



### 3 BR, 2 BA HOME

10937 N 168th E Ave., Owasso

## TRUSTEE-ORDERED AUCTION

Spacious 3 bedroom, 2 bath single-story home with stone exterior and covered porch on 1.2-acre lot. Wood beams and oversized windows highlight the large family room overlooking the backyard. Master bedroom boasts two walk-in closets and full bathroom. The original attached two-car garage has been converted to a bonus room and a 24x36 concrete pad lies along the North side of the home - ready to build your detached garage or shop. Privacy fencing encloses the backyard and lots of healthy, mature trees provide shade.

- Rogers County
- Owasso Public Schools

- Mature shade trees
- Bonus / game room

- 1.2 acre lot
- Village subdivision



**AUCTION DATE:**  
December 9<sup>th</sup> at 4<sup>pm</sup>



**AUCTION LOCATION:**  
On-site at 10937 N 168th E Ave., Owasso



**INSPECTIONS:**  
Sundays, 2-4<sup>pm</sup> Nov 28<sup>th</sup> & Dec 5<sup>th</sup>



### TRUSTEE-ORDERED AUCTION

If you're seeking the feel of small-town community, a vibrant economy along with highly desirable and rated schools - look no more.

Owasso is one of Oklahoma's fastest growing cities situated just north of metro Tulsa and strategically located minutes from the Tulsa International Airport and related aerospace industries, the Tulsa Port of Catoosa and the Cherokee Industrial Park.

- 3 Bedroom, 2 Full Bathrooms
- Owasso Public Schools
- Rogers County
- 2020 Taxes \$1,187
- PSO Electric
- ONG Gas
- City Water
- City Sewer

#### DISCLOSURES:

- 3% Buyer's premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high bidder.
- All parcels subject to any existing recorded easements.
- Maps, images and other marketing materials are for illustration purposes only. Fence lines may not follow property boundaries per survey. Refer to survey and/or legal descriptions for specific property boundary information.

#### TERMS & CONDITIONS:

- Sale is subject to Trustee approval.
- 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 seller acceptance.
- Contact CJ Auctions for title commitment and copy of easements.
- All bidders must register with CJ Auctions prior to bidding. Registration opens 1-hour prior to auction; must provide valid 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 the seller/property owner, CJ Auctions or their agents liable for damages to their person or property.

VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

