

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

2. **PROPERTY DESCRIPTION: (01-144321-05100)**

PERMANENT RIGHT-OF-WAY BEING A PART OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SOUTH CARAWAY VILLAGE TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°20'38" EAST, 30.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 88°34'12" WEST, 16.47 FEET; THENCE NORTH 00°16'30" WEST, 242.87 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 58°28'12", A RADIUS OF 40.00 FEET, 40.82 FEET TO A POINT THAT BEARS SOUTH 28°53'31" EAST, 39.08 FEET FROM THE LAST SAID POINT; THENCE SOUTH 00°20'38" WEST, 208.25 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING **4121.33 SQ. FT.**, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF- WAY AND EASEMENTS OF RECORD. *See Exhibit "A" JLH*

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of sixty-one thousand seven hundred dollars **(\$61,700.00)**.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by execution of Permanent Right-of-Way document, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **PRO-RATIONS:** Taxes and special assessments, and allowable expenses due on or before closing shall be paid at closing from the proceeds of the sale.

6. **CLOSING:** The closing date will be immediate upon receipt of purchase price. Closing cost to be paid by the buyer. *Which will be no later than September 26, 2024 JLH*

7. **POSSESSION:** Possession shall be delivered to Buyers: Upon Buyers Closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.

BUYER

CITY OF JONESBORO
CRAIGHEAD COUNTY, AR

Name: _____

Title: _____ Mayor _____

Date: _____

ATTEST

City Clerk

SELLER



Name: Halsey Self Storage LLC

Date: 8-19-2024

Name: Jerry L. Halsey Jr / manager

Date: 8-19-2024

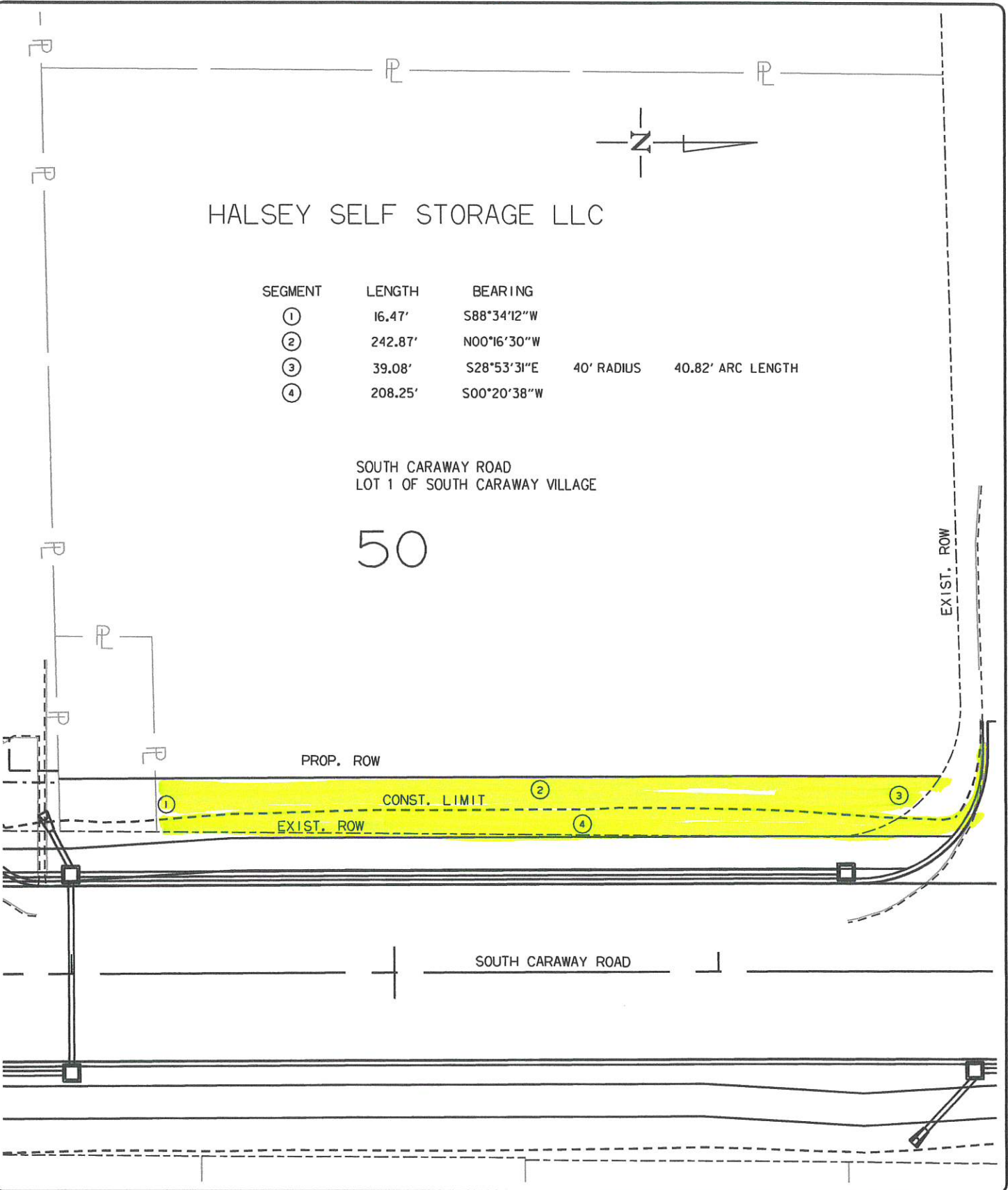
Exhibit "A"

HALSEY SELF STORAGE LLC

SEGMENT	LENGTH	BEARING		
①	16.47'	S88°34'12"W		
②	242.87'	N00°16'30"W		
③	39.08'	S28°53'31"E	40' RADIUS	40.82' ARC LENGTH
④	208.25'	S00°20'38"W		

SOUTH CARAWAY ROAD
 LOT 1 OF SOUTH CARAWAY VILLAGE

50



SCALE: 1"=40' DATE: FEB 2023	JOB NO.: 25782.01 SHEET: 5A	HALSEY SELF STORAGE LLC PERMANENT ROW	CITY OF JONESBORO, AR SOUTH CARAWAY ROAD WIDENING	 Pickering Pickering Firm, Inc. Facility Design • Civil Engineering • Surveying • Transportation • Natural / Water Resources 317 South Church Street Jonesboro, AR 72401 870.336.0117	DATE:	REVISION:	BY:
					11/13/2023	ROW, P.D.E., T.C.E.	A.P.

JLH