



REAL ESTATE AUCTION

March 23rd at 6pm



Coyote Trail Ranch 359 ac in 10 Parcels

Located in West Tulsa County 1 mile east of Coyote Trail and W 41st St, Coyote Trail Ranch is nestled in a beautiful and growing area ideal for residential development, private estates, recreational and investment buyers. Offered in 10 parcels ranging from 20ac to 72ac the land is mostly timbered with bluffs and draws, several ponds and Fisher Creek running throughout property. 9 of the 10 parcels have paved road frontage along with access to city water. Interior roads have been roughed-in for convenient viewing of property. Coyote Trail Ranch Auction offers the opportunity to purchase quiet country living surrounded by nature with the conveniences of Tulsa a few short minutes away.

TERMS & CONDITIONS:

- 3% Buyer's Premium applies to this sale. Buyer's premium is an additional fee (3% of high-bid amount) paid by the high-bidder.
- 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% non-refundable deposit (\$5,000 minimum) 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.
- 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.

DISCLOSURES:

- Buyer responsible for \$600 per parcel survey fee.
- Balance and closing costs are due within 30 days of seller acceptance.
- Portions of parcels 3, 4, 5, 6 may lie within a flood zone.
- 50' easement favors parcels 8, 9, & 10. Parcel 10 will require a building permit variance from Tulsa County Board of Adjustment.
- No minerals convey.

CALL OR VISIT CJ-AUCTIONS.COM FOR ADDITIONAL TERMS/DISCLOSURES, MAPS & PICTURES.

SCHOOLS: Sand Springs School District
WATER: City of Sand Springs
ELECTRIC: Indian Electric Cooperative
SEWER: Septic

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 2/28/17



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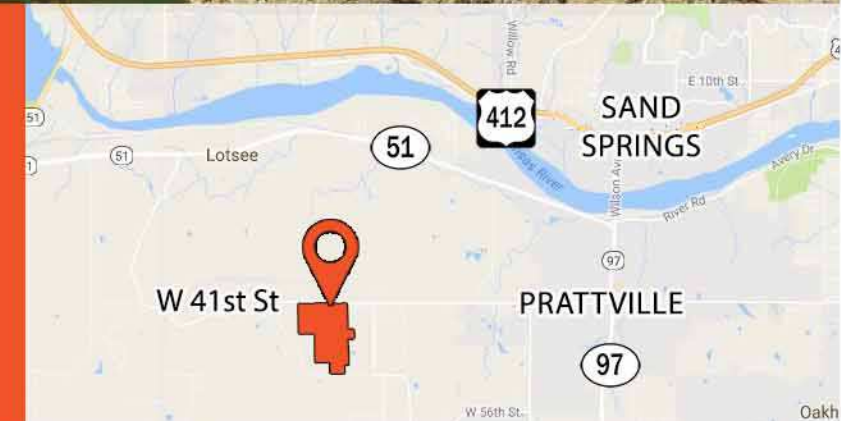
AUCTION DATE:
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PROPERTY DIRECTIONS:
10 minutes West of Tulsa on Coyote Trail Road between 41st & 51st St West

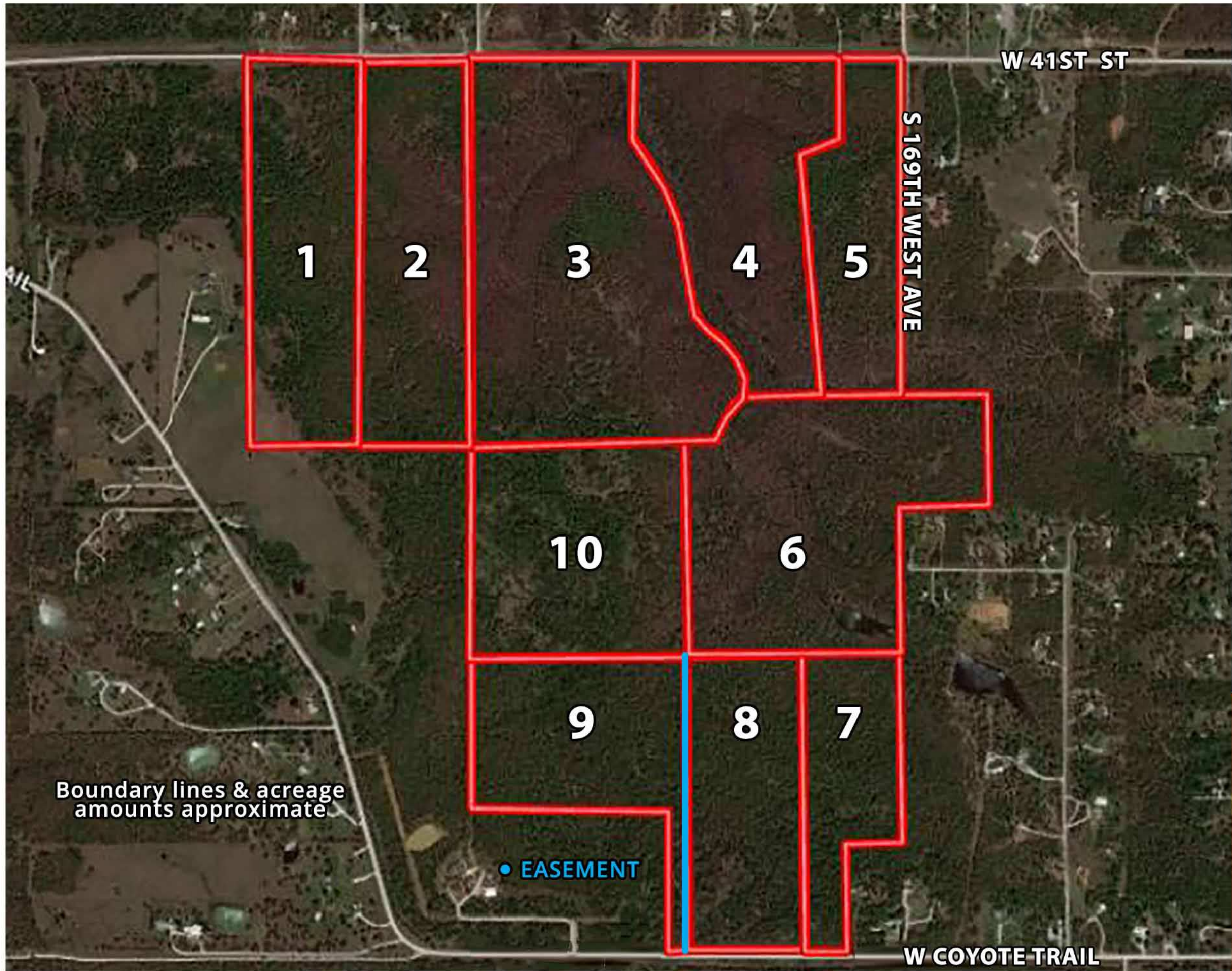


AUCTION LOCATION: (OFF-SITE)
Discoveryland
19501 W 41st St
Sand Springs



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





COYOTE TRAIL RANCH AUCTION

359+/-

TOTAL ACRES

Parcel 1:	35.23+/-ac
Parcel 2:	35.16+/-ac
Parcel 3:	72.31+/-ac
Parcel 4:	32.21+/-ac
Parcel 5:	22.96+/-ac
Parcel 6:	52.01+/-ac
Parcel 7:	20.34+/-ac
Parcel 8:	21.87+/-ac
Parcel 9:	27.32+/-ac
Parcel 10:	40.00+/-ac



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PROPERTY DIRECTIONS:
West of Tulsa on Coyote Trail
Road between 41st & 51st St West



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Discoveryland
19501 W 41st St, Sand Springs