



RESIDENTIAL REAL ESTATE

Monday, December 1st, 2025 @ 7p.m.

Description: 3 Bed / 2 Bath – Lake House

Address: 13665 Shaffer Rd, Garfield Ar, 72732

ONLINE ONLY AUCTION, Auction will start to close on Dec 1st at 7:00PM. Lake front property is the perfect short term rental property & investment. House sits on Beaver Lake & has undergone a full renovation. Steps away is convenient access to the lake. Main floor includes a living room & dining area adjacent to the kitchen, which boasts efficient design, ample cabinets & granite countertops. Primary bedroom has access to the porch, as well as a full bath with walk-in shower/vanity. This level also incl guest bedroom with excellent views & private patio. Lower level can serve as bedroom, office, exercise room, or game room, complete with its own full bathroom & laundry room. Newly updated: Screened-in deck, flooring & paint, lighting & plumbing fixtures, roof, deck, electrical systems, HVAC system with warranty, new water heater & pressure tank, & a new water softener. Adjacent .66-acre lot is available separately. A boat slip with lift is available for lease! Pontoon negotiable. Sold As-Is Where Is. 10% non-refundable deposit is due on the day of the auction. 10% buyer's premium. See website for terms & conditions. Showings begin immediately by appointment only. All buyers are encouraged to view the property early & conduct any inspections prior to the auction. Call 855-960-2355 for showings. **Agents must register their buyers 24 hours in advance of the auction. Register @ mattjonesauctions.com.**

Directions: Highway 62 to Garfield, turn onto AR 127 and travel 3.5 miles to Shaffer Road, left on Shaffer for roughly 3 miles to 13665, house is on the left.

Terms & Conditions: Buyer's premium of 10%. The Buyer's Premium (Buyer's Fee) is added to the high bid and included in the total contract price.

Each bidder agrees to terms and conditions of sale. **Buyer must make a 10% nonrefundable deposit at the conclusion of bidding, no credit or debit cards will be accepted.** The sales contract will be executed at the conclusion of bidding. The balance of purchase price along with all closing costs are due within 30 days at closing. Buyer to pay all of buyers' closing costs including a 10% buyer's premium, title insurance, revenue stamps, closing fees, filing costs, and any other fees associated with the seller's portion of the transaction.

The seller agrees to provide clear title. Taxes will be pro-rated to day of closing. Possession will be upon closing with filing of deed. No representations or warranties, express or implied, are made as to the accuracy or completeness of the information provided, including, without limitation, condition, attributes, and/or the value of the Property. Any and all pictures and documents presented should be used for informational purposes only and may not accurately represent the property in its present condition, including, without limitation, the presence or condition of any structure, fixtures, plumbing, heating/air conditioning units, etc.

Bidders are highly encouraged to conduct their own independent due diligence and seek independent legal counsel or brokerage or accounting advice prior to making any determination with respect to the information provided or to bid at the Auction. All Properties auctioned are sold "AS-IS, WHERE IS, WITH ALL FAULTS AND LIMITATIONS" and without warranty of any kind or nature.