

TRUSTEES AUCTION



MUSKOGEE AREA LAND & LOTS

Trustees auction consisting of 2 Muskogee County land parcels of 10 acres each, an Okfuskee County land parcel of 70 acres and another of 18.75 acres, as well as 35 Muskogee residential lots.

Offered in 13 parcels via an online auction. Bidding begins at 8am Oct 25th and ends at 6pm on Nov 16th.



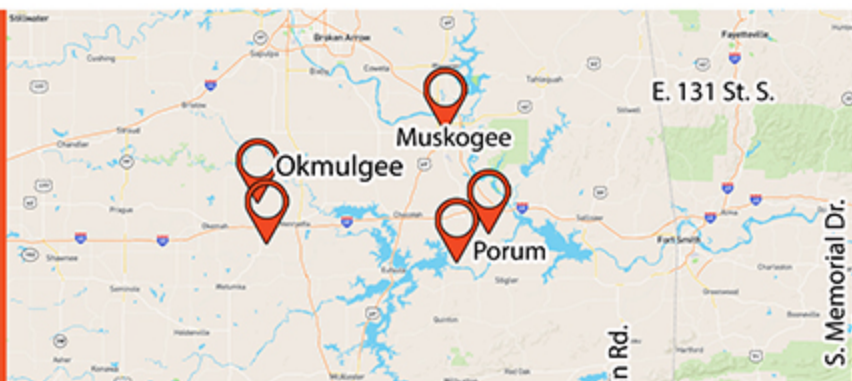
AUCTION OPENS: 8am, Oct 25, 2021



AUCTION CLOSES: 6pm, Nov 16, 2021



AUCTION LOCATION: www.CJ-Auctions.com



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RESIDENTIAL
RANCH
COMMERCIAL

TRUSTEES AUCTION: LAND & LOTS

- Parcel 1 - 10 Acres in Muskogee County.
- Parcel 2 - Lots 5 & 6, Block 5, Lincoln Park Subdivision in Muskogee, OK.
- Parcel 3 - Lot 4, Block 4, Washington Addition, Muskogee, OK.
- Parcel 4 - Lot 1, Block 15, Washington Addition, Muskogee, OK.
- Parcel 5 - Lots 25, 26 & 27, Washington Addition, Muskogee, OK.
- Parcel 6 - Lots 1-9, Block 18, Washington Addition, Muskogee, OK.
- Parcel 7 - Lots 17-32, Block 18, Washington Addition, Muskogee, OK.
- Parcel 8 - Lot 7, Block 9, Deans Subdivision, Muskogee, OK.
- Parcel 9 - Lot 1, Block 71, Muskogee OT Subdivision, Muskogee, OK.
- Parcel 11 - 10 Acres. Located East of Porum, OK.
- Parcel 12 - 18.75 Acres. Land locked. 1/2 interest in surface rights only. Located South of E 1030 Rd in Okfuskee County, OK.
- Parcel 13 - 70 Acres. Land locked. 1/3 interest in surface rights only. Located West of E 1130 Rd & N 3890 Rd in Okfuskee County, OK.

DISCLOSURES:

- 10% Buyer's Premium (\$50 minimum) applies to all parcels. Buyer's premium is an additional fee (10% of the high bid amount) paid by the high-bidder.
- The Property is being sold "AS IS, WHERE IS".
- Bidding closes with a "racehorse finish". Each bidder will have two minutes to increase a bid after 6pm, Nov 16th. Once two minutes passes with no bids, the auction ends.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, 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.
- 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:

- 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 \$1,000 or paid in full) non-refundable deposit on sale day (cash, personal check or cashier checks accepted)
- 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 45 days from seller acceptance.
- 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 trustee confirmation.

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

