



## JUDICIAL AUCTION ANNOUNCEMENT

The Benton County Circuit Clerk plans to offer 35 Bella Vista properties at a judicial sale at 10 a.m. Friday, December 3, 2021, in Room #305 of the Benton County Courthouse in Bentonville.

**\* No food or drink allowed in courtroom. \***

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, biking and walking trails, a gun range, an RV park and campground, and fitness and recreation centers.

35 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. Any lot in the “Bella Vista Original” subdivision should be purchased for membership privileges only. Lots in all other subdivisions will qualify for a building permit if all Bella Vista City, Arkansas Department of Health, and Architectural Control Committee conditions are met. 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, **any bid after the opening bid must be offered in \$100 increments.**

### ♣ TAXES

All lots will have taxes paid through 2020.

### ♣ 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, the owner or owner’s agent is obligated to pay you the purchase price plus six percent (6%) interest, plus any accrued assessments and 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 email your receipt from the Circuit Clerk's office to Member Services at [membership@bvvpoa.com](mailto:membership@bvvpoa.com) 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:**

The Benton County Geographic Information Systems (GIS) website is: <https://bentoncountyar.gov/gis/>

Once on their site click on "Interactive Maps", then on "Basemap". A shaded window will pop up with a county disclaimer, which you will have to click on "Accept" to continue. Next, a tutorial box will appear, which you can use for more detailed instructions, or close the window and use the basic instructions below.

Click the Menu bars at the upper left of the screen and select "Layers". The Layers box will pop up at the upper right of the screen. Scroll down in that box until you see "Places", which by default is selected with a checkmark. Click the checkmark to deselect "Places". Also, in that box you should select "Aerial: 2021". Then deselect "Hillshade". Now you can zoom in and out on the map using the zoom wheel on your mouse or the +/- keys on the page, and you can click to grab the map with your mouse to move the map up and down and side to side.

To search for a lot using the parcel number click the Menu bars at the upper left of the screen and select "Search". The Search box will pop up at the upper right of the screen. Choose the "Text" tab. In the "Select Search Layer" dropdown list, select "Parcels". In the Search field put the parcel number in the following format 00-00000-000 and hit enter. The lot will come up on the screen and a row with more information on the lot will rise from the bottom of your screen. You can hide this row by clicking "Results" at the top right of the screen. Zoom in/out as you wish. Click on the subject lot or any surrounding lots to obtain more information on each lot.

The Benton County GIS mapping system is detailed and offers users a number of functions. For more information on using these functions you can access the tutorial by clicking the Menu bars at the upper left of the screen and select "Help & Info".

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

No.	Legal Description	Parcel ID	Min. Bid	Appraised Value
1	Lot 5, Block 5, Kinross	16-17691-000	\$3,100.00	\$4,000.00
2	Lot 3, Block 2, Birsay	16-36835-000	\$2,500.00	\$4,000.00
3	Lot 11, Block 9, Dunbarton	16-38816-000	\$1,900.00	\$4,000.00
4	Lot 23, Block 4, Cambridge	16-06477-000	\$1,900.00	\$4,000.00
5	Lot 25, Block 2, Cambridge	16-06435-000	\$2,600.00	\$4,000.00
6	Lot 26, Block 2, Aberdeen	16-01178-000	\$3,200.00	\$4,000.00
7	Lot 27, Block 2, Aberdeen	16-01179-000	\$4,000.00	\$4,000.00
8	Lot 18, Block 3, Gardenstown	16-37180-000	\$2,300.00	\$4,000.00
9	Lot 14, Block 1, Latheron	16-36449-000	\$1,400.00	\$4,000.00
10	Lot 17, Block 2, Latheron	16-36469-000	\$3,000.00	\$4,000.00
11	Lot 16, Block 4, Carnahan	16-07307-000	\$2,200.00	\$4,000.00
12	Lot 32, Block 4, Avondale	16-02344-000	\$2,700.00	\$4,000.00
13	Lot 21, Block 3, Dirleton	16-35654-000	\$2,400.00	\$4,000.00
14	Lot 14, Block 4, Kesteven	16-16948-000	\$2,300.00	\$4,000.00
15	Lot 2, Block 7, Hebrides	16-37366-000	\$2,300.00	\$4,000.00
16	Lot 8, Block 4, Padbury	16-23946-000	\$2,200.00	\$4,000.00
17	Lot 14, Block 6, Pentland	16-24371-000	\$2,200.00	\$4,000.00
18	Lot 10, Block 6, Northampton	16-22529-000	\$2,400.00	\$4,000.00
19	Lot 9, Block 4, Scarborough	16-27662-000	\$2,300.00	\$4,000.00
20	Lot 6, Block 1, Sussex	16-30217-000	\$3,500.00	\$4,000.00
21	Lot 19, Block 4, Brigadoon	16-05290-000	\$2,200.00	\$4,000.00
22	Lot 8, Block 4, Carrick	16-07462-000	\$2,200.00	\$4,000.00
23	Lot 4, Block 4, Newburgh	16-21962-000	\$2,200.00	\$4,000.00
24	Lot 26, Block 7, Sherwood	16-28236-000	\$2,300.00	\$4,000.00

auction list continued on next page

**THE AUCTION LIST** - continued

<b>No.</b>	<b>Legal Description</b>	<b>Parcel ID</b>	<b>Min. Bid</b>	<b>Appraised Value</b>
25	Lot 24, Block 1, Wandsworth	16-31099-000	\$2,900.00	\$4,000.00
26	Lot 10, Block 8, Waterbury	16-31323-000	\$1,900.00	\$4,000.00
27	Lot 40, Block 2, Wembly	16-31606-000	\$1,800.00	\$4,000.00
28	Lot 41, Block 1, Wimbledon	16-33022-000	\$2,400.00	\$4,000.00
29	Lot 45, Block 32, Bella Vista Original	16-00197-000	\$1,000.00	\$1,300.00
30	Lot 32, Block A, Bella Vista Original	16-00694-000	\$1,000.00	\$1,300.00
31	Lot 17, Block AA, Bella Vista Original	16-00896-000	\$1,000.00	\$1,300.00
32	Lot 19, Block AA, Bella Vista Original	16-00898-000	\$1,000.00	\$1,300.00
33	Lot 4, Block CC, Bella Vista Original	16-00927-000	\$1,000.00	\$1,300.00
34	Lot 30, Block FF, Bella Vista Original	16-00991-000	\$1,000.00	\$1,300.00
35	Lot 15, Block KK, Bella Vista Original	16-01062-000	\$1,000.00	\$1,300.00