

### ***What properties are offered for online auctions?***

The Commissioner of State Lands Office holds online auctions for parcels that were previously offered but did not sell at public auction. Thirty (30) days after the public auction, those properties appear in the online post-auction sale.

### ***Why didn't the parcel sell at the live public auction?***

Parcels that fail to sell at public auction may have liens or other encumbrances. They may not be accessible. They may be a strip of unusable land in the middle of someone's yard, field or warehouse. Or they may have just been overlooked. This is why it's so important to research property before you bid: find out what's going on with that parcel. Learn everything about it that you can. And then decide if it's worth your bid.

### ***Are liens, mortgages, judgments, or other encumbrances extinguished by the tax sale?***

The COSL attempts to provide notice to all interested parties that are identified and made known to the office. If an interested party receives proper notice of a sale and does not redeem the taxes, that interest may be extinguished.

Some liens and assessments, such as city liens, improvement district taxes and property owner's fees will most likely transfer with the property and become your responsibility as the new owner. This

makes it essential to research a parcel before you bid on it.

Sometimes, tax delinquent properties may be encumbered by Internal Revenue Service liens. Federal law provides some protection from tax sales to the IRS. Purchasers should contact the IRS for information on how to redeem or satisfy liens held by the agency.

### ***How do I begin research?***

You can start the research process on our website. You'll find an instructional video demonstrating how to research on the web page. For more details about a property, we recommend that you visit the assessor of the county where the parcel is located. The best option is to invest the money for a title search; however, even a title search does not provide guarantees.

### ***How can I find parcels available for post-auction sale?***

You can find a list by county, or search on a map, at our auction website.

Go to [auction.cosl.org](https://www.cosl.org), or click the Post Auction Sales link from our home page (<https://www.cosl.org>).

### ***How do I buy property through the online auctions?***

Anyone can browse and research property. Before you can bid, you'll need to register. You must be a U.S. resident with a valid address and U.S. identification. You'll

also need to enter a valid credit or debit card number to bid. Your card will not be charged unless you are the winning bidder.

After you register, you can find the parcel(s) you wish to bid on by searching either the list view or map view. You can find the property's information, and, if it's what you want, click the button to bid. The screen will show you the current bid and the minimum required bid amount. You may choose to enter a maximum bid, and let the online system bid for you, up to that amount. Or you can manually raise your bid when you receive email notifications that you've been outbid.

You'll find instructional videos demonstrating both the registration and the bidding processes, on the auction website.

**Please note that your bid is a legal and binding offer. You cannot withdraw or cancel a bid after entering it.**

### ***What if the parcel is redeemed?***

If a parcel is redeemed, the COSL issues a full refund of the purchase price. Credit card *fees* are not refundable. Please allow a minimum of 30 days for your refund to be processed. We will mail a refund check to the address you used in your bidder registration.

### ***Do I have to pay with a credit or debit card?***

Yes and no. The first \$100 of your winning bid will automatically be charged to your card. If your bid is more than \$100, you may choose to pay the balance online with the card, or you may send certified funds (a cashier's check or money order) to our Post Office box. We do not accept these payments at our offices. We must receive the balance within 10 business days of the auction's end. This means we must have the money in hand; postmarks are not accepted.

### ***When will I receive the deed?***

When the auction closes, we notify the owner that the parcel has sold. The owner has 10 business days to redeem the property by paying the taxes, penalties and interest owed. After those 10 business days, if the property is not redeemed and we have received your full payment, we will issue a Limited Warranty Deed. We send the deed to the circuit clerk's office in the county where the property is located, so it can be recorded. The county will then forward the deed to the address you entered on your auction registration.

### ***What is a Limited Warranty Deed?***

The Commissioner of State Lands issues a Limited Warranty Deed for the sale of tax delinquent property. This is similar to a quitclaim deed; it only transfers the interest the state held in the property. The COSL does not guarantee usability, accessibility

or existence of the property, nor can it guarantee or warrant clear title to the property.

The sale is also subject to a 90-day litigation period, beginning when the deed is issued. We recommend that you not begin major changes or improvements to the property until the litigation period ends. If the sale is overturned in court, the COSL refunds the purchase price to the buyer. Credit card fees are not refundable, and the cost of any improvements may not be refundable.

### ***How do I get started?***

Go to [auction.cosl.org](http://auction.cosl.org) and click the "How To" tab. You'll find videos demonstrating each step of the process: research, registration, browsing and bidding. You'll learn more details about payment, refunds and deeds. You'll also find links to resources like our buyer's guide, as well as the statutes and rules and regulations that govern the disposition of tax delinquent land.

---

Arkansas Commissioner of State Lands  
Tommy Land, Commissioner  
State Capitol Building  
500 Woodlane Street, Suite 109  
Little Rock, AR 72201-1003

**[auction.cosl.org](https://www.cosl.org)**  
<https://www.cosl.org>  
[land@cosl.org](mailto:land@cosl.org)  
501-324-9422

# Online Auctions of Unsold Property

---



---

## Commissioner of State Lands

Tommy Land, Commissioner