

# REAL ESTATE AUCTION



**BLACK ROCK, AR**  
**SATURDAY MARCH 18TH**  
**AT 10:00 AM**

**ANNIEVILLE, AR**  
**SATURDAY MARCH 18TH**  
**AT 1:00 PM**

## *Description*

**SATURDAY MARCH 18TH**

*Listing #16664*

The Delta Region of Peoples Company is pleased to be representing the Estate of Billy Maxwell by offering 2 hobby farms totaling 129.45 m/l acres and a home situated on 7 acres m/l in Black Rock, AR and Annieville, AR. The farms are approximately 75% improved pasture and balance in timber or ponds. The home will be offered furnished and as one separate tract. The property is being offered in 6 tracts consisting of:

### **BLACK ROCK PROPERTIES WILL BE OFFERED AT AUCTION 405 8TH STREET, SATURDAY, MARCH 18, 2023, AT 10:00 AM.**

- HOME: Consists of 3 bedrooms, 3 baths, Living Room, Central heat and air, Dining Room, Laundry Room, Double Carport, sitting on 7m/l acres.
- TRACT 1: Black Rock, 12.01 m/l acres with a combination of pasture and woods fronting on Hwy. 63. Perimeter fenced and a pond.
- TRACT 2: Black Rock, 12.44 m/l acres all wooded with access off Hwy. 63 on a private drive (Smith Road).

### **ANNIEVILLE PROPERTIES WILL BE OFFERED AT THE GATE OF HWY. 115 IN ANNIEVILLE, SATURDAY, MARCH 18, 2023, AT 1:00 PM.**

- TRACT 1: Annieville, 30 m/l acres with a 924 square foot mobile home and a shop primarily pasture and timber. Property is perimeter fence and crossed fenced with pond.
- TRACT 2: Annieville, 40 m/l acres perimeter fenced with approx. 50% pasture/timber.
- TRACT 3: Annieville, 35 m/l acres perimeter fenced with hay and equipment barn located on corner of Hwy 115 and Lawrence Co. Rd 134.

The home and 7 acres will be offered as an entirety. The farm tracts will be offered at live Public Auction. Please note the times for each tract above. The tracts will be sold individually at each site as: "High Bidders Choice" auction method on a price per acre basis and then offered in its entirety at each location. The successful bidder will be the highest bidder at the end of the 2 rounds of bidding. **ALL PROPERTIES WILL BE SOLD SUBJECT TO COURT APPROVAL.**



**JOEL KING**

**PB00030120 | AALB#184**

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Listing #16664  
PeoplesCompany.com

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# REAL ESTATE AUCTION

## LAWRENCE COUNTY, AR



**BLACK ROCK, AR**  
**SATURDAY MARCH 18TH**  
**AT 10:00 AM**



*Maxwell Estate*

**— 129.45 —**  
ACRES M/L



**ANNIEVILLE, AR**  
**SATURDAY MARCH 18TH**  
**AT 1:00 PM**

