

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

1. **BUYERS:** The Buyers, Trumann Flex Space, LLC offer to buy, subject to the terms set forth herein, the following
2. **PROPERTY DESCRIPTION: (ADDRESS/PARCEL #) Parcel:** 01-144361-00300
Legal: A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, JOHN STUCKEY MINOR PLAT, AS RECORDED IN BOOK "C", PAGE 386 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY, THENCE SOUTH 01°02'30" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1,223.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°40'02" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 70.02 FEET TO A POINT; THENCE NORTH 00°53'03" EAST, A DISTANCE OF 1,245.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF C.W.POST ROAD; THENCE NORTH 89°22'48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 70.03 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 85,670 SQ. FT. OF 1.97 ACRES, MORE OR LESS. SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
3. **RESERVATION:** SELLER reserves permanent drainage easement across the entire described property and Buyer shall convey the permanent drainage easement during the closing process.
4. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of (\$ 5,000.00)
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.
7. **POSSESSION:** Possession shall be delivered to Buyers: Upon Buyers Closing

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

SELLER

CITY OF JONESBORO
CRAIGHEAD COUNTY, AR

Name: _____

Title: _____ Mayor _____

Date: _____

ATTEST

City Clerk

BUYER

Name: _____ John Stuckey _____

Date: _____ 07/26/2024 _____

Name: _____

Date: _____