



**QUESTIONS AND ANSWERS**  
**5841 HWY 9, MALVERN, AR**  
**REAL ESTATE WILL BE OFFERED AT 11:00 A.M.**

1. **Q. *What is the size of the home?***  
A. The home is a 2,128 sf custom remodeled double wide mobile home on a permanent foundation w/front porch and a huge 12x60 back porch/patio.
2. **Q. *How many bedrooms?***  
A. 4 bedrooms, 3 bath.
3. **Q. *What are the size of the tracts?***  
A. Tract 1 is the home and approximately 1.5 acres +/- . Tract 2 is approximately 10.5 acres. They will be offered separately and together.
4. **Q. *Survey?***  
A. We will use the existing survey if sold in its entirety. If sold in separate tracts, owner will furnish new survey.
5. **Q. *What are the total real estate taxes?***  
A. 2008 taxes are approximately \$525.51 (\$175.51 w/Homestead Credit).
6. **Q. *Do you offer any warranties or guarantees on this real estate?***  
A. Owner will guarantee you good, clear title by providing title insurance and warranty deed. Other than that, the property sells "as is, where is."
7. **Q. *Is there any special financing offered?***  
A. No, this is a cash sale. We will require **\$3,000.00 per tract** earnest money day of auction on the house. Balance due at closing in 30 days. If you need to obtain financing, this should be done prior to the auction. If you can not get the balance needed by closing, you will lose your earnest money.
8. **Q. *What will be the Buyer's closing costs?***  
A. Buyer will pay ½ of closing fee plus \$3.30 per thousand for stamps (State Transfer Tax), and \$20.00 to record the deed.
9. **Q. *When and where will closing take place?***  
A. Closing will be held at McClure Title and Abstract, Malvern, Arkansas, on or before 30 days after the auction.
10. **Q. *Is there a Buyer's Premium and what is it?***  
A. Yes, a 10% Buyer's Premium will be added to the bid price to determine the total contract price.

Auctioneer's Note: This property speaks for itself. Please see attached sheet for a list of amenities. If new buyer does not want the swimming pool, it can be sold at the auction.

**DISCLAIMER:** Square footage dimensions and acreage amounts are based upon information provided by the Seller and are believed to be correct, however, Purchaser and/or Purchaser's Agent/Broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. The Auctioneer/Auction Company shall not be responsible or liable in any way if the seller fails to honor any bid, or refuses to or cannot close title in accordance with the winning bid or any contract entered in respect thereof. Seller reserves the right to deny any person admittance to the auction. Seller reserves the right to withdraw the property or any parcel, to postpone or cancel the auction, to sell prior to auction, or to change any terms of the auction upon announcement prior to or during the sale. Announcement made at the auction supersede all printed material. All information contained in this brochure was derive from sources believed correct, but is not guaranteed. This Real Estate is subject to sale before the auction.

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David Stafford AARE, CAI

AR. Auctioneer LIC. #372  
Stafford Auction & Realty