

PROPOSED SALE of REAL PROPERTY

Tracts 63R-1 and 63R-2 Job 100654

ARDOT will

receive and consider written offers for this property. Your highest and best offer must be submitted in writing to ARDOT by email or fax to the addresses/number below:

Fax Number 501-569-2018

Connie.Skinner@ardot.gov

Sherman.Whittle@ardot.gov

Tract 63R-1 appraised for \$433,000.00 on August 28, 2018. The subject property is irregular in shape and contains 21.65± acres. It is located at the corner of the relocated State Highway and Mississippi County Road 225 in Manila, Arkansas 72442.

The subject tract has 2,311.49± feet of frontage along the northern right of way of the relocated Highway 18, 482.35± feet of frontage along County Road 225, and 450 ± feet of frontage along Lane's Way. The site has a depth of around 1,000 feet running north to south in the center. Both Highway 18 and Lane's Way are paved roads and County Road 225 is gravel.

Tract 63R-2 appraised for \$114,000.00 on August 28,2018 The subject property is irregular, almost triangular, in shape and contains 7.58± acres or 330,112± square feet. It is located at the corner of the relocated State Highway 18 and Highway 77 in Manila, Arkansas 72544. The subject tract has 1,266.15± feet of frontage along the southern right of way of the relocated Highway 18, 673.25± feet of frontage along Highway 77, and 1,410.78± feet of frontage along Farmer Lane. The site has a depth of around 625± feet running north to south on the western end of the tract. Both Highway 18 and Highway 77 are paved roads, and Farmer Lane is a dirt road.

Utilities available in this area include electricity, telephone, city water and sewer, gas, and cable/satellite/internet. The area has public services including trash pick-up as well as fire and police protection.

This property has passed an environmental assessment conducted by the ARDOT Environmental Division.

Bids will be accepted for either property or both. The offer(s) that result in the highest combined sales price will be considered for acceptance.

This sale is subject to approval by the Arkansas Highway Commission. Balance will be due within 30 days after the Commission has approved the sale. The full payment is due thirty (30) days after the sale. The closing process may take approximately thirty (30) to sixty (60) days after the property has been paid in full.

The ARDOT reserves the right to reject any and all bids.

For more information, contact Property Managers Sherman Whittle or Connie Skinner at 501-569-2318.