

Researching parcels before a live auction

Familiarize yourself with the catalog

To research a parcel, go to the Public Auction Catalog. If live auctions are scheduled, you'll see county names, sale date, and sale location. To view the parcels for a specific county, click the eyeball icon beside the city name.

Clicking the eyeball will show you a list of parcels available in that county. Parcels are listed alphabetically by the owner's last name or company name.

The number at the left is the sale number. This is the number we will announce at the auction.

As you scroll down the page, you may see red bars that say "entry canceled." Those parcels were scheduled for auction, but they have been redeemed. If you're interested in a specific parcel, be sure to check our website before the auction to make sure it is still available. You can do that by looking for the sale number in the left column.

On the rest of the page, several columns contain information about each parcel.

- Legal description: this is how the property is described on the deed and other legal documents. It is supposed to provide a precise physical location.
- Interested parties: individuals, government entities and businesses that may have an interest in the property.
 - Individuals may be relatives listed in probate.
 - Government or businesses may have a lien recorded against the parcel.
 - We discover interested parties through a limited title search. **The list of interested parties may not be exhaustive.**
- Parcel number is a hyperlink. More information about this is below.
- Taxes owed: this sum includes delinquent taxes, interest, penalties and collection costs due. This is the minimum bid; bidding begins here.
- Petition button: this does **not** allow you to bid on the parcel. This allows someone to redeem the parcels. **Redeeming a parcel removes it from the auction. It does not change ownership.** You must bid on the parcel at auction if you wish to purchase it.

Search by parcel number

Each parcel number is a hyperlink. Click the link, and you will see the county's report on the parcel. The report contains details including the owner's name and address, the legal description and the market and assessed values. It may include the parcel's physical address, but not always.

The report also lists the chain of title and any structures on the property. You can also click "view in map" to see the parcel mapped.

Search by location

If you're interested in a specific part of a county, you can look at a map instead of parcel numbers. Go to <https://arlands.cosl.org/>. At the top left corner, you can choose either map or satellite view. At the right, you can choose the Pegman icon for street view.

On the left side at the bottom of the map, de-select state-owned lands. Those lands are not for sale. Parcels outlined in blue are post-auction listings, available at <https://auction.cosl.org/>. Property outlined in red are upcoming auctions.

Choose an area of the state that interests you and scroll to zoom in. You will see any available parcels outlined in red or blue. If you do not see red or blue parcels, no parcel is available. Click on the colored parcel that you are interested in, and you will see the parcel's information, as well as links to our auction catalog and the property assessment card.

Researching parcels before bidding in an online auction

Familiarize yourself with the parcel list

At the upper left, you'll see "All" and "Ongoing Auctions." The "Ongoing Auctions" tab only includes parcels with active bidding, while "All" shows everything currently available.

- Column headings will help you find important information:
- Owner: the individual or business who owns the parcel
- County: where the parcel is located. You can filter to look for parcels in a specific county. You'll see a number in parentheses by the county name, indicating how many parcels are available in that county. If a county's name does not appear on the list, no parcels are available.
- Acres: set your search parameters for the size parcel you want.
- Section/Township/Range: if you're looking for a precise location, you can search here. Otherwise, you can ignore these columns.
- Starting bid: this sum includes delinquent taxes, interest, penalties and collection costs due. This is the minimum bid; bidding begins here.
- Current bid: for auctions with current bidding, this is the amount your bid must exceed
- Added on: the date this parcel was added to the online auction
- Map: locate the parcel in a map
- Bid: place your bid

You can click the "map" button to find the parcel's location. The next screen that comes up will have the parcel's owner information, the number of bids, current bid, and time remaining. You can click the "DataScoutPro" button to see the assessment card and begin your research.

Further research

The Commissioner of State Lands does not make any guarantees about the parcels offered for sale, including usability, access or existence. We cannot guarantee title.

You can do more research in the offices of the county assessor or circuit clerk. We recommend that you order a full title report through a title company.

Watch for liens and encumbrances, special improvement or levee district taxes, and property owner's association dues. The buyer may be responsible for any of these things.

If you have questions, you may email land@cosl.org or call 501-324-9422.