

94 Acres in 5 Parcels

Prime residential and/or commercial land selling in 5 parcels ranging from 7 to 40 acres located along I-44 northeast of Miami, OK. All parcels zoned AG.

- I-44 Frontage (parcels 4 & 5)
- Adjacent to Buffalo Run Casino & Resort
- Income producing billboards (parcel 5)
- Paved road frontage

**AUCTION DATE:**

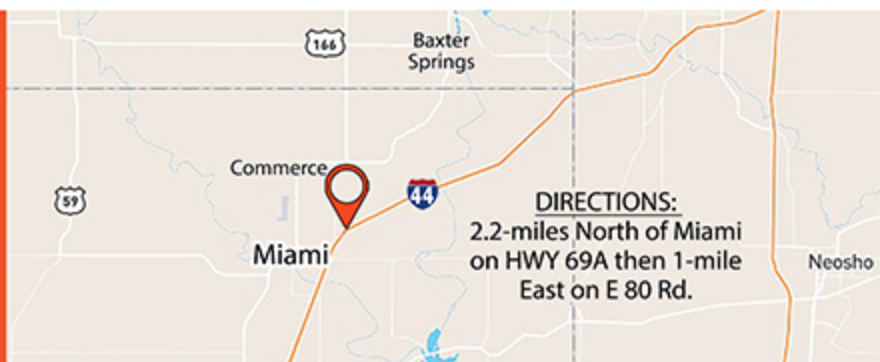
Sunday, June 30th at 2^{pm}

**AUCTION LOCATION:**

On-site, 58990 East 80th Road, Miami, OK

**INSPECTIONS:**

During daylight hours.





LOOKING NE ACROSS PARCELS 1-5



LOOKING SE ACROSS PARCELS 1-4

DISCLOSURES:

- Acreage amounts estimated. Acreage per contract(s) will be surveyed following the auction and sales contract purchase price adjusted accordingly.
- Minerals owned by seller convey.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only.

TERMS & CONDITIONS:

- 3% Buyer's Premium applies to this sale. Buyers-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 trustee 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 trustees 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 trustees acceptance.
- Sale is subject to trustees 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.