

REAL ESTATE AUCTION

August 26th

TRUSTEE OFFERING

3037 S. Madison Ave.



Stylish Midtown Charmer

Trustee offered home auction of stylish two-bedroom, one-bath home located four blocks east of the Gathering Place in the Adams & Reddin addition between Brookside and Maple Ridge neighborhoods.

- Highly desirable mid-town location
- Park-like backyard with mature trees



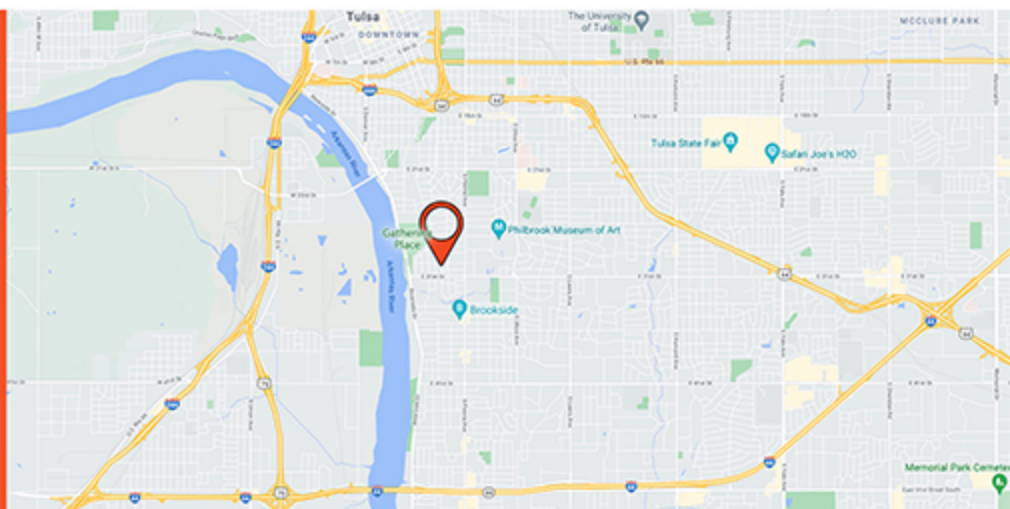
AUCTION DATE:
August 26th at 4^{pm}



AUCTION LOCATION:
On-site
3037 S Madison Ave., Tulsa



INSPECTIONS:
Sundays 2^{pm}-4^{pm},
August 15th & 22nd



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



RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

August 26th

TRUSTEE OFFERING

Stylish mid-town home conveniently located 4-blocks from Brookside and the Gathering Place as well as 2-miles to either Interstate 44 or the downtown inner-dispersal loop. Easy access to schools, shopping, dining, healthcare, multiple grocers and downtown entertainment.

- 2 Bedroom, 1 bath with carport
- Combination siding, brick and stone exterior
- Cozy, private back yard filled bright spaces and mature trees
- Built in 1949
- Located at 31st & S Madison Ave in Adams & Reddin addition
- Wonderfully walkable to the Gathering Place & Brookside

UTILITIES

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

SCHOOLS & TAXES

- TPS (Eliot & Edison Prep)
- \$3,125 Taxes (2020)

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.
- The Property is being sold "AS IS, WHERE IS".
- Bidder is responsible for conducting own due diligence with regard to any defect prior to bidding on the property at the auction.

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.



3037 S. Madison Ave. | Auction 4^{pm}



3523 S. Knoxville Ave., Tulsa | Auction 2:30^{pm}



6710 E. 75th Ct. S., Tulsa | Auction 1^{pm}

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

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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Current as of 7/26/21



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