

REAL ESTATE AUCTION

May 16th at 2^{pm}

374 Acres in 3 Parcels

RANCH LAND | WATERFOWL HABITAT

374 acres offered in 3 parcels, each with county road frontage. The ranch is fenced and cross-fenced with improved pasture, timber-lined creek and ponds ideal for agricultural production and managed hunting.

Outstanding waterfowl and deer hunting property. Parcels 1 and 2 have purpose-built waterfowling ponds. Parcel 1 includes a 3-acre pond with duck blind. Parcel 2 features a 12-acre pond waterfowl hunting habitat designed in conjunction with the ODWC. Abundant deer, turkey, waterfowl & quail.



AUCTION DATE:
Thursday, May 16th at 2pm



AUCTION LOCATION:
On-site



INSPECTIONS:
During daylight hours



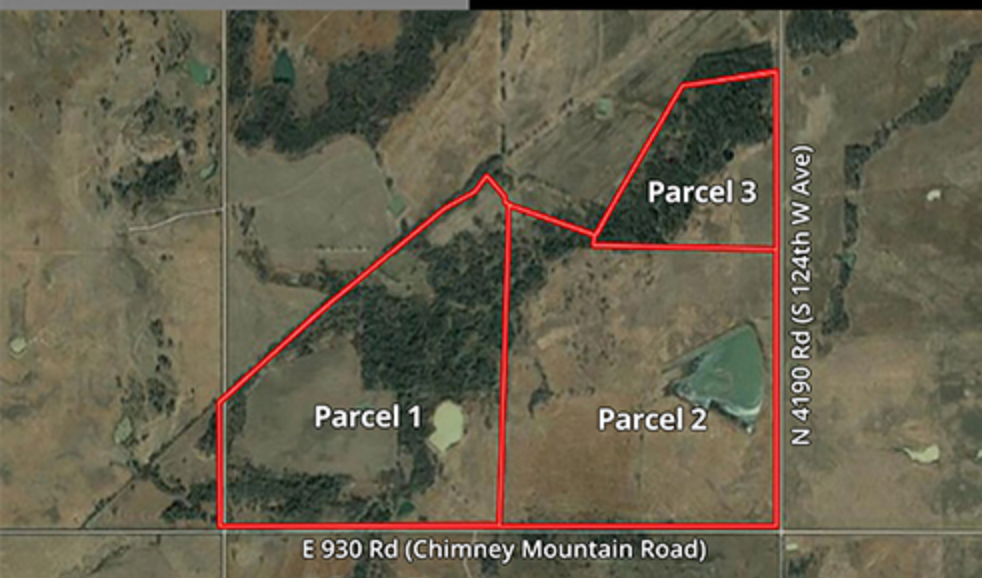
cj-auctions.com | 918.550.8118
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RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

May 16th at 2^{pm}



374 Contiguous Acres | Muskogee County, OK

- Parcel 1:** 152.29 acres with 3 ponds, creeks, improved pasture and timber. Managed for upland game hunting.
- Parcel 2:** 174.25 acres of improved pasture with 12ac waterfowl hunting, impoundment, creeks and scattered shade trees.
- Parcel 3:** 47.5 acres with pond and creek ideal for homesite. Approximately 50% improved pasture and 50% timber.

DISCLOSURES:

- Buyer responsible for \$600.00 per parcel survey fee.

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 survey fee, closing fee, title policy. Taxes will be pro-rated 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.

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



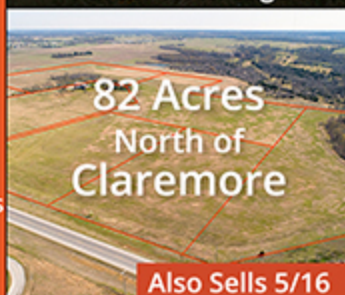
Parcel 2: Waterfowl Hunting Impoundment



Parcel 1: Waterfowl & Upland Game Habitat

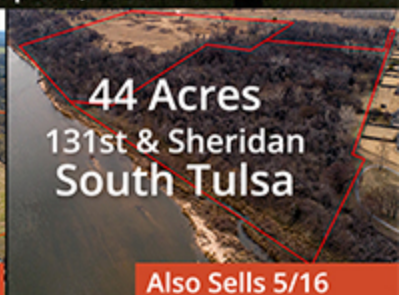


Parcel 1: Acreage with pond, creek & timber



82 Acres
North of
Claremore

Also Sells 5/16



44 Acres
131st & Sheridan
South Tulsa

Also Sells 5/16