



Big Timber Ranch 426 Acres in 7 Parcels

CUSTOM 4BR HOME

Home, Barn, Shop & Land with Ponds & Creeks

Big Timber Ranch is a well-maintained livestock and recreational ranch featuring a full brick 4BR, 2.5BA custom (built 2011) home, 30'X90' insulated shop building, loafing shed with pens and squeeze chute, chicken coop along with additional barn on east side of ranch. Acreage is fenced and cross-fenced with improved pastures, hardwood timber, nine ponds and Pecan Creek running throughout. Beautiful westward views over natural plateau and outstanding fishing and whitetail deer hunting.

- 2015 Kubota RTV X900 Diesel 4WD

- Bad Boy Elite 60" Zero-Turn Mower

Located 3-miles west of Tahlequah, OK with convenient commutes to Wagoner, Muskogee or Tulsa. Ideal for livestock operation, hunting, recreation, residential development or ranchettes.

**AUCTION DATE:**

Thursday, Oct 10th at 6^{pm}

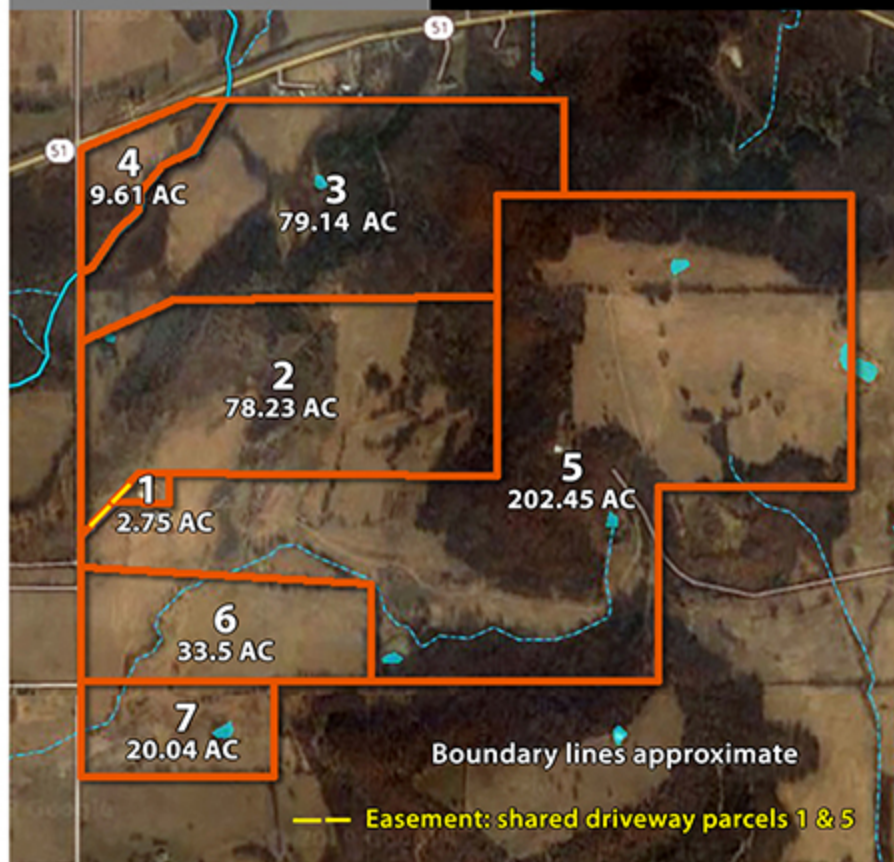
**AUCTION LOCATION:**

On-site, 18388 S Lamons Road, Tahlequah, OK

**INSPECTIONS:**

2-4^{pm}, Sundays Sep 22nd, 29th & Oct 6th





CUSTOM 4 BEDROOM HOME (Built 2011)



FENCED & CROSS-FENCED IMPROVED PASTURES



9 PONDS & PECAN CREEK

SCHOOLS: Tahlequah Public Schools **TAXES:** \$3,156.75 (2018)
ELECTRIC: Lake Region Co-op **GAS:** N.O.P.F.A.
WATER: Cherokee RWD #3 **GARBAGE:** T & K Sanitation

DISCLOSURES:

- 3% Buyer's premium applies. Buyers' premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only.
- Minerals owned convey. Call office for details.
- Parcels 1 & 5 share driveway. See survey for details.
- Generator located on parcel 5 services parcels 5 and 1. If parcels sell separately, service to parcel 1 will be severed within 60 days of closing at parcel 5's expense.
- Existing electric meter services parcel 1 and parcel 2. If parcels sell separately, electric meter conveys with parcel 1.

TERMS & CONDITIONS:

- 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) \$800 survey fee per parcel, 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 9/3/19



RESIDENTIAL
RANCH
COMMERCIAL