

RANCH AUCTION



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER



WILLIAMS & WILLIAMS®
worldwide real estate auction



TWELVE STONES RANCH DECATUR, ARKANSAS

Y City Road

TRACT 7
53.09
ACRES±

TRACT 3
161.39
ACRES±

TRACT 6
40.94
ACRES±

HEADQUARTERS
TRACT 1
150.01
ACRES±

MANAGER'S HOME
TRACT 12
5.18
ACRES±

TRACT 5
124.74
ACRES±

TRACT 4
163.4
ACRES±

TRACT 2
633.98
ACRES±

TRACT 9
159.71
ACRES±

TRACT 8
157.24
ACRES±

TRACT 11
89.7
ACRES±

TRACT 10
39.72
ACRES±

354

59

LIVE ON LOCATION AND ON-LINE



1779.19 AC± | 12 TRACTS RANGING FROM 5± TO 634± AC
18020 Y CITY ROAD, DECATUR, AR

OPEN HOUSE: SEPTEMBER 8 & 22, 12-5PM
AUCTION DAY 12-5PM

AUCTION: OCTOBER 8, 7PM

Northwest Arkansas' Twelve Stones Ranch has become one of the premiere cattle operations and recreational ranches in the four-state region. No detail has been overlooked in this 1779 acre±, turn-key operation to develop the ranch into a safe and efficient work environment, an extremely well-manicured & beautiful farm, professionally stocked and managed ponds; and a comfortable retreat for family and friends. The 22,250± sq. ft. shop includes a spacious 4BD/4BA living quarters overlooking the lush pastures. The state-of-the-art cattle barn was built to help minimize labor and create a low-stress environment for the livestock. This auction will feature eleven tracts from 5± to 640± acres with something for everyone. Rolling pastures, recreational opportunities, turn-key business ventures and multiple locations to build your own home.

6PM STEAK DINNER PRECEDING THE AUCTION

FOR THE FIRST 100 PRE-REGISTERED BIDDERS. MUST REGISTER ON AUCTIONNETWORK.COM/TWELVESTONES

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RANCH AUCTION | OCTOBER 8, 7PM



TRACT 1 - 150.01 AC±

Located in the heart of Twelve Stones Ranch. A double-gated entry, ½-mile fence lined driveway and grass covered rolling hills. A beautiful 4BD/4BA residence which is perfect as a guesthouse or a permanent home. The 22,250± sqft shop has endless possibilities including a fully climate controlled equestrian center, equipment storage, warehouse, or recreation center.

TRACT 2 - 633.98 AC±

State-of-the-art cattle ranch filled with additional recreational opportunities. Designed to minimize animal stress while maximizing labor productivity and safety. The working facilities, pens and loading docks have the potential to flow large numbers of cattle on/off the property daily. Automatic waterers, cattle alleys, and the 450± acres of grass (Bermuda and Fescue) make this property one of the most unique, well designed cattle operations in Arkansas.

TRACT 3 - 161.39 AC±

A turn-key cattle ranch with excellent grazing and hay production capacity. The property includes 130± acres of productive forage grass. The eleven poultry houses have been leased (2016), and used for hay storage, equipment storage & cattle barns during inclement weather.

TRACT 4 - 163.4 AC±

A beautiful recreational/hunting property. Direct access and power available in the interior of the property. Several building sites. Timber have been thinned to create ample grazing and great shooting lanes. Managed as part of the Arkansas Game & Fish Commission's DMAP Program to maximize recreational opportunities.

TRACT 5 - 124.74 AC±

Potential home site with the conveniences of city water, power and natural gas in the front and great hunting/recreation in the back. The front pastures are very productive at growing hay or can be mowed to create a beautiful yard. The back half consists of thinned timber, broad hill tops and deep valleys.

TRACT 6 - 40.94 AC±

A turn-key solution for someone interested in building a home, becoming a hobby farmer and having access to your own private fishing and hunting lands. A beautiful pond, small cattle pen, and hay barn on 20-fenced acres up front with 20-acres of timber for hunting in the back.

TRACT 7 - 53.09 AC±

At the southwest corner of Y City Road and Highway 59, across the street from the new Simmons Plant. Endless possibilities as a recreation property with heavy timber and whitetail deer habitat. Or as a longer-term investment property.

TRACT 8 - 157.24 AC±

Contains beautiful, grass covered rolling hills. The ideal location for a home or larger plans. Great grasses available for year-round forage and summer hay production. Located just south of the main cattle facilities.

TRACT 9 - 159.71 AC±

Located across the road from the main entrance. Mostly wooded and relatively flat with the three large ponds. Amazing potential as an investment property for recreational use or for future development. Historically low hunting & grazing pressure.

TRACT 10 - 39.72 AC±

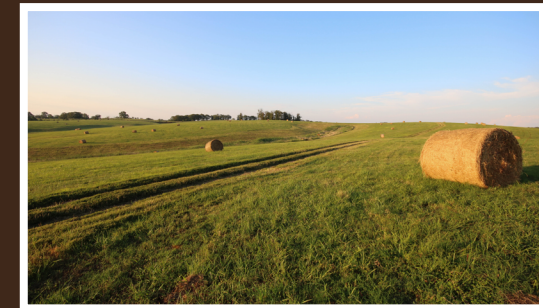
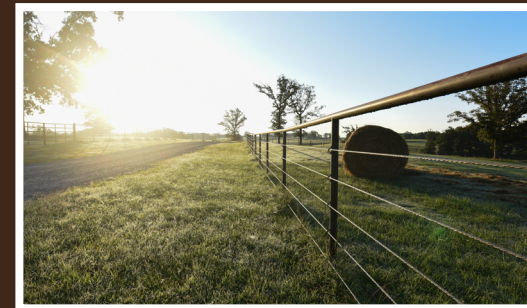
Pasture with rolling hills, a long valley and a nice pond located in the center of the property. Build your new home or add grazing and hay capacity to cattle operations.

TRACT 11 - 89.7 AC±

Home sites, excellent pond fishing in the front yard and great hunting in the heavily wooded backyard. Bermuda and Fescue grasses for grazing. Located directly off of Pederson Road.

TRACT 12 - 5.18 AC±

1200± sq. ft. 3bd/2ba home located on Y City Road. Featuring upgraded kitchen, hardwood floors, electric AC, propane heat and water from a 450ft well. 215± sq. ft. shed/well house with electric. Gentry School District. Perfect for family looking for rural living or ranch manager.



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The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at whitetailproperties.com and williamsauction.com

- Bidders may participate in the auction on site or online at AuctionNetwork.com.
- On site bidders should bring a government issued ID.
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale is subject to a buyer's premium - see website for buyer's premium amount/minimum that may apply to each property
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price (\$5,000 minimum) immediately following auction - cash, cashier's checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing, subject to tenant's rights, if any.