

REAL ESTATE AUCTION

Dec 3rd at 4pm

0.27 AC South Tulsa Lot

11649 S Hudson | Frenchman's Creek

BANK-ORDERED AUCTION

Beautiful 1/4-acre lot nestled in gated Frenchman's Creek subdivision sells on December 3rd. This established south Tulsa community of 23 homes is located in the Bixby School District.

You'll enjoy the privacy and security that this gated neighborhood offers with park-like rolling and heavily wooded terrain highlighted by several ponds.

Build your dream home in this elegant South Tulsa neighborhood.



AUCTION DATE:

Thursday, Dec 3rd at 4pm



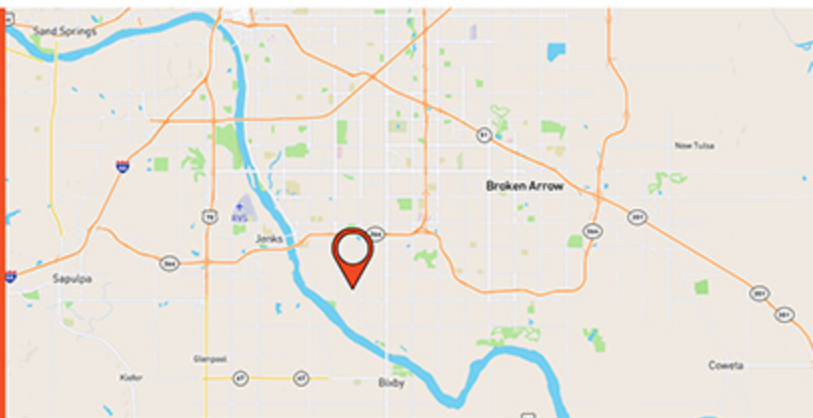
AUCTION LIVE ON-SITE:

11649 S Hudson Ave
Frenchman's Creek Subdivision



INSPECTIONS:

2-4pm Sundays Nov 22nd & 29th



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



RESIDENTIAL
RANCH
COMMERCIAL



DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- 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.

TERMS & CONDITIONS:

- Sale is subject to bank 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 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.

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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

Current as of 11/02/20



RESIDENTIAL
RANCH
COMMERCIAL