



## JUDICIAL AUCTION ANNOUNCEMENT

The Benton County Circuit Clerk plans to offer 25 Bella Vista properties at a judicial sale at 10 a.m. Friday, May 11, 2018, on the 2<sup>nd</sup> floor of the Benton County Courthouse in Bentonville.

The new lot owner, upon completion of the purchase of the lot, is entitled to membership privileges and has access to all of the amenities Bella Vista has to offer. POA amenities include: 108 holes of golf spread among seven golf courses, a golf range/practice center, seven private lakes, swimming pools, tennis, racquetball and basketball courts, miniature golf and playgrounds, walking trails, a gun range, an RV park and campground and fitness and recreation centers.

25 lots are unimproved lots located in various areas of Bella Vista.

### ♣ SALE LIST

Lots will be auctioned in the order they are listed on the sale sheet. An oral bid accepted at public auction is a legal and binding contract to purchase. Do not bid on a lot unless you intend to purchase it. Membership lots cannot be built upon, and unimproved lots may or may not be suitable for building. All lots confer membership to the owner. It is your responsibility to know what kind of lot you are buying **before** the auction.

### ♣ WARRANTY

There are **no** warranties of title. We have done our best to name all possible defendants, but the POA, its directors, employees or agents **do not** warrant title. The POA encourages all prospective purchasers to do their own title research.

### ♣ MINIMUM BID

The minimum bid amounts will be the POA's opening bid on each property.

### ♣ TAXES

All lots will have taxes paid through 2016.

### ♣ RIGHT OF REDEMPTION

Lots are subject to the right of redemption by the owner or owner's agent for up to one (1) year from the date of sale. If the property is redeemed, you will receive payment of the purchase price plus six percent (6%) interest, plus any accrued assessment or taxes.

### ♣ TERMS

You may pay with cash, check or money-order (the Circuit Clerk does not take credit, debit or check cards). Money orders and checks should be made payable to the Benton County Circuit Clerk. You may pay in full or pay 10% of the purchase price down at the time of sale with the balance of the purchase price bearing interest from the date of sale until paid at the rate of 10% per annum. Additionally, buyer is responsible for payment of the recording fee of \$25.00 per lot and a revenue stamp fee of \$3.30 per thousand on the day of sale.

### ♣ POA MEMBERSHIP CARDS

Once you pay the entire amount owed, you can take your receipt from the Circuit Clerk's office to Member Services to get your POA Member card.

### ♣ ASSESSMENTS

Monthly assessments of \$16.00 will start to accrue upon completion of the sale. Assessments may be paid monthly, quarterly, semi-annually or annually. Assessments are due the first day of the month and considered delinquent on the last day of the month. Six percent (6%) interest may be charged on assessments that are delinquent 30 days or more. Assessment payments may be made by the following methods:

- Automatic bank draft withdrawals from checking or savings accounts,
- Online Payments at <https://bellavistapoa.com/members/>, under “Assessments,”
- Monthly payments by mail with assessment coupons, or
- Payment over the phone with a Member Services representative at 479-855-8000, option 2.

### ♣ COMMISSIONER’S DEED

It may take up to six months to get your deed. The POA will mail it to you as soon as we receive it from the Circuit Clerk’s office. You are responsible for the cost of recordation of the Deed and applicable documentary stamps.

### ♣ COMPLETING YOUR PURCHASE

You may pick up your auction form, turn in your number, and pay for your purchase after all lots have been presented for auction. Please do not approach the table or the podium until the auction is completely over. After the auction is finished you may line up at the table to receive your paperwork to take in to the Circuit Clerk’s office and complete your transaction. POA staff and the Circuit Clerk staff will be unable to assist you until the auction is finished.

## **RESOURCES FOR GETTING ADDITIONAL INFORMATION ABOUT THE LOTS:**

Underlined below is a link to the Benton County website. This is a site that can give you more information about the properties up for auction. When you get to the page, scroll down to the “Today’s Most Popular” section near the lower left of the page and click on “GIS Maps.” Click on “County Base Map.” A shaded window will pop up with a county disclaimer, click on “Accept.” There will be a “Search” window in the top right corner where you may enter the parcel number of the property from the auction you are interested in, i.e. 16-12305-000, then hit enter. In order to see an aerial photo you will need to move your cursor to the “Layers” tab just below the “Search” window. Scroll down to “Hillshade” and unclick the check mark to the left. You may now click on the box to the left of “Aerial: 2016”. On the left hand side of the screen there are + and – signs above the hand that you may use to zoom out or in. The hand will allow you to move the map by holding down the mouse. If you would like to print a map, click on the “Tools” tab and then click “Print”. A pop-up window will appear which allows you to give your map a title such as the parcel or sub-block-lot number for future reference. Click print. Click on the lot in the map and a pop-up window will appear with additional information, including a link to Arkansas County data available on that property. This will include tax information on the lot, its value as appraised by the county and a sales history. If you get confused, there is a “HELP” link at the upper right hand corner of the screen.

[www.bentoncountyar.gov](http://www.bentoncountyar.gov)

All information acquired from this site is provided by Benton County as a service to the public and the Bella Vista Property Owners Association is not responsible for its accuracy.

**THE AUCTION LIST**

<b>No.</b>	<b>Legal Description</b>	<b>Parcel ID</b>	<b>Min. Bid</b>	<b>Appraised Value</b>
1	Lot 4, Block 1, (081) Coventry	16-09016-000	\$2,000.00	\$3,000.00
2	Lot 4, Block 4, (191) Selkirk	16-27815-000	\$1,250.00	\$3,000.00
3	Lot 25, Block 1, (060) Shropshire	16-28441-000	\$1,500.00	\$3,000.00
4	Lot 36, Block 4, (092) Tiverton	16-30941-000	\$1,400.00	\$3,000.00
5	Lot 13, Block 4, (092) Tiverton	16-30918-000	\$1,500.00	\$3,000.00
6	Lot 20, Block 2, (040) Stockton	16-29070-000	\$1,250.00	\$3,000.00
7	Lot 21, Block 6, (041) East Riding	16-11418-000	\$1,250.00	\$3,000.00
8	Lot 16, Block 4, (219) Stoneykirk	16-29353-000	\$1,250.00	\$3,000.00
9	Lot 7, Block 5, (219) Stoneykirk	16-29376-000	\$1,500.00	\$3,000.00
10	Lot 10, Block 7, (018) Wight	16-32600-000	\$2,000.00	\$3,000.00
11	Lot 2, Block 4, (080) Sculthorpe	16-27723-000	\$1,500.00	\$3,000.00
12	Lot 1, Block 2, (238) Jura	16-15955-000	\$1,500.00	\$3,000.00
13	Lot 2, Block 4, (271) Dirleton	16-35685-000	\$1,400.00	\$3,000.00
14	Lot 8, Block 11, (277) Lockhart	16-36406-000	\$1,400.00	\$3,000.00
15	Lot 36, Block 1, (285) Queensferry	16-37581-000	\$1,250.00	\$3,000.00
16	Lot 15, Block 1, (265) Boreland	16-04742-000	\$1,250.00	\$3,000.00
17	Lot 1, Block 2, (302) Perth	16-39384-000	\$1,250.00	\$3,000.00
18	Lot 1, Block 16, (171) Longview	16-19942-000	\$1,500.00	\$3,000.00
19	Lot 6, Block 1, (195) Nairn	16-21588-000	\$1,250.00	\$3,000.00
20	Lot 1, Block 3, (264) Whithorn	16-32452-000	\$1,250.00	\$3,000.00
21	Lot 19, Block 5, (271) Dirleton	16-35743-000	\$1,500.00	\$3,000.00
22	Lot 1, Block 2, (181) Rockingham	16-26387-000	\$1,250.00	\$3,000.00
23	Lot 3, Block 2, (059) Keswick	16-16989-000	\$1,500.00	\$3,000.00
24	Lot 9, Block 5, (029) Hertford	16-14817-000	\$1,500.00	\$3,000.00
25	Lot 17, Block 5, (271) Dirleton	16-35741-000	\$1,250.00	\$3,000.00