



### CARROUSEL FARMS Sulphur, OK

## NO RESERVE AUCTION



### REAL ESTATE | EQUIPMENT | MACHINERY | TOOLS | GUNS & AMMO

Full dispersal auction of Carrousel Farms. The Lee & Alma Liles estate will auction real estate, equipment & more to the highest bidders. Developed in the early '80's by Jerry Wells, Carrousel Farms consists of 290<sup>+</sup> acres offered in 9 parcels that includes 4 homes, barns and stables, indoor and outdoor arenas, shop building, along with smaller utility buildings and loafing sheds.

In addition to the real estate, over 1,500 lots of equipment, tools, supplies, antiques and collectibles will be auctioned:

- 290 acres in 9 parcels
- Homes, barns, arenas & more
- Hwy 177 frontage
- Tractors, implements, farm truck
- Metal-working equip', tools & supplies
- Saddles and tack
- Farrier equip, tools & mobile rigs
- Leather-working equip, tools & more
- Collectibles: art, anvils, bits & spurs



**AUCTION DATES:**  
March 29th & 30th



**OPEN HOUSE:**  
Sundays 1-4pm  
March 10th, 17th & 24th



**AUCTION LOCATION:**  
On-site, Parcel 2 Carrousel Farms  
500 Dolberg Rd N., Sulphur, OK



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## Carrousel Farms Real Estate Dispersal Auction

Offered in 9 parcels ranging in size from 1 to 81 acres, Carrousel Farms consists of 290<sup>±</sup> total acres, an estate home, three additional homes, barns and stables, indoor and outdoor arenas, shop/utility buildings and loafing sheds. The property is fenced and cross-fenced with nine ponds, creeks, approximately 1,000 pecan trees and partially wooded areas for scattered livestock cover.

- 290<sup>±</sup> Contiguous acres
- Horse breeding & training facilities
- Multiple barns & sheds
- Indoor & outdoor arenas
- Pens & holding areas
- Fenced & cross-fenced
- 4 Homes
- Indoor swimming pool
- Park-like grounds
- Outdoor living area
- Outdoor kitchen
- Road frontage all parcels

**Parcel 1** - 5 bedroom, 5 full bathroom home on 6.52<sup>±</sup> AC. Paved 1/4-mile driveway, indoor pool, large outdoor kitchen & living area and much more.

**Parcel 2** - 2 bedroom, 2 full bath home, barn, arena, round pen and shop building on 26.67<sup>±</sup> AC. Dolberg Road (CR 1650) frontage.

**Parcel 3** - 19.80<sup>±</sup> AC with Dolberg road frontage. Pond, pecan trees, rolling improved-grass pastures & loafing shed.

**Parcel 4** - 16.73<sup>±</sup> AC corner parcel showcasing improved grasses, pond, creek, wood & pipe perimeter fencing. Hwy 177 and Dolberg Rd frontage.

**Parcel 5** - Home on 81.30<sup>±</sup> AC set-up for a livestock operation. 70'x30' metal barn, outdoor arena, cross-fenced improved pastures, ponds, working pens, loafing sheds and pecan trees. Hwy 177 Frontage.

**Parcel 6** - 79.95<sup>±</sup> AC improved pasture with cross-fencing, ponds and pecan trees. Dolberg Rd frontage.

**Parcel 7** - 20.00<sup>±</sup> AC with trees & pond. Swayback Rd frontage.

**Parcel 8** - 38.64<sup>±</sup> AC corner parcel fronting Dolberg & Swayback Rd.

**Parcel 9** - 2 bedroom, 2 bath home on 0.86<sup>±</sup> AC ideal for a ranch manager. Fenced yard. Fronts Dolberg Rd.

VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR MORE PICTURES, MAPS, SURVEYS, COMPLETE DISCLOSURES, TERMS AND CONDITIONS OF SALE.





### Carrousel Farms Personal Property Dispersal Auction

Over 1,500 personal property lots from the Lee & Alma Liles estate\* will be dispersed including: heavy equipment, machinery, tools, vehicles, trailers, bits, spurs, saddles, tack, leathercraft tools, farrier tools, anvils, antiques, collectibles, household items and more.

**All lots sell without reserve.**



- Tractors, implements, mowers
- Farm & ranch tools, supplies, fencing
- Farm trucks, trailers, RV, UTV
- Metal-working equip', tools, supplies

- Farrier equip', tools, supplies, carts & trailers
- Leather-crafting equip, tools, supplies
- Saddles & tack
- Antiques & collectibles: Anvils, bits, spurs
- Guns, ammo, holsters, belts, safes & reloaders

\*Museum contents exempt from auction.



# CARROUSEL FARMS AUCTION SCHEDULE

## FRIDAY - MARCH 29th

## SATURDAY - MARCH 30th

- 10am** Registration
- Noon** Farrier equipment, carts & trailers,  
leather-working equipment & tools, tack, ropes,  
belts, holsters & other leathersgoods.  
Anvils, art & collectibles  
Saddles
- 5pm** Bits & Spurs (Live & online)

- 8:00** Registration open
- 10am** Real Estate auction  
Guns & ammo  
Household goods
- Noon** Small equipment, tools,  
Heavy equipment, vehicles & trailers

- Food & beverage concession on-site both days -



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### DISCLOSURES, TERMS & CONDITIONS OF SALE\*:

- All bidders must register with CJ Auctions prior to bidding and provide a valid 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.
- Real estate and personal property is sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.

### PERSONAL PROPERTY DISCLOSURES, TERMS & CONDITIONS OF SALE\*:

- 10% buyer's premium on personal property sales. Buyers-premium is an additional fee (10% of sale amount) paid by the buyer.
- All personal property sales must be paid for in full and removed on sale day.
- Removal of all personal property item(s) becomes buyer's responsibility at time of sale.
- Firearm transactions are subject to local, state and federal law; background checks will be performed & cost is buyers responsibility.

### REAL ESTATE DISCLOSURES, TERMS & CONDITIONS OF SALE\*:

- 3% buyer's premium on real estate sales. Buyers-premium is an additional fee (3% of sale amount) paid by the buyer.
- Buyer responsible for \$700 per parcel survey fee.
- Buyer must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks)
- Balance and closing costs are due 30 days from auction.
- Buyer will receive deed and title insurance. Buyer will pay for (but not limited to) the closing fee & title policy.

\*VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) OR CALL (918) 550-8118 FOR COMPLETE DISCLOSURES, TERMS & CONDITIONS OF SALE.



**AUCTION DATE:**  
March 29th & 30th



**OPEN HOUSE/INSPECTIONS:**  
Sundays 1-4pm  
March 10th, 17th & 24th



**AUCTION LOCATION:**  
500 Dolberg Road North  
Sulphur, Oklahoma



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

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Current as of 3/18/19



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