



Lake Hamilton Lake Lot-Hot Springs AR



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| Date: | Bidding is Open and End August 10 2023 www.clarkkitchenonline.auction |
| Inspection Time: | Vacant Land-Please View anytime |
| Location & Directions: | Vacant Lake Lot Northshore Drive Hot Springs AR 71913 |
| Description: | Large lake lot located on the shores of Lake Hamilton in Hot Springs AR . Lot Features approximately 171 ft of sea wall, gently sloping on Lakefront, approximately .98 acres with access to the lot from Northshore Drive or Easement from Driveway on East Side. |

Lake Hamilton is One of the most popular recreational and residential lakes in the state of Arkansas. Lake Hamilton is approximately 7,200 acres (18 miles long). Condominiums, resorts, motels, restaurants and private homes cover much of its shoreline. Lake Hamilton is one of the few lakes that allows construction of property almost to the water's edge.

After a day of adventure, explore all that Hot Springs Arkansas has to offer. This charming town is full of culture and history, with events that are perfect for a day trip. From creative restaurants to museums, live music and art galleries, there's something for everyone.

For centuries, the natural hot springs have provided explorers and natives with water for cleansing and healing. Today, this history has been preserved, and many of the bathing rituals continue to be popular among visitors. Find a downtown bathhouse, where you can rest and relax with a world-famous mineral bath and massage.

Per email from Entergy Arkansas Hydro Operations, the auction property does qualify for an owner to ask up to a maximum of two boat stalls and two Personal Watercraft slips.

The Auction Property is located in Boll Estates, Title company's Bill of Assurance is included in documents and may allow for several options for the property,

Terms: Please make sure you have read the terms of this sale before bidding.

Bidding Starts: Friday, June 23, 2023 at 12:00:00 am CT

Bidding Ends: Thursday, August 10, 2023 at 03:00:00 pm CT

Extended Bidding: *If this is a timed auction, If a bid is placed in the last 4 minute(s) the auction will automatically extend for an additional 4 minute(s)*

Location: Vacant Lake Lot Northshore Hot Springs AR 71913, Hot Springs, AR 71913

Vacant Lot View anytime. Lot sits between address 519 Northshore & 561 Northshore Drive Hot Springs AR

Certified or wired Funds to Title Company.

Seller is closing with Hot Springs Title

BUYER'S PREMIUM: There is a 10% Buyer's Premium in effect for this auction.
10 % Buyers Premium will be add to each successful bid for final Contract Price

Property Selling subject to Owner's Confirmation.

Seller to provide Title Insurance at closing.

This ONLINE ONLY AUCTION is a **Cash ONLY sale**, not contingent on Financing, Appraisal, survey or Inspections of any kind, as agreed by Bidders at registration prior to bidding.

Property selling AS-IS.

\$25000 non refundable Deposit (certified Funds or Wire) made payable due within 72 hrs of Auction End Date. Balance Due at closing.

Bid Package

Auction Sales Contract along with any other Paperwork pertaining to Sale must be Executed by winning successful Bid within 48 hrs of Auction End Date.

Auction Administrative Fee: In the event a winning bidder fails to submit the Auction Sales contract and non refundable deposit, the winning bidder will be charged an administrative fee of \$1500.

ALL ONLINE BIDS ON THIS AUCTION **START July 23, 2023 9:00 AM CENTRAL TIME** AND WILL END August 10, 2023 Central Time AT 3:00 pm.

Seller does have right to accept a pre- auction bid and end auction.

THE FINAL SALE OF PROPERTY USING INTERNET BIDS/MAX BIDS WILL DETERMINE THE WINNING BIDDERS OF PROPERTIES AS ADVERTISED

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| Referring Agent: | Type here... |
| For More Info Contact: | Clark Kitchens 501-844-6460 clark@clarkkitchenonline.com AR #1441 |



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Road Easement