

# RANCH DISPERSAL AUCTION

March 28<sup>th</sup> at 12:30<sup>pm</sup>

**COURT-ORDERED AUCTION**



**HOMES | BARNES | LAND | EQUIP'**

253-acre livestock ranch selling in 7 parcels ranging from 20 to 100 acres each. Family-owned for over 3 generations, the Drennan Ranch features fenced and cross-fenced rolling pasture, timber and multiple ponds with two homes, several barns and outbuildings. Variety of equipment including tractors, implements, chutes, trailers, piping & more sells immediately following the real estate auction.

Located 7.5-miles west of I-35 along Hwy 7 making it a quick drive to Duncan or Ardmore and 1-hour to OKC.



**AUCTION DATE:**

Saturday, March 28th at 12:30pm



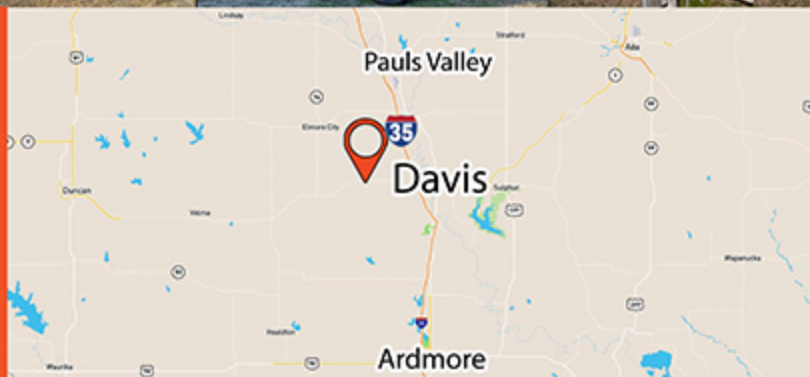
**AUCTION LOCATION:**

On-site: Parcel 1  
7.5-miles west of I-35 on Hwy 7



**INSPECTIONS:**

2-4<sup>pm</sup> Sundays March 15<sup>th</sup> & 22<sup>nd</sup>



**cj-auctions.com | 918.550.8118**  
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RESIDENTIAL  
 RANCH  
 COMMERCIAL



253-acre livestock ranch selling in 7 parcels ranging from 20 to 100 acres each, ideal for continued livestock operation, country estates, horse farm, ranchettes or recreational hunting land.

**Parcel 1:** 2 homes on 1.83 acres with chain link fencing and shade trees.

**North home:** 3BR, 2 BA brick home with metal roof.

**South home:** 3BR, 1BA home with screened in porch & metal roof.

**Parcel 2:** 22.39 acres of pasture with a pond. Hwy 7 and Mountain View road frontage.

**Parcel 3:** 25.92 acres of pasture with scattered trees and picturesque pond. Mountain view road frontage.

**Parcel 4 & 5:** 17.51 acres & 20.13 acres, respectively. Both parcels are primarily pasture and each have a pond. Mountain View road frontage.

**Parcel 6:** 100.17 acres featuring 3 fenced pastures, 4 ponds, barns, outbuilding and working pens. Terraced with scattered shade trees throughout. Hwy 7 frontage.

**Parcel 7:** 65.64 acres. Rolling pasture, 5-acre pond and mixed timber. Ideal for livestock and/or recreation & hunting. Hwy 7 frontage.

**GAS:** Propane

**WATER:** West Davis Water District

**SCHOOLS:** Davis Public Schools

**ELECTRIC:** O,G & E

#### DISCLOSURES:

- 30' ingress egress utility easement located along driveway on parcel 6 in favor of parcel 1.
- Pond dam on parcel 7 is maintained by N.C.R.S.
- Drilling pad located on parcel 5 is leased by Continental. Once the pumper is in place portions of the pad will be returned to pasture.
- Water line maintenance easement on parcel 2 in favor of parcel 1.
- Parcel 6 will be required to sever water from parcel 1 and find own water source if parcels sell separately.
- Minerals do not convey
- Buyer responsible for \$850 per parcel survey fee.
- All parcels subject to any existing recorded easements
- Location of parcel signs, maps and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.

#### TERMS & CONDITIONS:

- 3% Buyer's Premium applies to real estate 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 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 survey fee, closing fee, title policy. Taxes will be pro-rated through date of closing.
- Balance and closing costs are due 30 days from court acceptance.
- Sale is subject to court approval.
- 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.

