

REAL ESTATE AUCTION

Oct 15th at 5:30^{pm}



SELLS WITHOUT RESERVE

44th & S. Columbia Ave

TRUSTEE-ORDERED AUCTION

2 Bedroom, 2.5 bath ranch-style home on 0.34 acre lot in Barrow's Orchard Acres, a well-established neighborhood in the heart of midtown. Home is in excellent, move-in ready condition and features custom appointments and a wall of windows opening out to the professionally landscaped lawn.

- Highly desirable mid-town location
- Park-like backyard with giant oak trees



AUCTION DATE:

Thursday, Oct 15th at 5:30^{pm}



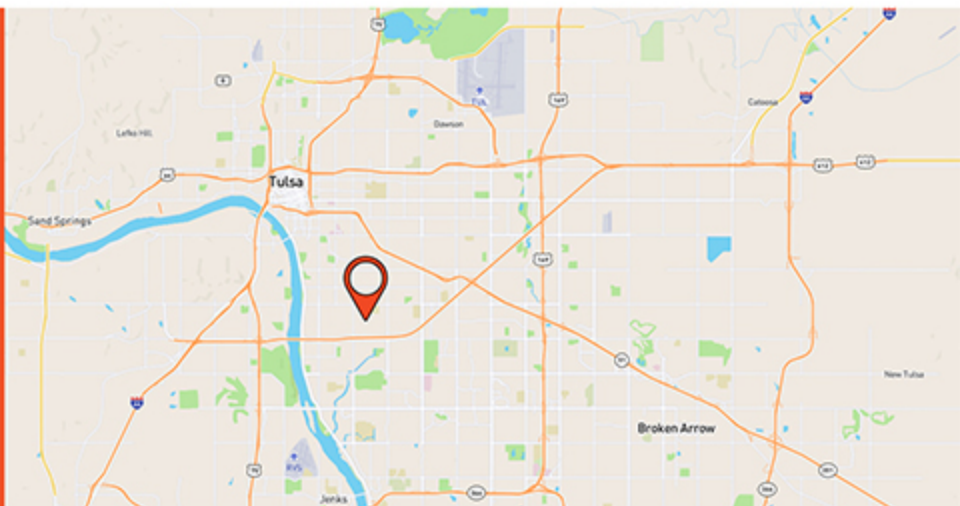
AUCTION LOCATION:

On-site, 4454 S Columbia Ave



INSPECTIONS:

Sundays 2^{pm}-4^{pm},
Sep 27th, Oct 4th and Oct 11th



cj-auctions.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL

TRUSTEE-ORDERED, NO RESERVE AUCTION

Stylish mid-town home conveniently located within one-mile of Interstate 44 and close to Utica Square and Brookside. Easy access to schools, shopping, dining, healthcare, grocers, the Gathering Place and downtown entertainment.

- 2 Bedroom, 2.5 bath with 2 car garage
- Brick exterior with a covered front porch
- 1/3rd acre professionally landscaped lawn with mature trees
- Built in 1957
- Located at 44th & S Columbia in Barrow's Orchard Acres
- Wonderfully detailed appointments throughout

UTILITIES

- PSO/AEP Electric
- ONG Gas
- City of Tulsa Water, Sewer & Trash

SCHOOLS & TAXES

- Tulsa Public Schools
- \$5,491 Taxes (2019)

DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- Property subject to any existing recorded easements.
- Locations of 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:

- 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 auction date.
- 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.

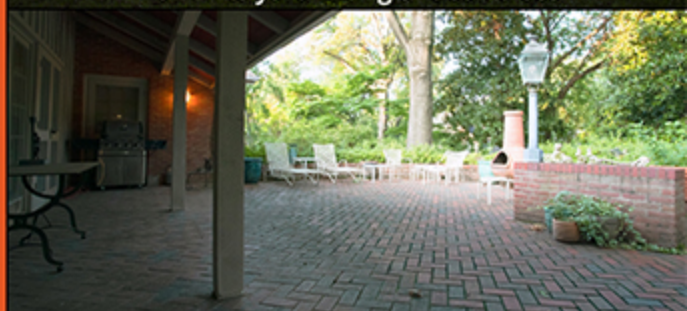
3% Buyer-Broker Compensation



Natural light pours throughout the open floor plan



Park-like yard with giant oak trees



Wall of windows leading to cozy covered porch



Beam ceilings, plantation shutters & custom built-ins

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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Current as of 9/8/20