

# REAL ESTATE AUCTION

June 10th at 2pm

**37 ACRES, 2222' SHORELINE**

**In 5 Parcels (4 Lakefront Parcels)**



**AUCTION DATE:**

Sunday, June 10th at 2pm



**AUCTION LOCATION:**

1650 Har-Ber Village Road  
Grove, OK



**OPEN HOUSE:**

Sundays 2-4pm  
May 20th & 27th, June 3rd  
and 1-hour prior to auction



[cj-auctions.com](http://cj-auctions.com) | 918.550.8118  
[info@cj-auctions.com](mailto:info@cj-auctions.com)

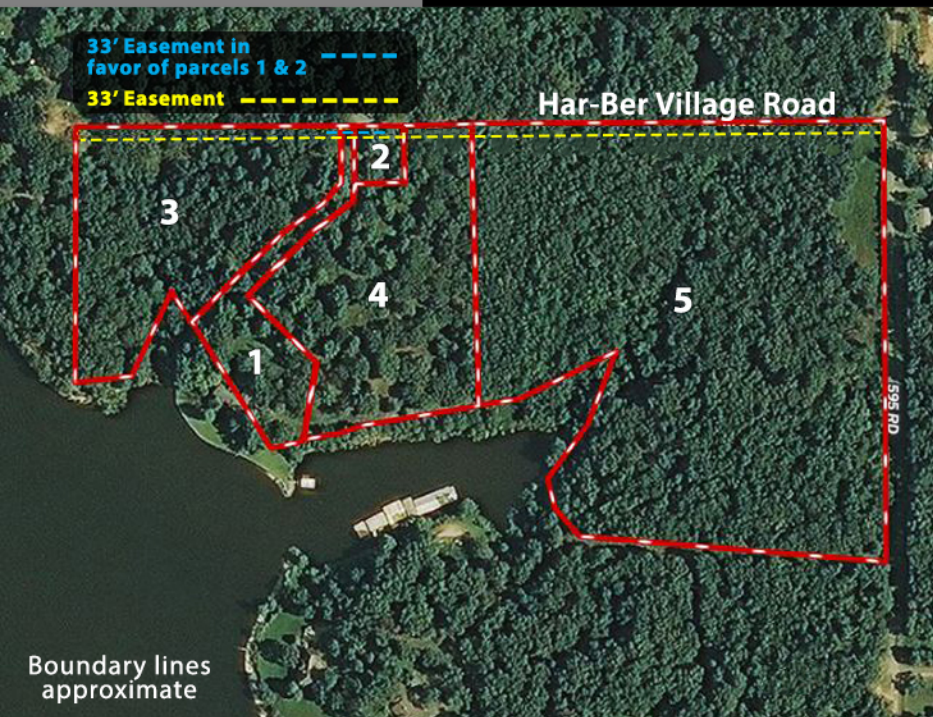


RESIDENTIAL  
RANCH  
COMMERCIAL



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- Grove Public School District
- Gas: Propane

- Electric: R.E.C.
- Irrigation: Private water well

Outstanding development property located 3-miles west of downtown Grove featuring 2,222<sup>±</sup> feet of Grand Lake shoreline and 37<sup>±</sup> acres. Plentiful building sites with main lake and protected cove views. Includes 3 BR, 3 BA home and store/shop building.

**PARCEL 1:** Home on 1.9<sup>±</sup> ac, 377<sup>±</sup> feet lakefront

**PARCEL 2:** Building/store on 0.47<sup>±</sup> acres

**PARCEL 3:** 7.08<sup>±</sup> ac, 572<sup>±</sup> feet lakefront

**PARCEL 4:** 6.90<sup>±</sup> acres, 420<sup>±</sup> feet lakefront

**PARCEL 5:** 21.62<sup>±</sup> acres, 852<sup>±</sup> feet lakefront



**3 Bedroom, 3 Bath Home**



**Parcel 4 Shoreline View**



**Store/Shop Building**

#### 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 seller acceptance.
- Sale is subject to seller confirmation
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify 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.

#### DISCLOSURES:

- All parcels subject to any existing recorded easements.
- All parcels accessed by Har-Ber Village Road a 33' ingress/egress easement.
- Buyer responsible for \$500 per parcel survey fee.
- Dock transfer/permit for buyer of parcel 1 buyer's responsibility. Contact G.R.D.A.
- Home encroaches on GRDA take-line.
- Existing water meter services parcel 1 and 2, if parcels sell separately, parcel 2 will need to find own water source (water meters are available Grove Municipal Service Authority)
- Septic lateral lines servicing parcel 2 encroach on parcel 4. If parcels sell separately, a lateral line maintenance easement will be created and recorded.

VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

3% Buyer-Broker Compensation

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

[cj-auctions.com](http://cj-auctions.com) | [info@cj-auctions.com](mailto:info@cj-auctions.com) | 918.550.8118

Current as of 5/21/18