

REAL ESTATE AUCTION

October 15th at Noon



SELLS w/o RESERVE

High-traffic location

COM'L BUILDING on 2 ACRES

Former convenience store & restaurant sells to the highest bidder without reserve.
Property located 1/4-mile South of I-40 and 2-miles North of Eufaula State Park along the East side of Hwy 150.
Cinderblock building with metal roof, ceramic tile and stained concrete flooring, men's & women's restrooms
as well as various commercial equipment such as vent-hood and stainless steel sinks.
4 mobile homes are located on the property, each selling separately.



AUCTION DATE:

Thursday, Oct 15th at 12:00pm



AUCTION ON-SITE:

1/4-mile South of I-40 along Hwy 150
Southwest of Checotah, OK



INSPECTIONS:

1-hour prior to auction



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RESIDENTIAL
RANCH
COMMERCIAL

LAKE EUFAULA AREA COMMERCIAL PROPERTY

Auction includes:

- 1,105 +/- SF commercial building on 2+/- acres
- 4 mobile homes each selling separately

This is a no-reserve auction - commercial property and mobile homes will absolutely sell to the highest bidder(s) on October 15th, 2020.



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.
- Mobile homes sell as is where is and payment must be paid in full on auction day.
- Mobile homes need to be removed by Friday October 30th.

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 the auction date.
- 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 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 FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

NO RESERVE AUCTION

