

**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: (01-144321-08300 and 01-144321-08400)**

PERMANENT RIGHT-OF-WAY BEING A PART OF THE LOT 1 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°34'17" WEST, 20.00 FEET; THENCE NORTH 00°34'17" WEST, 291.48 FEET; THENCE NORTH 84°49'51" EAST, 24.76 FEET; THENCE SOUTH 00°20'38" WEST, 293.20 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 6527.85 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PERMANENT RIGHT-OF-WAY BEING A PART OF THE LOT 2 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF P.C.S., INC. REPLAT OF LOT 3, SOUTH CARAWAY VILLAGE, FOURTH ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°20'38" WEST, 174.21 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 59°45'36", A RADIUS OF 40.00 FEET, 41.72 FEET TO A POINT THAT BEARS SOUTH 30°13'30" WEST, 39.86 FEET FROM THE LAST SAID POINT; THENCE NORTH 00°18'25" EAST, 208.15 FEET; THENCE NORTH 88°34'17" EAST, 20.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3810.212 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of one hundred fifty-four thousand seven hundred dollars **(\$154,700.00)**.

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.

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: Booth for Bl Expense

Date: 1-22-26

Name: _____

Date: _____