



**Dynasty Auction  
& Realty**



# Real Estate Auction

<ul style="list-style-type: none"> <li>• Large Home</li> </ul>	17450 Railroad Cut Rd. Rogers, AR 72576
<ul style="list-style-type: none"> <li>• Ozark Mountains</li> <li>• Beaver Lake</li> <li>• Northwest AR</li> </ul>	<p>Thursday April 14th, 2016  Time: 11:00 AM  Auction Location: On Location  17450 Railroad Cut Rd.</p>

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[www.ucdynastyauctions.com](http://www.ucdynastyauctions.com)

## AUCTION SUMMARY & TRACT INFO

### Auction Summary:

The Auction event includes 2 adjoining tracts to be offered individually and by the entirety. Both tracts located in Benton County East of Rogers, AR. The event will be a public live Auction onsite at 17450 Railroad Cut Rd., Rogers, AR 72756. The event will be held on Thursday April 14<sup>th</sup>, 2016 at 11:00 AM. Call for additional information.

### Property Overview:

<b>Tract 1:</b>	<b>Type:</b>	Lodge Style Home & Acreage
	<b>Size:</b>	Approx. 5,017 sq.ft./ 85 +/- acres
	<b>Comments:</b>	Overlooks Beaver Lake; Cave and Spring
	<b>GPS:</b>	36.261202, -93.995671

Country Home on 85 acres more or less nestled in the Ozark Mountains of Northwest Arkansas. This land is going to be auctioned with the chance to buy an additional 33 acre more or less that adjoins it. This will be labeled as Tract 1 of 2. The home boasts 3 bedrooms, 3 full bathrooms and 5,017 square feet of living space (Upstairs and basement). A large living room and kitchen are also featured. The home has a basement which features one of the bedrooms and bathrooms. There is an entrance from the exterior to get to the basement which creates a great mother in law suite, a kid space or apartment for retreat purposes. The house has a great wood deck that overlooks the Ozark Mountains and has a view of Beaver Lake. The 85 acres that the house sits on is mostly wooded sloping land. On the property sits a spring as well as a cave. The land is one of a kind with plenty of wildlife and possibilities of hiking and outdoor activities. This home would make a great permanent home, secondary home or corporate retreat. This home would even make a great hunting camp or lodge. The property is very close to the towns of Rogers, Springdale, Bentonville, and Fayetteville.

<b>Tract 2:</b>	<b>Type:</b>	Wooded Land
	<b>Size:</b>	33 +/- acres
	<b>Comments:</b>	Wooded Land in Ozarks; Wildlife Abundant
	<b>GPS:</b>	36.261559, -94.001931

This land is adjoining to tract 1. The land joins Railroad Cut Rd. in Northwest Arkansas. Tract 2 is located in the Ozark Mountains overlooking Beaver Lake. This property is mostly wooded with abundant amount wildlife. Enjoy the outdoors, build your own getaway or just invest in this tract.

NOTE: Acreage sizes are based off county data information. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

Date & Time: Thursday, April 14<sup>th</sup>, 2016 @ 11:00 AM (Registration 10:30 AM)

Auction Location: 17450 Railroad Cut Rd. Rogers, AR 72756

Inspections: Contact United Country Dynasty Auction & Realty to inspect property.

Conveyance: Property will be transferred via a Trustee's deed to successful bidder and confirmation from the courts.

Property Rights: All rights owned will convey with the property.

## Chapter 7 Bankruptcy Auction

Jon Michael Krannichfeld - Debtor

Sherry Ann Krannichfeld - Debtor

APRIL 14<sup>th</sup>, 2016

### AUCTION TERMS AND CONDITONS

United Country Dynasty Auction and Realty an Arkansas LLC located at 420 W. Jefferson Ave, Suite B, Jonesboro, AR 72401 (telephone 870-275-6249) and its Arkansas broker, Joel M. King ("Broker")( these parties collectively "Auctioneer") have been employed by the United States Bankruptcy Court of the Northern District of Texas, Fort Worth Division for the following case: . Pursuant to Section 363 of the Bankruptcy Code and all other applicable sections. RE: Jon Michael Krannichfeld and Sherry Ann Krannichfeld, Debtors, Case No. 15-43909-RFN, Chapter 7 to offer to sell at public ("Auction") certain property ("Property"). These terms, plus and additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. AGENCY: Auctioneer is the exclusive agent of the Seller.
2. PROPERTY: The Property is described in the "Real Property Sale Contract" ("Sale Contract"), a copy of which is available from Auctioneer, online at [www.unitedcountrydynasty.com](http://www.unitedcountrydynasty.com) or [www.UcDynastyAuctions.com](http://www.UcDynastyAuctions.com) and posted at the Auction.
3. DUE DILIGENCE: Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Package" (available from Auctioneer and posted at Auction), public records, Terms of Auction and Auction Sale Contract. All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. DISCLAIMER: Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, and employees, shall have no liability on any basis. The Property will be offered in "AS IS, WHERE IS" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether, expressed,

implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.

5. DISCLOSURES: The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions, and matters of records. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

6. REGISTRATION: Any competent adult with a satisfactory photo identification who property registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded, and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. AUCTION METHOD: The Property is scheduled to be offered in 2 separate parcels. Time and location can be seen at the website listed above. Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments, and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid; Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction. SALE OF PROPERTY IS SUBJECT BOTH TO PRE SALE AND THE APPROVAL BY THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS FORT WORTH DIVISION.

8. SALE CONTRACT: This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. The Term of Auction is incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.

9. DEPOSIT: Buyer shall immediately pay to the escrow/closing agent, in U.S. Dollars, and earnest money deposit of no less than ten-percent (10.00%) of the total contract price of the Property ("deposit"). If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null, and void, without any requirement of notice, and immediately re-sell the Property to another buyer.

10. CLOSING: The closing will be on or about May 13th, 2016.

11. POSSESSION: Possession will be at closing.

12: REAL ESTATE TAXES: The Seller will be responsible for all of 2015 that is due in 2016, and the 2016 taxes will be prorated at day of closing and credited to Buyer for them to pay in 2017.

13: MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed at closing to Buyer.

14: MISCELLANEOUS: The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.



LENDERS TITLE

C O M P A N Y

3761 N Mall Avenue  
Fayetteville, Arkansas 72703  
Phone: 479-444-3333  
FAX: 479-443-4256

LIMITED TITLE SEARCH

**Date:** March 2, 2016  
**Prepared For:** United Country Dynasty Auction and Realty  
**File Number:** 16-047450-500

**Lenders Title Company hereby certifies that the records of the Circuit Clerk of Benton County, Arkansas have been examined as to the following described property from March 21, 1985 at 8:00 am to February 25, 2016 at 8:00 am:**

Located in parts of the SW 1/4 of the NE 1/4 of the NE 1/4, SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 6, Township 18 North, Range 28 West, in Benton County, Arkansas, more precisely described as follows: Starting at the NE corner of the NE 1/4 of the NW 1/4 of the true point of beginning; thence S 02°56'12" W, 1112.51 feet; thence S 88°29'38" E, 1303.55 feet; thence S 02°55'05" W, 635.37 feet to the centerline of Highway 94; thence along said centerline S 81°18'55" W, 323.23 feet; thence S 87°46'54" W, 257.03 feet; thence N 82°28'15" W, 57.60 feet; thence N 78°23'37" W, 472.92 feet; thence S 89°22'20" W, 206.23 feet; thence S 89°22'20" W, 102.27 feet; thence leaving said centerline N 30°58'14" W, 192.26 feet to a point on the centerline of an access road; thence along said centerline N 15°11'42" W, 97.48 feet; thence N 06°42'00" W, 216.30 feet; thence N 16°12'36" W, 84.65 feet; thence N 22°40'10" W, 229.30 feet; thence N 20°02'29" W, 112.37 feet; thence N 09°47'21" W, 66.10 feet; thence N 02°35'04" W, 189.20 feet; thence N 14°46'12" E, 80.20 feet; thence N 31°25'18" E, 130.02 feet; thence N 23°43'58" E, 113.58 feet; thence N 11°12'13" E, 150.26 feet; thence N 02°29'31" W, 155.58 feet; thence N 05°53'36" E, 31.68 feet; thence leaving said centerline S 87°44'41" E, 352.10 feet to the true point of beginning, containing 33.759 acres more or less and being subject to the right-of-way of Highway 94 along the South and an access road along the West and any existing easements.

And,

The North Half (N 1/2) of the Fractional Northeast Quarter (Fr. NE 1/4) and part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Six (6), Township Eighteen (18), Range Twenty-eight (28) West, described as beginning at the Northeast corner of said Section 6, Township 18 North, Range 28 West, thence S 89°34' W, 2644.61 feet; thence S 00°10' W, 1108.32 feet; thence N 88°59' E, 1322.57 feet; thence S 00°11' W, 642.03 feet to the centerline of a road; thence along said centerline N 76°52' E, 124.49 feet; thence N 84°36' E, 138.33 feet; thence N 84°35' E, 341.12 feet; thence S 69°56' E, 287.04 feet; thence S 87°02' E, 139.84 feet; thence N 66°10' E, 140.70 feet; thence N 53°36' E, 147.11 feet; thence N 41°54' E, 91.94 feet; thence N 41°54' E, 9.77 feet to the East line of the said NE 1/4; thence leaving said centerline N 00°10' E to the Point of Beginning.

**The following instruments were found of record during the aforementioned period which affect the above described property:**

1. Memorandum of Contract filed April 1, 1985 in Book 633 at Page 271, executed by Clayton Eversole and Sheila Eversole, husband and wife to John Michael Krannicfeld and Sherry Ann Krannicfeld, husband and wife
2. Assignment of Escrow filed December 19, 1985 in Book 578 at Page 712, executed by Clayton Eversole and Sheila Eversole, husband and wife to First National Bank and Trust Company
3. Warranty Deed filed October 29, 1986 in Book 660 at Page 144, executed by Karnes County Livestock Exchange, Inc. to Clayton Eversole and Sheila Eversole, husband and wife (NOTE: this deed reserves an undivided one half mineral interest)
4. Assignment filed October 30, 1986 in Book 607 at Page 426, executed by Clayton Eversole and Sheila Eversole, husband and wife to First National Bank & Trust Company
5. Warranty Deed filed June 17, 1991 in Book 91 at Page 25368, executed by Clayton J. Eversole and Sheila Eversole, husband and wife to Jon M. Krannichfeld and Sherry A. Krannichfeld, husband and wife
6. Mortgage dated May 1991 and filed June 17, 1991 in Book 91 at Page 25369, executed by Jon M. Krannichfeld and Sherry A. Krannichfeld, husband and wife to Clayton J. Eversole and Sheila Eversole, husband and wife, securing the indebtedness of \$12,455.00
7. Warranty Deed filed August 3, 1992 in Book 92 at Page 46571, executed by Clayton Eversole and Sheila Eversole, husband and wife to John Michael Krannicfeld and Sherry Ann Krannicfeld, husband and wife
8. Tract Split Survey filed April 16, 2002 in Book P4 at Page 644, by Geomatic Consultants, Inc. for Michael and Sherry Krannicfeld.
9. Mortgage dated April 27, 2004 and filed May 4, 2004 in Book 2004 at Page 99108, executed by Jon. M. Krannichfeld and Sherry A. Krannichfeld, husband and wife, securing the indebtedness of \$300,000.00
10. Easement Deed filed October 21, 2004, executed by Jon M. Krannichfeld and Sherry A. Krannichfeld, husband and wife to Benton County Rural Development Authority

**Judgments have been checked on Jon M. Krannichfeld aka Jon M. Krannicfeld and Sherry A. Krannichfeld aka Sherry K. Krannicfeld during the aforementioned period, and the following were found:**

none



**Tax information as to the above described property:**

2015 Real Estate Taxes are Due and Payable in the amount of \$3,685.74; Parcel # 18-00448-000

2015 Real Estate Taxes are Due and Payable in the amount of \$52.93; Parcel # 18-00449-003

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

**Lenders Title Company**



By: Susan Elizabeth McCord

Arkansas Insurance Department  
Contact Information:

Arkansas Insurance Department  
Consumer Services Division  
1200 West Third Street  
Little Rock, AR 72201-1904

(800) 852-5494

(501) 371-2640

**FACTS****WHAT DOES Lenders Title Company DO WITH YOUR PERSONAL INFORMATION?**

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and credit history</li> <li>• transaction history and mortgage rates and payments</li> <li>• purchase history and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Lenders Title Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Lenders Title Company Can you limit this sharing? share?	
<b>For our everyday business purposes-</b> such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes-</b> to offer our products and services to you	Yes	No
<b>For joint marketing with other financial companies</b>	Yes	No
<b>For our affiliates' everyday business purposes-</b> information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes-</b> information about your creditworthiness	No	No
<b>For our affiliates to market to you</b>	No	No
<b>For nonaffiliates to market to you</b>	No	No

<b>Questions?</b>	Call 501-225-3519 or go to <a href="http://www.lenderstitlegroup.com">www.lenderstitlegroup.com</a>
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## Who we are

Who is providing this notice?

Lenders Title Company

## What we do

How does Lenders Title Company protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Lenders Title Company collect my personal information?

We collect your personal information, for example, when you

- provide account information or give us your contact information
- pay us by check or make a wire transfer
- show us your government-issued ID

We also collect personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- sharing for affiliates' everyday business purposes-information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

## Definitions

**Affiliates**

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies such as our bank, mortgage companies, insurance companies, and securities brokerages.*

**Nonaffiliates**

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *We do not share with nonaffiliates so they can market to you.*

**Joint marketing**

A formal agreement between nonfinancial financial companies that together market financial products or services to you.

- *Our joint marketing partners include companies such as credit card issuers to inform you about their products and/or services.*

## Other important information

State laws and individual companies may give you additional rights to limit sharing. Please consult your state laws regarding information sharing.

## **OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.**

### Privacy Policy Notice

#### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Old Republic Title Company of St. Louis, Inc.**

We may collect nonpublic personal information about you from the following sources:

- Information we received from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint market agreements:

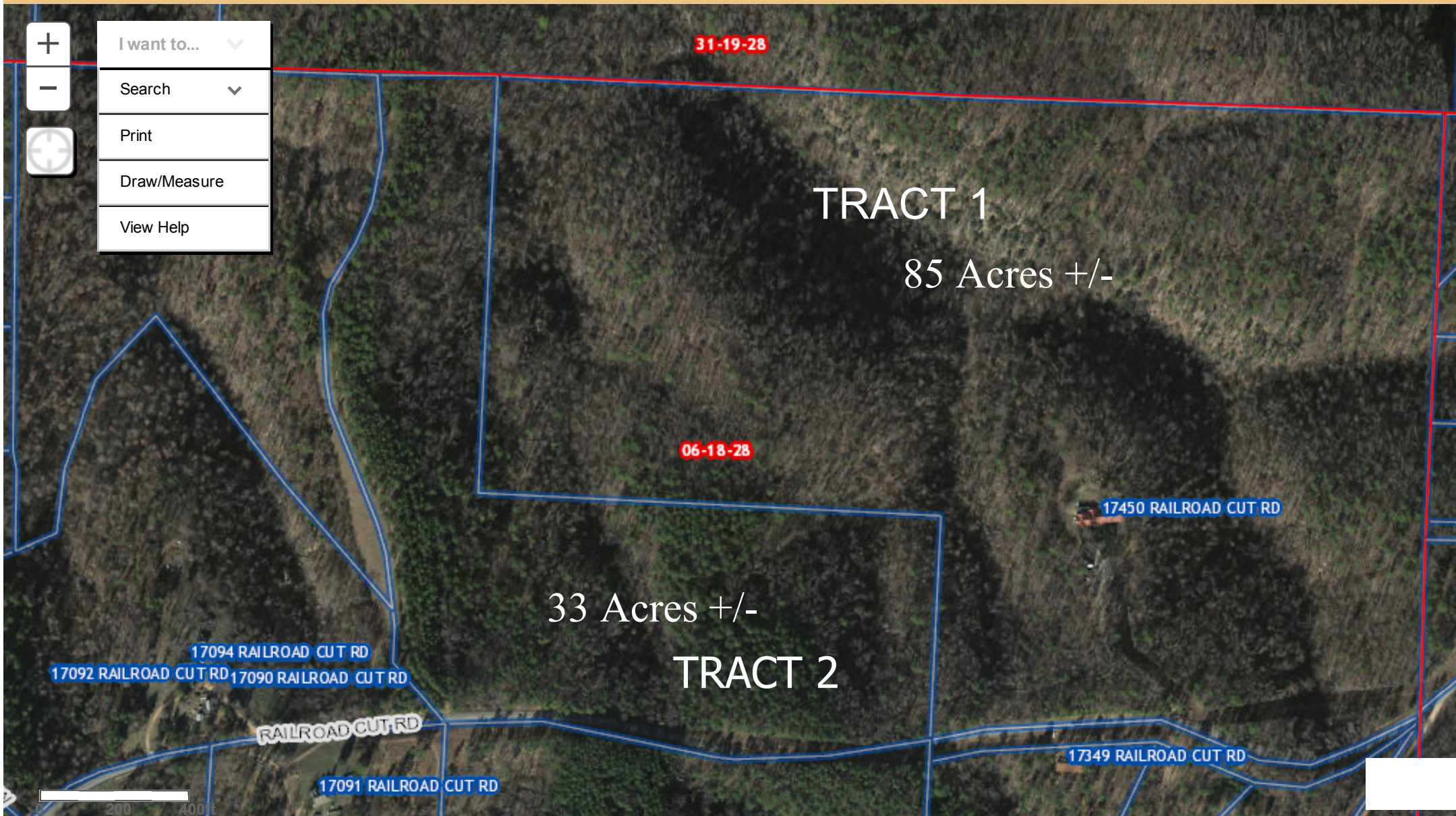
- Financial services providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



# Benton County GIS: Parcel Map



Lat: 36.264168°N Lon: 93.993557°W Scale: 1 : 0.85 mi | Zoom: 7

# Tract 1

## Parcel Detail Report

Created: 3/1/2016 10:31:23 PM

Basic Information	
Parcel Number:	18-00448-000
County Name:	Benton County
Ownership Information:	KRANNICHFELD, JON M 17450 RAILROAD CUT RD ROGERS AR 72756-7903
Property Address:	KRANNICHFELD, JON M 17450 RAILROAD CUT RD ROGERS, AR 72756-7903
Billing Information :	LERETA ATTN: TAX ESCROW TEAM 1123 PARK VIEW DR COVINA, CA 91724-3748
Total Acres:	85.25
Timber Acres:	82.51
Sec-Tw p-Rng:	06-18-28
Lot/Block:	/
Subdivision:	06-18-28-RURAL
Legal Description:	FRL N1/2 NE PT SE NE NE SE
School District:	30 Rogers
Improvement Districts:	PINEY POINT FIRE DIST
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No

## Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
PASTURE	0.50 acres [21,780 sqft]					NE
PASTURE	0.53 acres [23,087 sqft]					NE
RES	1.71 acres [74,488 sqft]					
TIMBER	0.01 acres [436 sqft]					SE
TIMBER	2.74 acres [119,354 sqft]					NE
TIMBER	7.58 acres [330,185 sqft]					NE
TIMBER	72.18 acres [3,144,161 sqft]					NE

## Valuation Information

Entry	Appraised	Assessed
Land:	13,750	2,750
Improvements:	406,850	81,370
Total Value:	420,600	84,120
Taxable Value:		83,560
Millage:		0.0481
Estimated Taxes:		\$4,019.24
Homestead Credit:		(\$350.00)
Estimated Taxes w Credit:		\$3,669.24
Assessment Year:		2015

## Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
<u>2015</u>	Current	\$3,685.74	\$0.00	\$3,685.74
<u>2014</u>	Current	\$3,529.71	-\$3,529.71	\$0.00
<u>2013</u>	Current	\$3,357.97	-\$3,357.97	\$0.00



<u>2012</u>	Current		\$3,198.10	-\$3,198.10	\$0.00
<u>2011</u>	Current		\$3,041.94	-\$3,041.94	\$0.00
<u>2010</u>	Current		\$2,876.69	-\$2,876.69	\$0.00
<u>2009</u>	Current		\$2,741.13	-\$2,741.13	\$0.00
<u>2008</u>	Current		\$2,611.72	-\$2,611.72	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>23438</u>	Current	2014	4/28/2015	\$0.00	\$18,238,321.75	\$0.00	<b>\$18,238,321.75</b>
<u>20207</u>	Current	2013	4/30/2014	\$0.00	\$17,693,309.95	\$0.00	<b>\$17,693,309.95</b>
<u>28600</u>	Current	2012	5/1/2013	\$0.00	\$15,848,062.35	\$0.00	<b>\$15,848,062.35</b>
<u>26539</u>	Current	2011	4/25/2012	\$0.00	\$14,833,575.80	\$0.00	<b>\$14,833,575.80</b>
<u>11668</u>	Current	2010	4/26/2011	\$0.00	\$16,035,616.79	\$0.00	<b>\$16,035,616.79</b>
<u>14149</u>	Current	2009	4/21/2010	\$0.00	\$14,610,999.52	\$0.00	<b>\$14,610,999.52</b>
<u>20278</u>	Current	2008	5/21/2009	\$0.00	\$13,075,837.93	\$0.00	<b>\$13,075,837.93</b>

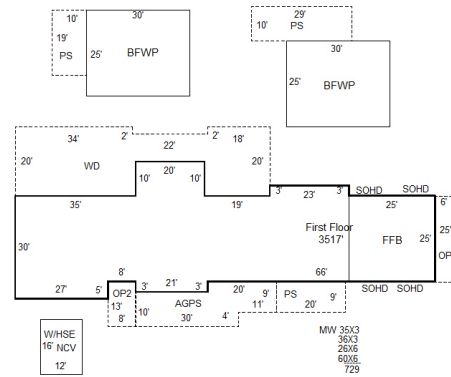
Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
8/3/1992	15,000	EVERSOLE	KRANNICHFELD	92	46571	WD(WARRANTY DEED)
10/30/1986	0	EVERSOLE	KRANNICHFELD	607	426	
12/19/1985	0	EVERSOLE	KRANNICHFELD	578	712	
4/1/1985	0	EVERSOLE	KRANNICHFELD	633	271	
2/1/1985	0	EVERSOLE	PREVOST			

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor	3,517	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w /Partitions	1,500
		Basement Finished w /o Partitions	0
<b>Living Area Total SF</b>	<b>3,517</b>	<b>Basement Total SF</b>	<b>1,500</b>

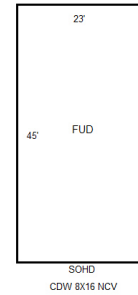
Occupancy Type:	Single Family
Grade:	D3+10
Story Height:	1 Story
Year Built:	1998
Effective Age:	16
Construction Type:	Std Frame
Roof Type:	Galvalume
Heat / AC:	Central
Fireplace:	0
Bathrooms:	4 full 0 half
Foundation Type:	Closed Piers
Floor Type:	Wood Subfloor

Floor Covering:	hardw ood sheath:	3,512 sq ft
	ceramic:	1,505 sq ft

Additive Item	Quantity	Size	Description
AGPS	426		AGGREGATE C/C PATIO
OP2	104		1/2 OPEN
WC	480		BRICK/STONE WAINSCOT
PS	180		PATIO SLAB
WD	1236		WOOD DECKS
PS	190		PATIO SLAB
PS	290		PATIO SLAB
OP	150		OPEN PORCH
FFB	625		FRAME FIN BUILT-IN

OBYI Item	Quantity	Size	Description
MW	729		WALLS BRICK OR STONE
WELL HSE NCV	0		WELL HOUSE NO VALUE

Residential Improvement #2



Sketch by Apps IV™

Living Area 1st Floor	0	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w /Partitions	0
		Basement Finished w /o Partitions	0
<b>Living Area Total SF</b>	<b>0</b>	<b>Basement Total SF</b>	<b>0</b>

Occupancy Type:	
Grade:	D
Story Height:	
Year Built:	Year Built Not Available
Effective Age:	
Construction Type:	
Roof Type:	Unkown
Heat / AC:	None
Fireplace:	0
Bathrooms:	
Foundation Type:	Unkown
Floor Type:	Unkown
Floor Covering:	

OBYI Item	Quantity	Size	Description
CDW NCV	1		
FUD	1035		FRAME UNFIN DETACHED

P-4-644

P4644

P.O.C.  
TRACT 3  
FILE 5/27/1987

NORTHWEST CORNER OF  
THE 1/2 OF THE TRAC. NE 1/4  
OF SECTION 6, T8N, R18W,  
PLAT 21-14

1/4" 1" PPT. 5' TALL

N02°50'17"E  
1112.53

S87°49'57"E  
2606.04'

TRACT 1  
64.8-ACRES M/A

85.25 ACRES

P.O.B.  
TRACT 3

N68°35'28"W  
1303.55'

N87°10'35"W 636.22'  
S87°10'35"E 636.22'

N02°49'25"E 635.91'  
N02°49'25"W 635.91'

N87°46'44"W 644.86'

S02°48'30"W 504.19'

P.O.B.  
TRACT 1  
P.O.C.  
TRACT 2

P.O.B.  
TRACT 2  
10.0 ACRES M/A

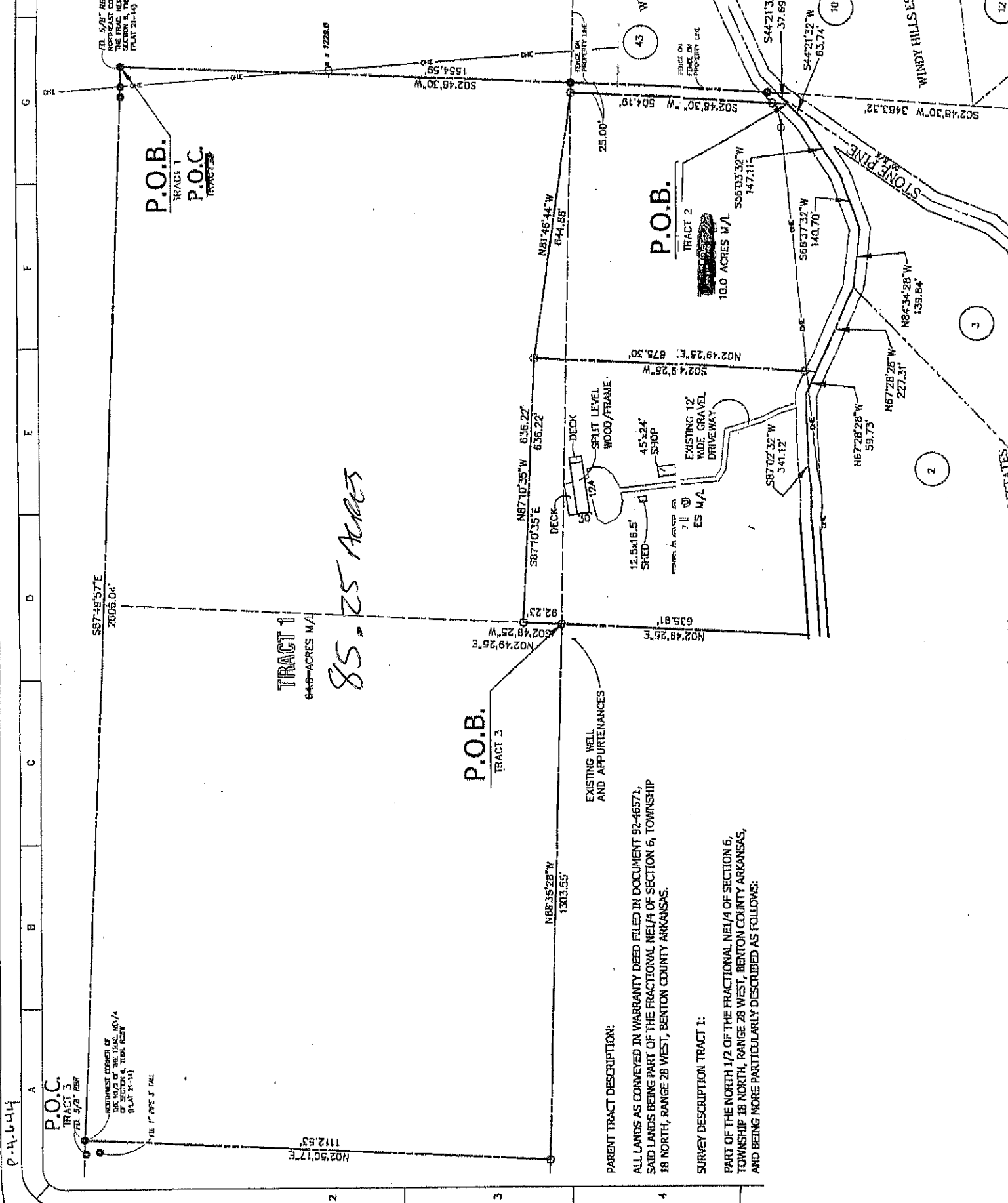
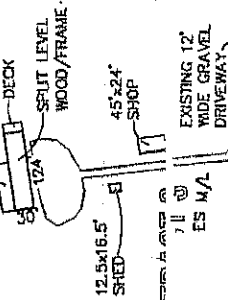
EXISTING WELL  
AND APPURTENANCES

PARENT TRACT DESCRIPTION:

ALL LANDS AS CONVEYED IN WARRANTY DEED FILED IN DOCUMENT 92-46574,  
SAID LANDS BEING PART OF THE FRACTIONAL NE 1/4 OF SECTION 6, TOWNSHIP  
18 NORTH, RANGE 28 WEST, BENTON COUNTY ARKANSAS.

SURVEY DESCRIPTION TRACT 1:

PART OF THE NORTH 1/2 OF THE FRACTIONAL NE 1/4 OF SECTION 6,  
TOWNSHIP 18 NORTH, RANGE 28 WEST, BENTON COUNTY ARKANSAS,  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



WINDY HILLS ESTATES

ESTATES

RAILROAD

STONE PINE

# Tract 2

# Parcel Detail Report

Created: 3/1/2016 10:31:44 PM

<b>Basic Information</b>	
Parcel Number:	18-00449-003
County Name:	Benton County
Ow nership Information:	KRANNICHFELD, JON M & SHERRY A 17450 RAILROAD CUT RD ROGERS AR 72756-7903
Property Address:	KRANNICHFELD, JON M & SHERRY A
Billing Information :	KRANNICHFELD JON M & SHERRY A 17450 RAILROAD CUT RD ROGERS, AR 72756-7903
Total Acres:	33.76
Timber Acres:	33.76
Sec-Tw p-Rng:	06-18-28
Lot/Block:	/
Subdivision:	06-18-28-RURAL
Legal Description:	PR SW NE & PT SE NW & PT NE NW NE/C NE NW S1112 E1303' S635' S81*W323' S87*W257' N82*W57' ETC
School District:	30 Rogers
Improvement Districts:	PINEY POINT FIRE DIST
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
TIMBER	4.01 acres [174,676 sqft]					NW
TIMBER	5.56 acres [242,194 sqft]					NW
TIMBER	8.27 acres [360,241 sqft]					NE
TIMBER	15.92 acres [693,475 sqft]					NE

<b>Valuation Information</b>		
Entry	Appraised	Assessed
Land:	4,800	960
Improvements:	0	0
Total Value:	4,800	960
Taxable Value:		960
Millage:		0.0481
Estimated Taxes:		\$46.18
Assessment Year:		2013

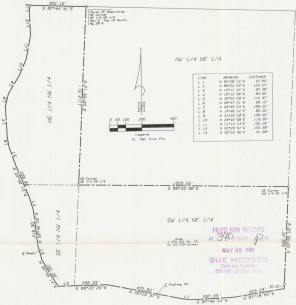
<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2015</u>	Current	\$52.93	\$0.00	\$52.93
<u>2014</u>	Current	\$52.78	-\$52.78	\$0.00
<u>2013</u>	Current	\$52.58	-\$52.58	\$0.00
<u>2012</u>	Current	\$50.93	-\$50.93	\$0.00
<u>2011</u>	Current	\$49.02	-\$49.02	\$0.00
<u>2010</u>	Current	\$45.19	-\$45.19	\$0.00
<u>2009</u>	Delinquent	\$45.19	-\$45.19	\$0.00
<u>2008</u>	Current	\$43.83	-\$43.83	\$0.00

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total

<u>26515</u>	Current	2014	5/1/2015	\$0.00	\$235.08	\$0.00	<b>\$235.08</b>
<u>14090</u>	Current	2013	4/22/2014	\$0.00	\$192.45	\$0.00	<b>\$192.45</b>
<u>37090</u>	Current	2012	5/30/2013	\$0.00	\$206.61	\$0.00	<b>\$206.61</b>
<u>16230</u>	Current	2011	4/11/2012	\$0.00	\$207.57	\$0.00	<b>\$207.57</b>
<u>8057</u>	Current	2010	4/22/2011	\$0.00	\$369.71	\$0.00	<b>\$369.71</b>
<u>873262</u>	Delinquent	2009	12/21/2010	\$0.00	\$456.04	\$0.00	<b>\$456.04</b>
<u>28759</u>	Current	2008	6/3/2009	\$0.00	\$0.00	\$148.47	<b>\$148.47</b>

## Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
6/17/1991	21,000	EVERSOLE	KRANNICHFIELD	91	25368	WD(WARRANTY DEED)



Section 16, T. 10 N., R. 10 E., S. 10 W., 10th Principal Meridian, Texas. Containing 360 acres, more or less, as shown on the plat hereto attached, and as the same may hereafter be divided into smaller lots, the same shall be subject to the provisions of the Act of the Legislature of the State of Texas, passed March 21st, 1909, and amended by the Act of the Legislature of the State of Texas, passed May 11th, 1911, and the Act of the Legislature of the State of Texas, passed May 11th, 1913, and the Act of the Legislature of the State of Texas, passed May 11th, 1915, and the Act of the Legislature of the State of Texas, passed May 11th, 1917, and the Act of the Legislature of the State of Texas, passed May 11th, 1919, and the Act of the Legislature of the State of Texas, passed May 11th, 1921, and the Act of the Legislature of the State of Texas, passed May 11th, 1923, and the Act of the Legislature of the State of Texas, passed May 11th, 1925, and the Act of the Legislature of the State of Texas, passed May 11th, 1927, and the Act of the Legislature of the State of Texas, passed May 11th, 1929, and the Act of the Legislature of the State of Texas, passed May 11th, 1931, and the Act of the Legislature of the State of Texas, passed May 11th, 1933, and the Act of the Legislature of the State of Texas, passed May 11th, 1935, and the Act of the Legislature of the State of Texas, passed May 11th, 1937, and the Act of the Legislature of the State of Texas, passed May 11th, 1939, and the Act of the Legislature of the State of Texas, passed May 11th, 1941, and the Act of the Legislature of the State of Texas, passed May 11th, 1943, and the Act of the Legislature of the State of Texas, passed May 11th, 1945, and the Act of the Legislature of the State of Texas, passed May 11th, 1947, and the Act of the Legislature of the State of Texas, passed May 11th, 1949, and the Act of the Legislature of the State of Texas, passed May 11th, 1951, and the Act of the Legislature of the State of Texas, passed May 11th, 1953, and the Act of the Legislature of the State of Texas, passed May 11th, 1955, and the Act of the Legislature of the State of Texas, passed May 11th, 1957, and the Act of the Legislature of the State of Texas, passed May 11th, 1959, and the Act of the Legislature of the State of Texas, passed May 11th, 1961, and the Act of the Legislature of the State of Texas, passed May 11th, 1963, and the Act of the Legislature of the State of Texas, passed May 11th, 1965, and the Act of the Legislature of the State of Texas, passed May 11th, 1967, and the Act of the Legislature of the State of Texas, passed May 11th, 1969, and the Act of the Legislature of the State of Texas, passed May 11th, 1971, and the Act of the Legislature of the State of Texas, passed May 11th, 1973, and the Act of the Legislature of the State of Texas, passed May 11th, 1975, and the Act of the Legislature of the State of Texas, passed May 11th, 1977, and the Act of the Legislature of the State of Texas, passed May 11th, 1979, and the Act of the Legislature of the State of Texas, passed May 11th, 1981, and the Act of the Legislature of the State of Texas, passed May 11th, 1983, and the Act of the Legislature of the State of Texas, passed May 11th, 1985, and the Act of the Legislature of the State of Texas, passed May 11th, 1987, and the Act of the Legislature of the State of Texas, passed May 11th, 1989, and the Act of the Legislature of the State of Texas, passed May 11th, 1991, and the Act of the Legislature of the State of Texas, passed May 11th, 1993, and the Act of the Legislature of the State of Texas, passed May 11th, 1995, and the Act of the Legislature of the State of Texas, passed May 11th, 1997, and the Act of the Legislature of the State of Texas, passed May 11th, 1999, and the Act of the Legislature of the State of Texas, passed May 11th, 2001, and the Act of the Legislature of the State of Texas, passed May 11th, 2003, and the Act of the Legislature of the State of Texas, passed May 11th, 2005, and the Act of the Legislature of the State of Texas, passed May 11th, 2007, and the Act of the Legislature of the State of Texas, passed May 11th, 2009, and the Act of the Legislature of the State of Texas, passed May 11th, 2011, and the Act of the Legislature of the State of Texas, passed May 11th, 2013, and the Act of the Legislature of the State of Texas, passed May 11th, 2015, and the Act of the Legislature of the State of Texas, passed May 11th, 2017, and the Act of the Legislature of the State of Texas, passed May 11th, 2019, and the Act of the Legislature of the State of Texas, passed May 11th, 2021, and the Act of the Legislature of the State of Texas, passed May 11th, 2023, and the Act of the Legislature of the State of Texas, passed May 11th, 2025.



John Gooding Survey Plat		John Gooding
Survey 1-2000	Date 5-20-28	John Gooding
Plat Number See Plat Page 28 of the 28th		John Gooding
Planning Surveying, Inc.		John Gooding
Denton, Tex. 76201-5000		2028