

REAL ESTATE AUCTION

August 26th



TRUSTEE OFFERING

78 AC IMPROVED PASTURE

Trustee offered land auction of approximately 78 acres fenced and cross-fenced improved pasture located in Muskogee County, one-mile north of Hwy 16 on 214th Street West near Haskell, OK.

- 30-minutes to Tulsa
- 15-minutes to Muskogee



AUCTION DATE:
August 26th at 11^{am}



AUCTION LOCATION:
On-site
1-mile north of Hwy 16 on N 214th St W



INSPECTIONS:
During daylight hours



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



RESIDENTIAL
RANCH
COMMERCIAL

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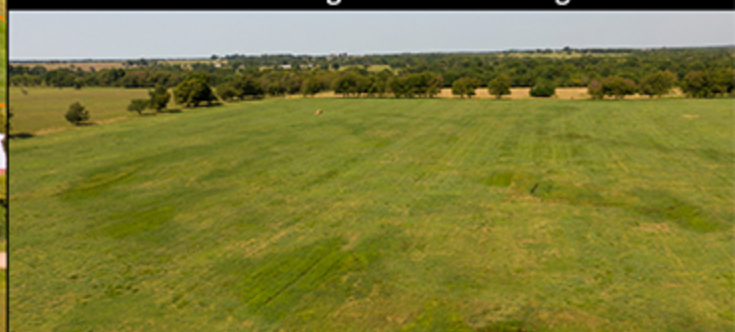


78 Acres Improved Pasture

N 214TH ST W



Perimeter fencing with cross-fencing



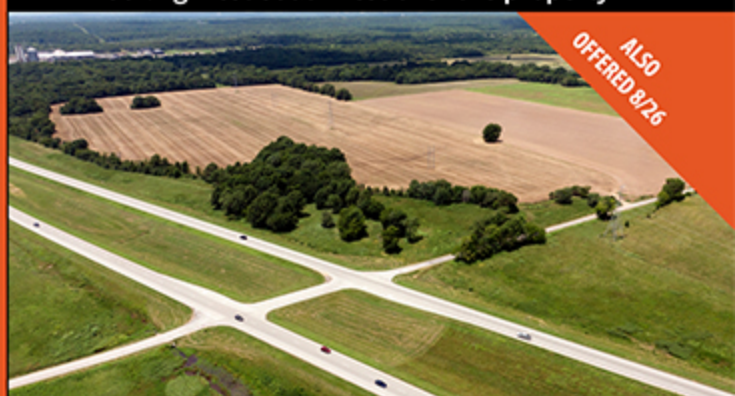
Looking west-southwest over the property

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.
- No minerals convey
- The Property is being sold "AS IS, WHERE IS".
- Bidder is responsible for conducting their own due diligence with regard to any defect prior to bidding on the property at the auction.

TERMS & CONDITIONS:

- The Property is being sold "AS IS, WHERE IS" and is 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 Trustee's Special Warranty 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.



200 AC Land, Hwy 412 near Inola | Auction 6^{pm}



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

3 Tulsa Homes | Visit CJ-Auctions.com for details

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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

Current as of 7/26/21



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