

# REAL ESTATE AUCTION

March 26<sup>th</sup> at 5:30<sup>pm</sup>



**20 Grand Lake Lots**

**Melody Point - Grove**

## BANK-ORDERED AUCTION

20 upscale lots in Melody Point subdivision - the only water-front gated community within Grove City limits. This premier community offers a pool with pavillion, beautifully landscaped grounds highlighted by a series of tiered ponds cascading to Grand Lake, and a private marina with slips available exclusively to property owners.

- Lake-front & lake view lots
- Private Marina
- Upscale, gated community



### AUCTION DATE:

Friday, Mar 26<sup>th</sup> at 5:30<sup>pm</sup>



### AUCTION LOCATION:

On-site, Melody Point Pavillion  
2011 S Quail Run Rd, Grove, OK



### INSPECTIONS:

During daylight hours.  
Use south entrance at Melody  
Point Dr & Quail Run Rd.



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



# REAL ESTATE AUCTION

Mar 26<sup>th</sup> at 5:30pm



## BANK-ORDERED SALE

- 20 Premium lots
- Melody Point community
- Gated community featuring professionally maintained grounds, pool and private marina
- Lake front lots
- Lake view lots
- Pond view lots
- Opening bid: \$5,000/lot
- Grove school district
- GMSA water, gas & refuse
- REC electric

### 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 plat for boundaries if available and/or legal descriptions.
- HOA Dues: Existing homeowner: \$140/mo. New buyer's: \$400/mo.
- HOA Requirements: New lot owners are expected to begin construction within 1 year of purchase date. (see covenants for details). \$1000 per lot purchase fee due at closing.

### 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, copy of easements and covenants.
- 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.

