

TRUSTEES OFFERING

275 ACRES in 4 PARCELS

Great opportunity to purchase land for ag production, recreation or hunting. 275 total acres consisting of mixed pasture and timber with road frontage along Hwy 69 and Old Hwy 69.

Located 2-miles South of Kiowa, Oklahoma along Hwy 69.

**AUCTION DATE:**

Thursday, Nov 18th at 5pm

**AUCTION LOCATION:**

McAlester Union Stockyards
2515 Standard Road, McAlester, OK

**INSPECTIONS:**

2-4pm Sundays November 7th & 14th



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



RESIDENTIAL
RANCH
COMMERCIAL

275 Acres in 4 Parcels:

- Parcel 1 - 15 Acres mixed pasture and timber with new perimeter fencing. Multiple home or barn building sites. Access from old Hwy 69.
- Parcel 2 - 152 Acres mixed pasture and timber across rolling terrain with two ponds. Access from Hwy 69 and old Hwy 69.
- Parcel 3 - 70 Acres perimeter fenced mixed pasture and timber across rolling terrain with 1 pond. Access from Hwy 69.
- Parcel 4 - 37 Acres of timber with several clearings. Outstanding hunting parcel. Access from old Hwy 69.

SCHOOLS: Kiowa Public Schools



DISCLOSURES:

- 3% Buyers 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.
- 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.
- If property divides, all abstracts covering any individual parcel will be placed on deposit with said title company to be held for the use of any and all future buyers. Buyers are responsible for the cost of supplemental abstract(s).
- Buyer is responsible for \$1,000 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.

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.
- 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 is held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- 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.

