



RESIDENTIAL REAL ESTATE

Friday, May 29th, 2026 @ 10 a.m.

Description: 4 Bed 1 Bath Home

Address: 6825 Hwy 23, St Paul, Ar 72760

Public Auction held on-site Friday, May 29th at 10:00 AM. Live and online bidding available. 4-bedroom, 1-bath home built in 1940 situated on approximately 4 acres. Property features include original hardwood floors, natural stone accents, metal roof, wood-burning stove, and a covered front porch looking out at the mountains. Home includes a cellar with exterior access (needs improvement) and an underground storm shelter. Additional improvements include a detached building approximately 300 SF (+/-) with electric. Former chicken house structure remains, offering salvageable wood and metal materials. Land consists of a mix of open areas and wooded acreage with mature trees and abundant wildlife. Located just over 1 mile from St. Paul, approximately 20 miles to Elkins and Huntsville, and about 30 miles to Fayetteville and White Rock. Reserve auction. Property sold As-Is. Buyers are encouraged to view and/or inspect prior to auction. See website for full terms and conditions.

Don't miss out on this auction! 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. Buyers Agent Fee is 2%. Register @ www.mattjonesauctions.com.**

Directions: From Fayetteville take Hwy 16 E to St Paul, house is on the left just past town. From Huntsville take Hwy 23 S to St. Paul, house will be on the right just before you get to St Paul.

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.

Matt Jones Auction & Estates, LLC & Legend Realty, Inc

Terms & Conditions Of Sale At Auction

1. ANYONE WHO CAN MEET THE TERMS & CONDITIONS WITH NO CONTINGENCY OF SALE IS ELIGIBLE TO BID & PURCHASE THE PROPERTY. THIS INCLUDES ANY AND ALL AUCTIONEERS, REAL ESTATE AGENTS & BROKERS, INCLUDING FAMILY & FRIENDS OF THE OWNER.
2. IF YOUR USING ANY FORM OF FINANCING, IT'S HIGHLY RECOMMENDED YOUR FINANCING IS SECURED PRIOR TO BIDDING.
3. IN ALL REAL ESTATE AUCTIONS CONDUCTED BY OUR COMPANY, THE BROKER REPRESENTS THE SELLER IN THE REAL ESTATE TRANSACTION.
4. THE WINNING BIDDER WILL IMMEDIATELY SIGN AN ARKANSAS AUCTION REAL ESTATE CONTRACT OUTLINING THE TERMS AND CONDITIONS OF THE SALE.
5. THE WINNING BIDDER WILL BE REQUIRED UPON CONCLUSION OF THE AUCTION TO PROVIDE A NON-REFUNDABLE DEPOSIT IN THE FORM OF CASH, CASHIER'S CHECK, OR PERSONAL CHECK FOR 10% OF THE FINAL BID PRICE. THIS DEPOSIT IS NON-REFUNDABLE IF THE BUYER FAILS TO CLOSE FOR ANY REASON INCLUDING FAILURE TO OBTAIN FINANCING. SHOULD THE SELLER FAIL TO CLOSE THE BUYER WILL RECEIVE THE DEPOSIT BACK.
6. OUR REAL ESTATE AUCTIONS ARE UNDISCLOSED RESERVE BID AUCTIONS. THE SELLER WILL HAVE THE RIGHT TO ACCEPT OR DECLINE THE HIGHEST BID AT THE CONCLUSION OF THE AUCTION PROCESS. IF THE SELLER DECLINES THE HIGH BID, THE MINIMUM RESERVE SET BY THE SELLER MAY BE DISCLOSED AT THAT TIME TO ALL PRESENT AUCTION PARTICIPANTS.
7. CLOSING WILL BE 30 DAYS FROM THE DATE OF THE AUCTION.
8. CLOSING COSTS WILL BE SPLIT BETWEEN THE BUYER & SELLER.
9. PROPERTY IS SOLD AS-IS. THE SELLER WILL FURNISH A GENERAL WARRANTY DEED GUARANTEEING CLEAR AND MARKETABLE TITLE.
10. ANY TAXES AND SPECIAL ASSESSMENTS CURRENTLY DUE WILL BE PAID BY THE SELLER OR ADJUSTED AT CLOSING.
11. THERE'S A 10% BUYERS PREMIUM. **BUYERS AGENT COMMISSION IS 2%.**
12. NON-REFUNDABLE: (EXAMPLE) Winning Bid \$150,000 + 10% Buyers Premiium (\$15,000) = Contract Price of \$165,000.00. **NON-REFUNDABLE DEPOSIT** on the day of the auction would be \$16,500.00.