, FSA Farm #139 Tract 9870 ~ 600+/- Acres of Cropland ~ Relift off Cadron Creek Feeds 12 & 15 inch Underground Pipes ~ (3) Valley Pivots w/Relifts ~ 40+/- Acre Reservoir w/Pump ~ Tailwater Recovery Ditch ~ Farm is 100% Powered by Natural Gas for Significant Cost Savings ~ Mixing Shed, Tractor Barn & Concrete Airstrip ~ (3) Moist Soil Units & (3) Pit Blinds on NW Corner of Farm w/Levees to Control Water for Excellent Waterfowl Hunting ~ Utilities Located at NE Corner of Farm Could Provide a Spot for Dwelling ~ **(TRACT 2)** 10+/- Acre Farm Headquarters Located at 16 Taylor Circle Road Provides 250,000+/- Bu of Grain Storage ~ 2,000+/- SF Shop, (1) 60x50 Ft. Tractor Shed & (1) 98x98 Ft. Tractor Shed, Updated Office Building w/Full Kitchen, Meeting Room, Loft & Small Shop Space ~ Located on a Paved & Maintained County Road ~ **Remember, this Farm is Selling Regardless of Price to the Highest Bidder on Auction Day!** ~ For Additional Information, Photos, FSA Forms, Aerial Views & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

AUCTIONEER'S NOTE: Income producing farms such as this one do not come available often in this area, and it is prime for row crop production as well as bringing in hunting lease income on a yearly basis. The potential abounds with this farm, and the Torian family has decided to retire and give someone else the chance to own this amazing piece of land. Do not miss your opportunity to own this farm because **it will sell to the highest bidder regardless of price on December 8th!**

TERMS ON REAL ESTATE: **(TRACT 1)** \$250,000.00 & **(TRACT 2)** \$25,000.00 Cashier's Check **(NO EXCEPTIONS)** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

INSPECTION: For Questions or to Access the Farm, Contact Agent, **Peter Guerin** at 501-733-6795/ peter@wilsonauctioneers.com ~ Auctioneers will be On-site at 9:00 a.m. Day of Auction.

Announcements made day of sale take precedence over printed material.

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