



40 Acres
 Creek County, OK



NO RESERVE AUCTION

40 acres selling in 1 parcel to the highest bidder without reserve. Ideal land for country home, small livestock operation and/or hunting retreat. Pasture and timber flows across rolling terrain. 15 minutes or less to Bristow, Stroud, Drumright or Kellyville and 30 minutes to Tulsa.

- Drumright schools
- Existing water well, septic and electrical power



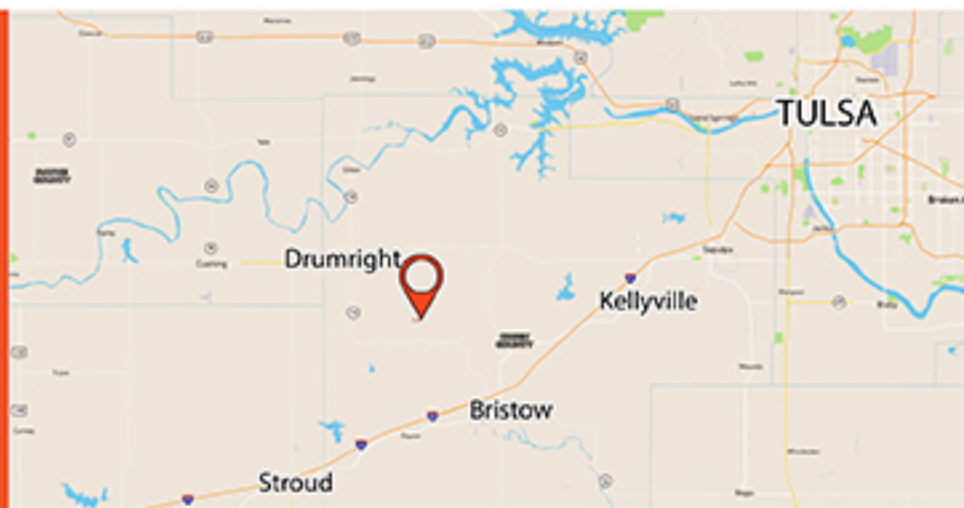
AUCTION DATE:
 Thursday, Dec 5th at 4pm

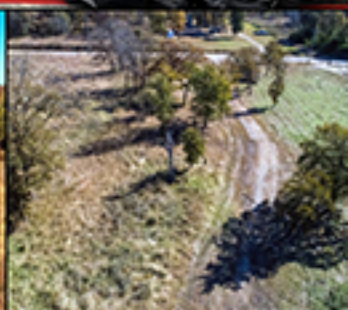


AUCTION LOCATION:
 On-site, 16404 S 449th W Ave
 Bristow, OK



INSPECTIONS:
 During daylight hours





ALSO SELLING SAME DAY

Medical/Professional Building, Muskogee - Bank ordered auction of 4,590 sf office on 3/4 ac lot. Built in 2003. Move-in ready.

Downtown Warehouse, Tulsa - Bank ordered auction of 8,056 sf brick warehouse with 20' ceilings & adjacent vacant lot at 1215 S Detroit Ave.

DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- If property divides, all abstracts covering any individual parcel will be placed on deposit with said title company to be held for the use of any and all future buyers. Buyers are responsible for the cost of supplemental abstract(s).

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) the closing fee & title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from seller acceptance.
- Contact CJ Auctions for title commitment and copy of easements.
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued ID.
- Absentee bidders must pre-register and qualify through CJ Auctions 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.

