

# REAL ESTATE AUCTION

June 11<sup>th</sup> at 5pm



**280 Acres in 21 Parcels**  
**RESI & COM'L DEVELOPMENT LAND**

## TRUSTEE-ORDERED AUCTION

Calling developers, home buyers and investors. This is your opportunity to acquire prime residential and commercial development land in the growing community of Broken Arrow.

280 total acres is offered at trustee-ordered auction in 21 land parcels ranging from 5 to 80 acres in a prime location ideally suited for residential development, commercial development or families seeking upscale homebuilding acreage within the up and coming East Broken Arrow expansion area.

This premium, undeveloped land is ideally situated adjacent to Timber Ridge elementary school and Walmart Supercenter. Schools, retail, dining, entertainment, professional services, healthcare and turnpike access are all within a 5-minute drive. One of the fastest growing cities in Oklahoma, Broken Arrow is vibrant and commerce friendly, boasting a top-rated school system, affordable housing and a strong local economy.



### AUCTION DATE:

Thursday, June 11<sup>th</sup> at 5pm



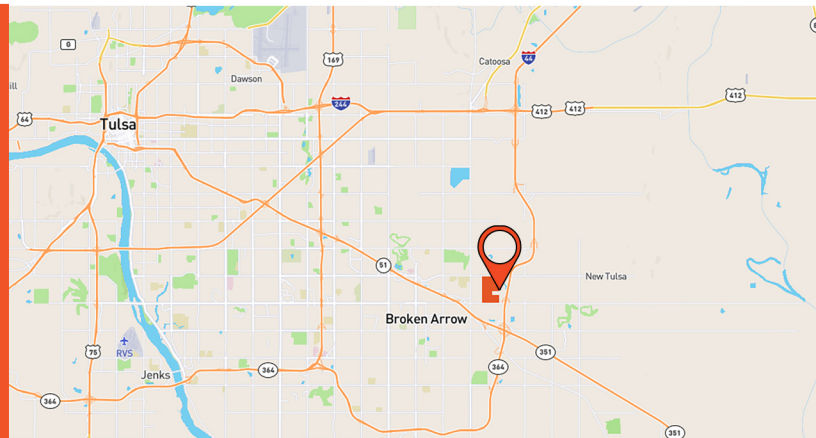
### AUCTION LIVE ON-SITE or ONLINE:

Stoney Creek Hotel  
200 W Albany St, Broken Arrow  
Visit [cj-auctions.com](http://cj-auctions.com) for online auction details.



### INSPECTIONS:

2-4pm Sundays May 24<sup>th</sup>, 31<sup>st</sup> & June 7<sup>th</sup>



[cj-auctions.com](http://cj-auctions.com) | 918.550.8118  
[info@cj-auctions.com](mailto:info@cj-auctions.com)



RESIDENTIAL  
RANCH  
COMMERCIAL



### TRUSTEE-ORDERED AUCTION

280 total acres is offered in 21 land parcels ranging from 5 to 80 acres. Prime development land adjacent to Timber Ridge elementary, a Walmart Supercenter, retail & restaurants in East Broken Arrow.

Parcel 1: 10.9 AC	Parcel 8: 17.1 AC	Parcel 15: 7.8 AC
Parcel 2: 6.4 AC	Parcel 9: 80.0 AC	Parcel 16: 6.9 AC
Parcel 3: 5.0 AC	Parcel 10: 10.0 AC	Parcel 17: 7.0 AC
Parcel 4: 5.0 AC	Parcel 11: 10.0 AC	Parcel 18: 5.2 AC
Parcel 5: 7.8 AC	Parcel 12: 10.0 AC	Parcel 19: 5.4 AC
Parcel 6: 5.0 AC	Parcel 13: 10.0 AC	Parcel 20: 10.0 AC
Parcel 7: 5.0 AC	Parcel 14: 33.0 AC	Parcel 21: 10.0 AC

NOTE: Acreage amounts approximate.

#### DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only. Refer to legal descriptions. Fence lines may not follow property boundaries.
- 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).
- Utility information available at [www.cj-auctions.com/280-acres-ba](http://www.cj-auctions.com/280-acres-ba)
- Buyer responsible for \$350 per parcel survey fee. Parcels will be surveyed prior to closing.

#### TERMS & CONDITIONS:

- Sale is subject to trustee approval.
- 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 opens 1-hour prior to auction; must provide valid government-issued ID.
- Online bidders must register and provide deposit via our on-line bidding platform; visit [cj-auctions.com](http://cj-auctions.com) for online bidding details.
- 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 the seller/property owner, 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.

