
CORPORATE AUCTION

WEDNESDAY, DECEMBER 10TH AT 12:30 PM

**5431 CHARDONNAY COURT
ROGERS, AR**

HURRY !!!

- * Surprising 4 Bed, 4 Bath, Single Family Home.
- * Featuring : Living Room, Dining Room, Kitchen, Laundry and Foyer.
- * Tremendous Amenities, Covered Back Patio, Complete with Side-Entry
3 Car Attached Garage.
- * Living Area : Approximately 3,154 SF
- * Age : Estimated 6 Years
- * 2 Zone Central Heating and Air Conditioning
- * Lot Size : Approximately .64 Acres
- * Public Gas, Electric, Water and Sewer.
- * Real Estate Taxes : Approximately \$4,000.00 + / -
- * POA Dues : \$50.00 Annually

SAVE \$\$\$

**AUCTION HELD ON SITE
INSPECTION ONE HOUR BEFORE AUCTION
OR BY PRIVATE APPOINTMENT**

800-262-3050

www.auctionworldusa.com

Terms of Sale : \$5,000 deposit on day of sale from the highest bidder (can be a personal check).
Closing within 30 days of accepted contract. Sale subject to prior sale without further notice.
Sale subject to seller confirmation.

Directions : From I-540 : Take exit #83 / Champions Dr (AR-94 E) : Turn Right on S Horsebarn Rd : Continue on S 52nd St: Turn Left on Horsebarn Rd : Bear Right on S Horsebarn Rd : Turn Left on W Ash St : Turn Left on W Magnolia St : Turn Right on Chambord Dr : Turn Right on Chardonnay Ct

Seller will convey a good and marketable title that will be free and clear of all encumbrances and will be insurable by a licensed title insurance company at a regular rate. Real Estate taxes will be current and prorated to closing.

The above information, while compiled from sources we believe reliable, is not guaranteed accurate and is subject to errors and omissions. Property is selling "AS IS"- "WHERE IS". All announcements from the auction block take precedence over printed material.

AUCTION WORLD USA
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KEITH BABB & ASSOCIATES
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