

Established and operating over the past 5 years, Blue Lake Quarry has tremendous limestone reserves with estimated rock depth of 18 to 40 feet and minimal overburden of 1 to 5 feet. Property consists of approximately 153 contiguous acres which features the established quarry, a picturesque clear water lake and native pastures. The lake and pasture offer outstanding wildlife habitat, making this property ideal for a variety of business ventures. Blue Lake quarry is located on the north side of Kaw Lake in Kay county.

- 153 acres with established limestone rock quarry.
- Native bluestem pastures.
- 10-acre clear water stocked lake.
- Scattered trees for livestock cover along with 15-acre woods ideal for wildlife.
- Abundant wildlife. This area is well known for its trophy sized white tail deer.
- Approximately 2,300 feet of road frontage.

Rock Quarry Details:

- Quarry permit transferrable.
- An estimated 77 million tons of limestone remaining.
- Test holes drilled on west end of lake show 40 feet of rock with 4 to 5 feet of overburden.
- Test holes drilled on east side of lake show 18 to 30 feet of rock with 1 to 5 feet of overburden.
- Rock Stock piles (all stock piles convey to new owner):
 - 5" and 2" plus crusher run.
 - 1" and 3" clean rock.
 - 12" rip rack rock.
 - 3" to 4" clean rock and screenings.
- Abundant various size landscaping rock.
- Full length scales, scale house with bathroom and Michigan Frontloader convey to new owners.
- Majority of the limestone in the quarry is grey type.
- For additional information about the limestone quarry, contact CJ Auctions at 918-550-8118.

DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions.
- Quarry permit is transferrable.
- Oil and gas minerals do not convey.
- Any personal property left on the property after closing conveys to new owner.
- No buyers premium.

TERMS & CONDITIONS:

- 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% non-refundable deposit (\$5,000 minimum) 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.
- 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.

CALL OR VISIT CJ-AUCTIONS.COM FOR ADDITIONAL TERMS/DISCLOSURES, MAPS, SURVEYS & PICTURES.

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

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Current as of 12/01/18



QUARRY PERMIT TRANSFERRABLE



Blue Lake Quarry | 153⁺ AC Producing Quarry



AUCTION DATE:
December 14th at 12pm



OPEN HOUSE/INSPECTIONS:
11am-2pm, Nov 30th and Dec 7th



AUCTION LOCATION:
On-site
11935 E Canteen Road, Newkirk, OK



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





Visit cj-auctions.com for quarry details, bonding & reclamation maps, etc.



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