



REAL ESTATE AUCTION

September 21st at 6pm



ABSOLUTE AUCTION

3 BEDROOM, 2 BATH
HOME ON 5+/- ACRE



AUCTION DATE:

Thursday, Sept 21st at 6pm



AUCTION LOCATION:

800 Valley Dr.
Sand Springs, OK



OPEN HOUSE:

2-4pm Sept 17th and
1-hour prior to auction



cj-auctions.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL



REAL ESTATE AUCTION

September 21st at 6pm



ABSOLUTE AUCTION: *Property will sell to the highest bidder without reserve.*

A unique opportunity to own a Bi-level home on a 5.85 acre corner lot located in an established quiet neighborhood with quick Hwy 412 access and just 6-miles west of downtown Tulsa.

Exterior of home consists of siding and native rock, mature trees and shrubs with covered front porch and large covered carport and separate driveways accessing the front and back the property.

The main floor includes 3 BR and 2 BA along with a living room featuring a large picture windows, wood burning fireplace, built-in shelves, wood paneling and ceiling fan. The Kitchen features patterned tile floor, ceiling fan, double sink and picture window along with a breakfast nook and built-in desk. Home also includes utility room with full bath and a wood paneled study/office. Lots of closet and storage space throughout the home. Central H/A, storage shed and above ground pool.

Lower level has separate entrance to two apartments and garage. Each apartment includes kitchen and bath, ideal for mother-in-law suite or rental providing an income opportunity for the new owners.

DISCLOSURES:

- All parcels subject to any existing recorded easements

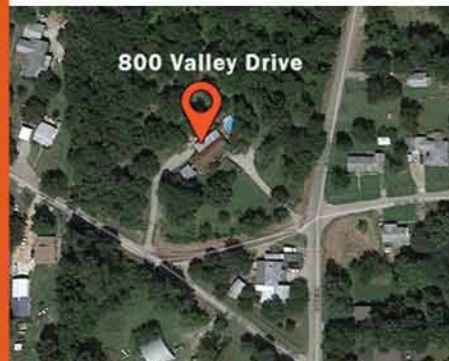
TERMS & CONDITIONS

- 3% Buyer's Premium applies to this sale. Buyers-premium is an additional fee (3% of high-bid amount) paid by the high-bidder.
- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks)
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the survey, closing fee, title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from auction date
- Sells without reserve
- Contact CJ Auctions for title commitment and copy of easements
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify through CJ Auctions 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.
- **ONLINE BIDDING:** Individuals must wire 10% of opening bid amount (minimum \$10,000) 48 hours prior to auction to be fully authorized to bid online. Contact CJ Auctions at 918 550 8118 for detailed wiring instructions.

CALL OR VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

SCHOOLS: Sand Springs
TAXES: \$1,096.61 (2016)
GAS: ONG

ELECTRIC: AEP/PSO
WASTE: Septic
WATER: Water Improvement District 14



3% Buyer-Broker Compensation | online bidding available

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions LLC

cj-auctions.com | info@cj-auctions.com | 918.550.8118

Current as of 8/23/17

