

# REAL ESTATE AUCTION

May 21<sup>st</sup> at Noon

**64 Acres in 2 Parcels**

**RESI / COM'L / IND' LAND**



64.16+/- acres residential, commercial or industrial development land offered in 2 parcels located 2-miles west of Hwy 97, outside of Sand Springs city limits, and ideally poised for future development.

- High-visibility, Hwy 51 frontage
- 11,100 average daily traffic count



**AUCTION DATE:**

Thursday, May 21<sup>st</sup> at 12pm



**AUCTION LOCATION:**

On-site, Parcel 1  
2-miles West of Hwy 97  
Sand Springs, OK



**INSPECTIONS:**

During daylight hours



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



# REAL ESTATE AUCTION

## May 21<sup>st</sup> at Noon

### SAND SPRINGS DEVELOPMENT LAND

64.16+/- acres residential, commercial or industrial development land offered in 2 parcels located 2-miles west of Hwy 97 along Hwy 51 and featuring an average traffic count of 11,100 vehicles per day. Currently zoned agriculture and located outside of Sand Springs city limits, this property is ideally located for future development.

Sand Springs offers an outdoor lifestyle with walking trails, parks and beautiful topography along with a host of shopping, healthcare, dining and recreational opportunities. Keystone Lake is less than 5-minutes away.

The City of Sand Springs and the Chamber of Commerce are actively courting new businesses. Currently home to Webco Industries and YellowHouse Machinery, Sand Springs is committed to growth as seen with the revitalization of Gerdau Steel Mill into Sheffield Crossing and the development of RiverWest.

**Parcel 1:** 24.28 Acres

**Schools:** Sand Springs

**Parcel 2:** 39.88 Acres

**Utilities:** City of Tulsa

#### DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only. Fence lines may not follow property boundaries per survey.
- 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).
- Surface rights only. No minerals convey.
- If parcels sell separately, Parcel 2 is accessed via 30' easement along north boundary of parcel 1

#### TERMS & CONDITIONS:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the 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.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks)
- Sale is subject to seller confirmation.
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee & title policy. Taxes will be pro-rated 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](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



Looking West over Parcels 1 & 2



Parcel Map

