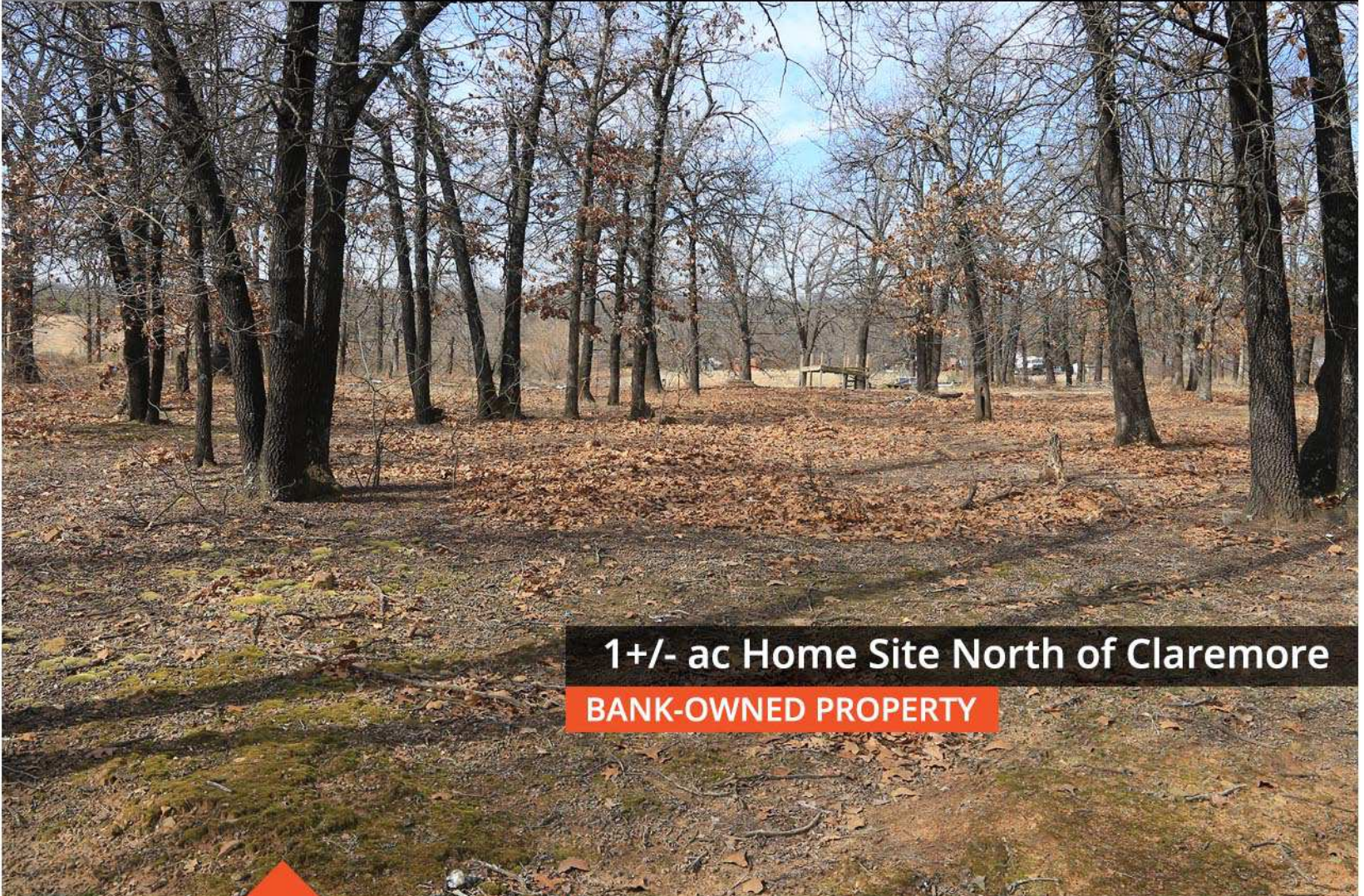


REAL ESTATE AUCTION

April 6th at 1pm



1+/- ac Home Site North of Claremore

BANK-OWNED PROPERTY



AUCTION DATE:

Thursday, April 6th at 1pm



PROPERTY ADDRESS:

12831 S 4230 Road
Chelsea, OK



AUCTION LOCATION: (OFF-SITE)

15751 S Hwy 66
Claremore, OK



cj-auctions.com | 918.550.8118

info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL



1+/- ac Home Site North of Claremore

BANK-OWNED PROPERTY

DISCLOSURES:

- 3% Buyer's Premium applies to this sale. Buyers-premium is an additional fee (3% of high-bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.

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 (cash, personal or cashier checks)
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the survey, closing fee, title policy.
- Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from seller acceptance.
- Sale is subject to seller confirmation.
- 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.
- 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.

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

SCHOOLS: Foyil Public School District

ELECTRIC: AEP/PSO

WATER: Rural Water District No. 3

Rogers county 1+ ac located on a paved road with mature trees.

This is an opportunity to purchase a home site in a rural setting. Property previously a mobile home site.

Claremore is 13.5 miles south of this property on Hwy 66 offering all kinds of attractions, dining, shopping, medical facilities and more. Oologah lake is approximately 18 miles from this property with marina services, boat ramps, docks, campsites and picnic shelters. Great fishing, hiking, boating and other recreation opportunities.

Property located 1/4-mile north of 410 Rd and 4280 Rd

3% Buyer-Broker Compensation | online bidding available

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions LLC

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

Current as of 3/6/17



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