

REAL ESTATE AUCTION

Nov 15th at 11am



59 Acres in 4 Parcels

I-40 Frontage | Growth Corridor



AUCTION DATE:

Thursday, Nov 15th at 11am



AUCTION LOCATION:

Comfort Inn Shawnee
5400 Enterprise Court



INSPECTIONS:

At your convenience
during daylight hours



cj-auctions.com | 918.550.8118

info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

Nov 15th at 11am



59 Acres offered in 4 parcels located along the I-40 commercial growth corridor.

PARCEL 1: 4.92 acres. Corner parcel. Zoned A-1

PARCEL 2: 2.99 acres. Zoned A-1

PARCEL 3: 25.16 acres. Zoned C-3

PARCEL 4: 26.65 acres. I-40 frontage. Zoned C-3



Parcels 1 & 2 | Looking Southwest



Parcel 3 | Looking North



Parcel 4 | Looking Southeast

• 1,300⁺ feet I-40 frontage

- City of Shawnee utilities
- \$2,598 - 2017 property taxes

TERMS & CONDITIONS:

- 3% Buyer's Premium applies to this sale. Buyer's 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.
- No minerals convey.

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

3% Buyer-Broker Compensation

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

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Current as of 10/15/18