

REAL ESTATE AUCTION

November 16th at 5pm



TRUSTEE AUCTION

3 BEDROOM, 2 BATH
CORNER LOT

Also selling home furnishings



AUCTION DATE:

Thursday, November 16th at 5pm



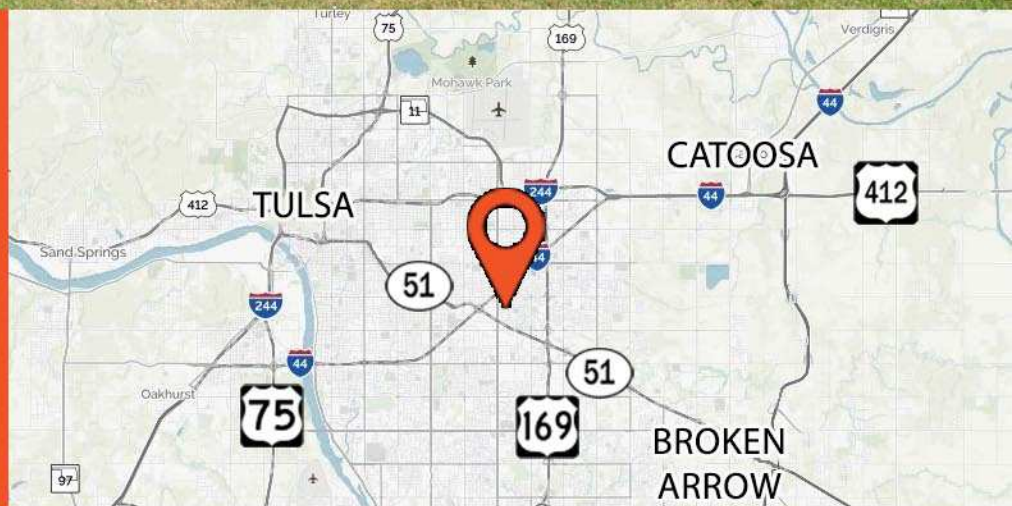
AUCTION LOCATION:

3217 S 82nd E Ave
Tulsa, OK



OPEN HOUSE:

2-4pm Sundays, Nov 5th & 12th
and 1-hour prior to auction.



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



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REAL ESTATE AUCTION

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3BR, 2BA home built in 1970 located in the established neighborhood of Fulton near 31st & Memorial. Home is approximately 2,043sf on a corner lot with a newer roof replaced approximately 5 years ago. Kitchen includes double sink, electric range/oven, dishwasher with adjacent family room with brick fireplace. Sliding door from family room lead to backyard and concrete porch. Formal living area and dining room located at the front of the home. Master bedroom with full bathroom, and double closet. Separate laundry room and 2 car garage with car port.

Estate auction follows real estate auction.
Personal property items include:

- Home furnishings
- Tools
- Miscellaneous home-related goods

DISCLOSURES:

- Property 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 closing fee, title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from court approval.
- Sale is subject to court approval.
- 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: Tulsa

TAXES: \$1,470 (Est')

GAS: ONG

ELECTRIC: PSO

SEWER: City of Tulsa

WATER: City of Tulsa

OTHER REAL ESTATE AUCTIONS

Land, Homes & Com'l Real Estate Nov 15 & 16



147 Acres - Sand Springs



160 Acres - Creek County



40 Acres - Creek County

Visit CJ-AUCTIONS.COM for details



Industrial Bldg - Tulsa



Duplex - Tulsa



31.9 Acres - Mannford

3% Buyer-Broker Compensation | online bidding available

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Current as of 10/30/17



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