



160 Acres in 2 Parcels

Prime farmland offered in 2 parcels located approximately 8-miles West of Arnett, OK in Ellis County.

- N 1730 Road frontage
- No buyers premium
- Income producing CRP
- Shattuck Public Schools



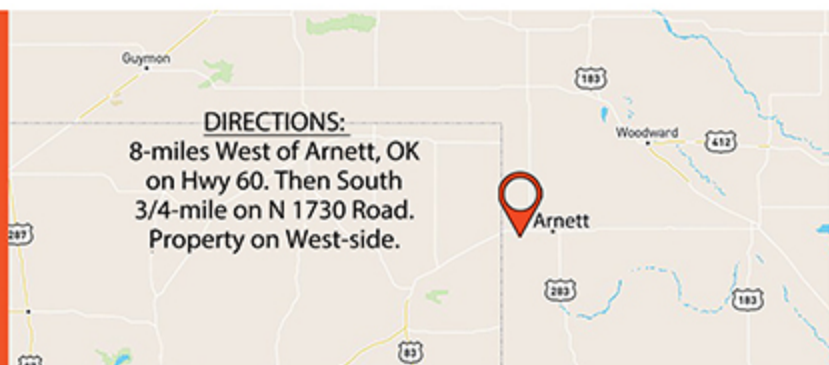
AUCTION DATE:
Thursday, July 25th at 2^{pm}

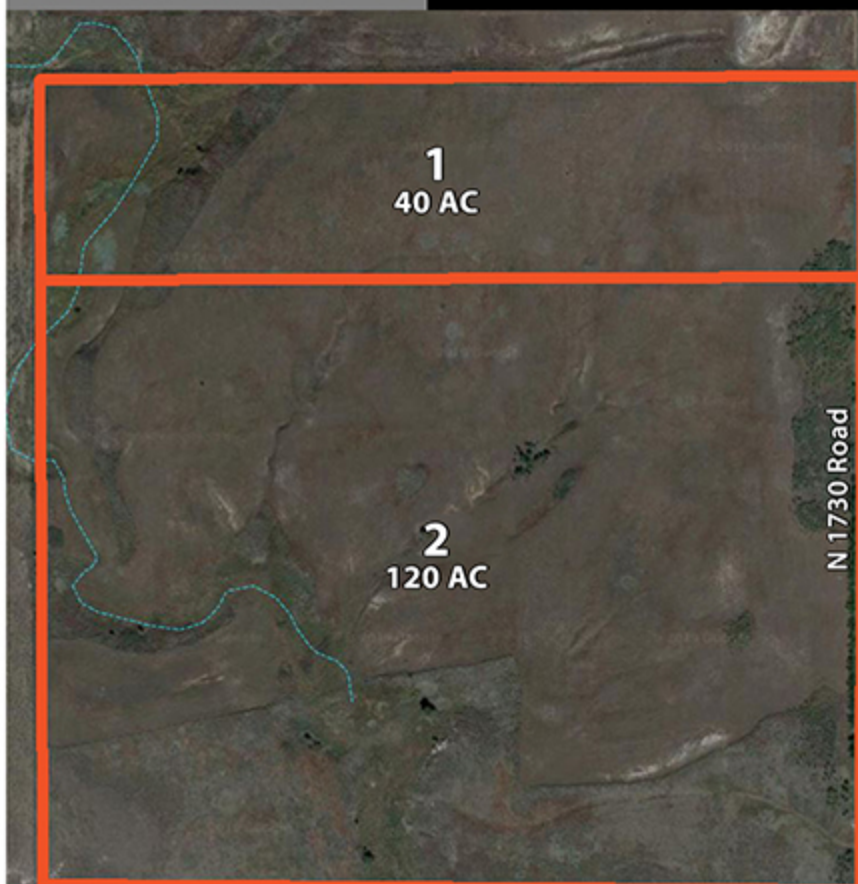


AUCTION LOCATION:
On-site, 3/4-mile South of Hwy 60 on 1730 Rd



INSPECTIONS:
During daylight hours.





Boundary lines approximate

Parcel 1 - Estimated 37ac in CRP @ \$26.96/ac (\$997.50 annually)

Parcel 2 - Estimated 76ac in CRP @ \$26.96/ac (\$2,048.90 annually)



LOOKING SOUTHWEST ACROSS PARCEL 2



LOOKING EAST ACROSS PARCELS 1 & 2

DISCLOSURES:

- The property will not be surveyed. Contracts will use existing tax parcel legal descriptions.
- Sells subject to current CRP contract which expires September, 2020.
- If parcels sell separately, the CRP acreage per parcel will be determined by the Dept. of Agriculture. Acreage amounts advertised are estimates only.
- No minerals convey. Subject to existing oil lease.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only.

TERMS & CONDITIONS:

- No buyer's premium.
- 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 closing fee and title policy. Taxes will be pro-rated through date of closing.
- Balance and closing costs are due 30 days from acceptance.
- Sale is subject to confirmation.
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hr prior to auction) and provide a driver's license or government-issued ID.
- 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.

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

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Current as of 06/24/19



RESIDENTIAL
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