

REAL ESTATE AUCTION

DATE AND LOCATION OF AUCTION:

Thursday | February 12, 2026 | 9:00 AM
2327 Miller Co. 381 | Garland City, AR | 71839

BY ORDER OF THE RECEIVER - 132.4± acres ON the Red River in Miller County, Garland City in Southwest Arkansas, neighboring Texarkana and a short distance from primary corridors I-69 and I-30. Situated on approximately 1,500 feet of the banks of the Red River makes this property a rare find! Flat, truck and equipment drivable ready, multiple entrances, access to shorelines, sand, plant and MORE!

Mark your calendars! Blackmon Auctions and Thomas Blackmon Realty will auction this prime property on Thursday, February 12th. Most recently this parcel has been operated as a sand plant but is large enough for a variety of uses. All the equipment and plants used for the operation will also be auctioned making it a fantastic turnkey opportunity for investors (photos and descriptions of equipment and inventory can be found on our website at blackmonauctions.com). For additional inquiries and details, or to schedule a showing, contact Thad Morrison at 479-270-4805.

AUCTIONEER'S NOTES:

- Lot size: 132.4± acres
- Approx. 1,500' of shoreline on the Red River
- Large workshop (aprox. 138' x 38')
- Office building (apox. 64' x 14')
- Covered open workspace with enclosed storage (aprox. 54' x 47')
- Est. annual taxes: \$1,269.00
- Parcel numbers: 00407400, 00406701, 00408102, 00407200

Thad Morrison: 479-270-4805 (mobile), 501-664-4526 (office). Call for additional information or to schedule a showing.

TERMS FOR THE REAL ESTATE AUCTION:

- Must Have Proof of Availability of Funds to Register.
- 10% Buyer's Premium added to bidder's final purchase price.
- Closing in 30 Days.
- Sold AS IS, WHERE IS.
- No Contingencies.
- *No Exceptions Will Be Made.*
- Earnest Money in The Amount of 10% - Preferably in the Form of a *Cashier's Check*.
 - Payable to **Thomas Blackmon Realty**.
 - Due Day of the Auction.
- *Announcements Made Day of the Sale Take Precedence Over Printed Material.*