

# REAL ESTATE AUCTION

## August 26th



**TRUSTEE OFFERING**

## 185 ACRES DEVELOPMENT LAND

Prime development land ideal for residential development, home building sites or continued agribusiness. Offered in 4 parcels of 15 to 80 acres, this land is located 5-minutes east of the Hard Rock Hotel & Casino, 1/4-mile north of Hwy 412 on 4160 Rd.

- Paved road frontage (All Parcels)
- Inola School District
- Hwy 412 frontage (Parcel 4)



**AUCTION DATE:**  
August 26<sup>th</sup> at 6<sup>pm</sup>



**AUCTION LOCATION:**  
Off-site at the Riverbend Ranch  
Event Center, 12900 E 600 Rd., Inola, OK



**INSPECTIONS:**  
During daylight hours



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



RESIDENTIAL  
RANCH  
COMMERCIAL



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Parcel 1 - 15.00 AC Parcel 2 - 25.15 AC Parcel 3 - 80.32 AC Parcel 4 - 62.10 AC



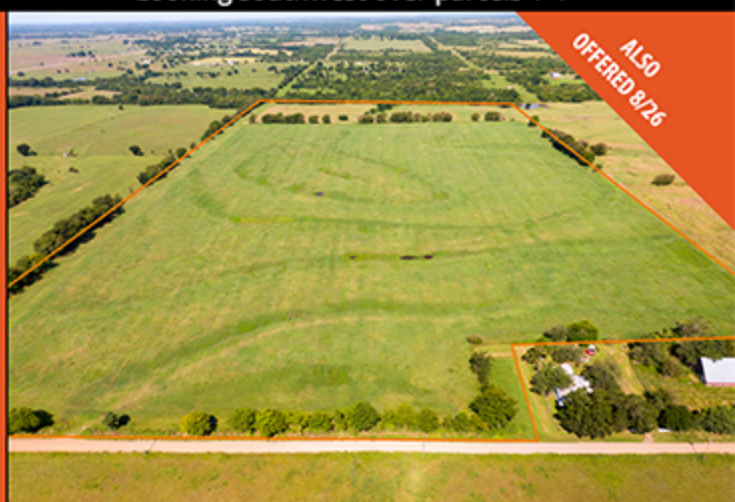
Looking southwest over parcels 1-4

#### 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.
- Buyer is responsible for \$900 per parcel survey fee.
- 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.
- Crop lease disclosure can be reviewed on the property webpage under the disclosures tab.

#### 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.



78 AC Land, Muskogee Co. | Auction 11<sup>am</sup>



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

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

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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

Current as of 8/4/21



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