

REAL ESTATE AUCTION

May 16th at 5:30^{pm}



83 Acres in 7 Parcels

HOMESITE/DEVELOPMENT LAND

Homesite acreage with some parcels overlooking Sweetwater creek. Property features rolling terrain, scattered hardwood trees, ponds and dramatic bluff views. Offered in 7 parcels ranging from 5 to 23 acres, property is an ideal location for homesites, residential development or agricultural purposes. Located along Hwy 88 a few minutes north of Claremore and 1-mile south of Oologah Lake. Parcels are offered choice, giving a buyer the opportunity to buy one, all, or any combination of the 7 parcels.



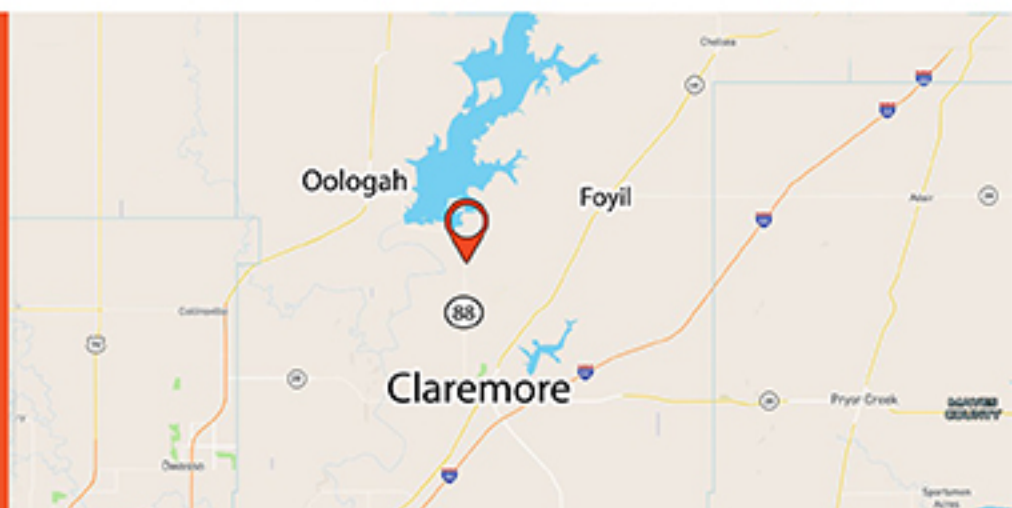
AUCTION DATE:
Thursday, May 16th at 5:30pm



AUCTION LOCATION:
On-site



INSPECTIONS:
During daylight hours



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



RESIDENTIAL
RANCH
COMMERCIAL

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83^{1/2} Contiguous Acres | Rogers County, OK



Parcel 5

Parcel 1: 7.75 ac

Parcel 4: 6.99 ac

SCHOOLS: Sequoyah
(Parcel 1, Sequoyah or Oologah)

Parcel 2: 16.53 ac

Parcel 5: 13.92 ac

WATER: RWD #3 Rogers Co.
(Water lines West of Hwy 88)

Parcel 3: 5.00 ac

Parcel 6: 23.36 ac

ELECTRIC: PSO

Parcel 7: 10.01 ac



Parcel 7

DISCLOSURES:

- Buyer responsible for \$600.00 per parcel survey fee.
- Portions of Parcel 1 & 2 are in flood plain (see parcel map for detail)

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.
- 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.

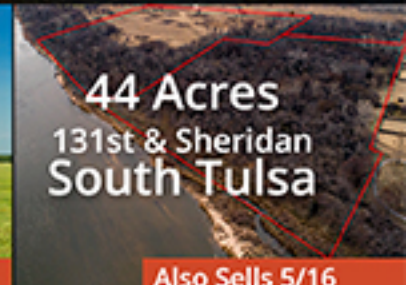
VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



Parcel 2



Also Sells 5/16



Also Sells 5/16

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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

Current as of 05/08/19



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