

# REAL ESTATE AUCTION

## July 20<sup>th</sup> at 5pm

### CHEVALIER LAND DISPERSAL AUCTION: 1,977 Acres in 15 Parcels.

Parcels 1-6 offer crossed-fenced bermuda and fescue pasture with 16' metal gates, 14 ponds and rural water access lines running along the western boundary of parcels 1-3. Parcels 7-8 are tillable cropland that would make a nice half section for grazing or continued crop production.

- Parcel 1: 102ac Parcel 2: 97ac Parcel 3: 80ac Parcel 4: 160ac
- Parcel 5: 190ac Parcel 6: 160ac Parcel 7: 160ac Parcel 8: 160ac

Parcels 9-11 tillable cropland or convert to pasture. Located in McIntosh County.

- Parcel 9: 260ac Parcel 10: 160ac Parcel 11: 214ac

Parcels 12-14 ideal for continued crop production or can be converted to pasture. Parcel 15 is a one-third-acre lot with Grain silo.

- Parcel 12: 67ac Parcel 13: 53ac Parcel 14: 115ac Parcel 15: Grain Silo/lot

ELECTRIC: East Central

WATER: refer to website for water district and line locations.



#### DISCLOSURES:

- 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.
- Buyer is responsible for per parcel survey fee. Survey cost \$750 each parcels 1, 2, 3, 4, 5, 9, 10 & 11. Parcels 7, 8, 12, 13, 14 & 15 will sell by legal description.
- No minerals convey.
- Parcels 1, 5, 6, 7 and 8 subject to existing pipeline easement
- Parcel 8 subject to existing high line easement

#### TERMS & CONDITIONS:

- 3% buyer premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the buyer.
- 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% 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 is held 1-hour prior to auction) and provide a 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.
- Sale is subject to seller confirmation.

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions LLC

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Current as of 6/17/21



# REAL ESTATE AUCTION

## July 20<sup>th</sup> at 5pm



## Chevalier Ranch

### Prime Pasture | Cropland

## 1,977 ACRES in 15 PARCELS

Chevalier Ranch is a working cattle and farming operation consisting of 1,977<sup>±</sup> total acres offered in 15 parcels - each with road frontage. Parcels 1-6 are improved pasture with perimeter fencing, cross fencing, and fourteen ponds throughout. Parcels 7-14 are tillable cropland or could be converted to pasture.

The ranch is located approximately 12-miles Southwest of Muskogee and 30-miles South of Tulsa.



#### AUCTION DATE:

Tuesday, July 20<sup>th</sup> at 5pm



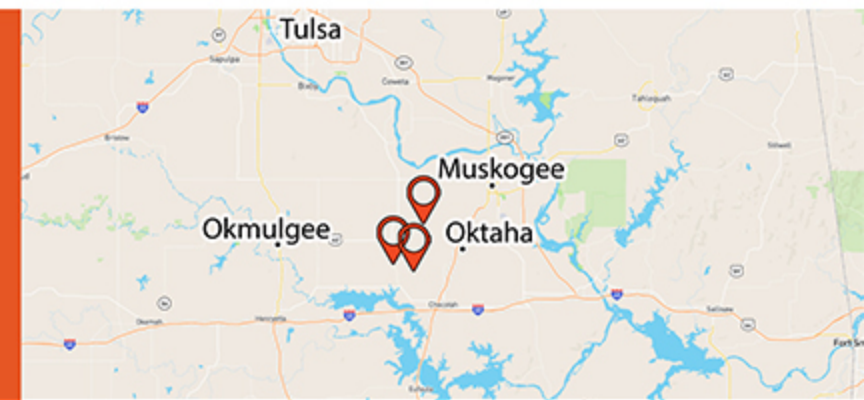
#### AUCTION ON-SITE:

Council Hill Community Center  
115 S Broadway St., Council Hill, OK



#### INSPECTIONS:

1-4pm, Sunday July 11<sup>th</sup>



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

[info@cj-auctions.com](mailto:info@cj-auctions.com)





# CHEVALIER AUCTION

1,977 AC in 15 Parcels

Parcels 1-6 offer crossed-fenced bermuda and fescue pasture with 16' metal gates and 14 ponds. Rural water line runs along parcels 1-3.

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