Matt Jones Auction & Estates

Legend Realty Inc.

REAL ESTATE AUCTION

Friday, September 18th, 2026 @ 10 a.m.

Two adjoining lots in downtown West Fork.

Address: 36 S Redbud Ave West Fork, AR 72774

Public Real Estate Auction - Friday, September 18, 2026 at 10:00 AM. Property consists of two adjoining lots in downtown West Fork selling together as one offering. Each lot is approximately 0.36 +/- acres, for a combined total of approximately 0.75 +/- acres. The property includes a 1696 +/- SF home built in 1967 that is in need of clean up & repairs, along with an additional lot offering potential for future construction or expansion. Close to everything West Fork has to offer, shopping, schools, fire & limited medical services. This property is also close to I-49 making for a quicker commute around NWA. The property is being sold AS-IS, WHERE IS. Buyers are encouraged to conduct all desired inspections prior to the auction. Sale is subject to seller confirmation. Additional auction terms & conditions apply.

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:

I-49 Exit 61 to 71 South, left on Dogwood, right on Redbud

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% non-refundable 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 CONDITIONS OF CASH AT CLOSING 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 Premiuim ($15,000) = Contract Price of $165,000.00. **NON-REFUNDABLE DEPOSIT** on the day of the auction would be $16,500.00.