

REAL ESTATE AUCTION

August 26th

TRUSTEE OFFERING

6710 E. 75th Ct. S.



Move-in Ready South Tulsa Home

Trustee offered move-in ready South Tulsa home auction. 3 Bedroom, 2 bath home located in a quiet cul-de-sac near 76th and South Sheridan Road.

- 2-miles to I-44, Hwy 169 or Hwy 64
- New carpet & tile
- Kohler emergency generator



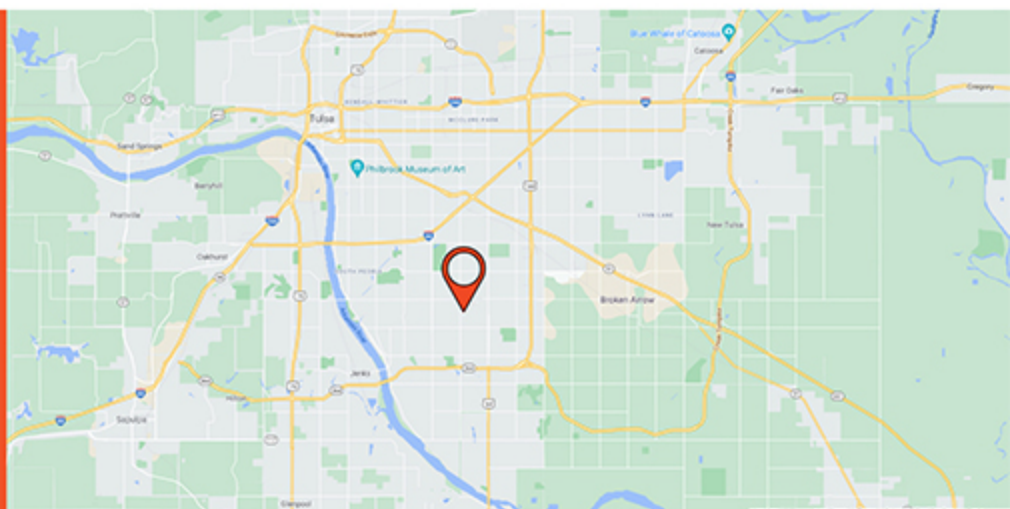
AUCTION DATE:
August 26th at 1^{pm}



AUCTION LOCATION:
On-site
6710 E. 75th Ct. S., Tulsa



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



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



RESIDENTIAL
RANCH
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REAL ESTATE AUCTION

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Move-in ready single story, 3 bedroom, 2 bath stone and siding home with 2 car garage. Tiled entry opens to living room with stone fireplace, ceiling fan and storage closet. The family room and screened porch are showered with natural light from multiple skylights.

- 3 Bedroom, 2 bath with 2 car garage
- New tile and/or carpeting bedrooms, utility and bathrooms
- Combination siding and stone exterior
- Alarm system
- Kohler emergency generator
- Landscaped flower beds
- Concrete pad along side of home; accessed from driveway

UTILITIES

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

SCHOOLS & TAXES

- Tulsa Public Schools
- \$1,781 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.

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



6710 E. 75th Ct. S. Madison Ave. | Auction 1^{pm}



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



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

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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Current as of 7/26/21



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