

REAL ESTATE AUCTION

May 16th at 11^{am}



47 Acres in 3 Parcels

RESI / COM'L LAND

TRUSTEE-ORDERED AUCTION

Prime residential and/or commercial development land offered in 3 parcels ranging from 2.6 to 26.4 acres located in South Tulsa growth area. Bixby school district.

- Arkansas River Frontage
- \$5,000/acre Opening bid
- Parcels zoned RS-1, RM-2 & Ag



AUCTION DATE:

Thursday, May 16th at 11am



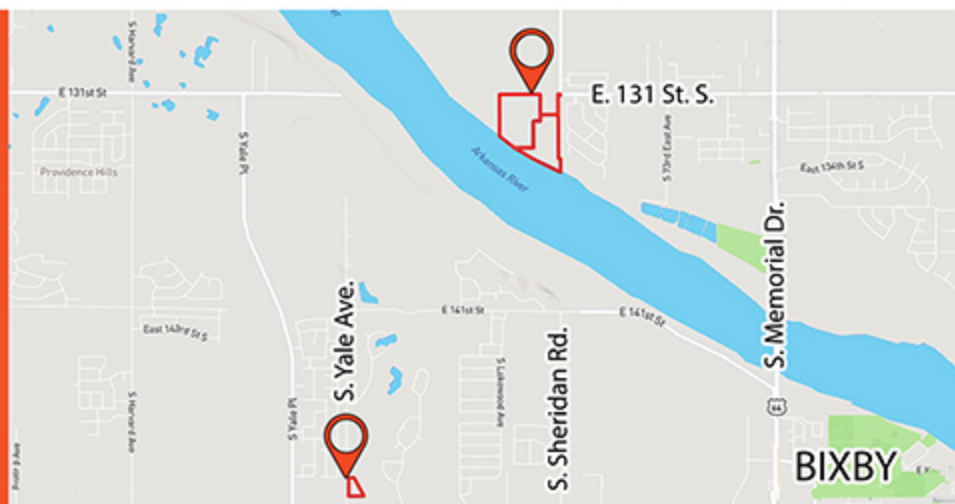
AUCTION LOCATION:

On-site at Parcel 2



INSPECTIONS:

Parcels 1 & 2: Call office for access
Parcel 3: During daylight hours



cj-auctions.com | 918.550.8118

info@cj-auctions.com



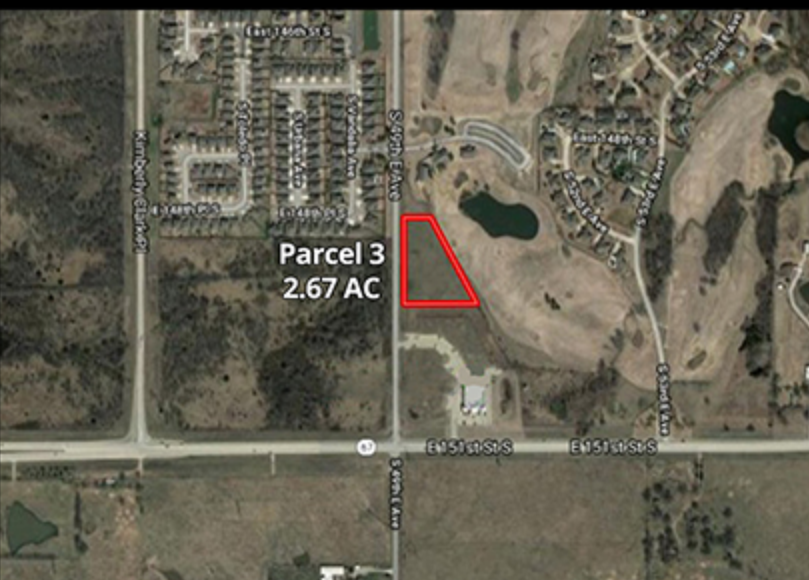
RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

May 16th at 11 am



Southwest corner of 131st Street & South Sheridan Road



1-Block North of 151st Street along South Yale Ave.

TRUSTEE ORDERED AUCTION - 47 Acres in 3 Parcels

Parcel 1 & 2: Located in highly desirable South Tulsa/Bixby growth area along 131st Street and South Sheridan Road. Both parcels front 131st Street South and feature Arkansas River frontage. Bixby Schools.

Parcel 3: Development lot in the Bixby growth corridor. Located one block North of 151st and South Yale Ave. Bixby Schools.

DISCLOSURES:

- No minerals convey. • All parcels subject to any existing recorded easements.

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 trustee deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee, title policy. Taxes will be pro-rated through date of closing.
- Balance and closing costs are due 30 days from trustee acceptance.
- Sale is subject to trustee 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.

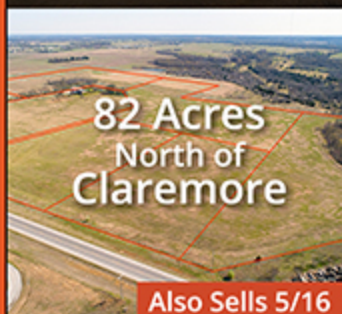
VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



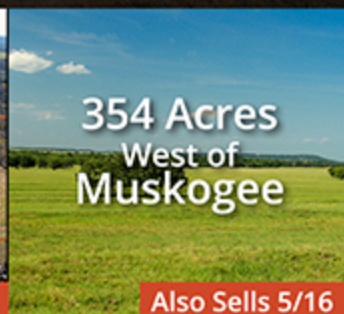
PARCELS 1 & 2



Parcel 3



Also Sells 5/16



Also Sells 5/16