



REAL ESTATE AUCTION

April 6th at 3pm



26.07 AC in 1 PARCEL
Growing Upscale Rural Area



AUCTION DATE:

Thursday, April 6th at 3pm



AUCTION LOCATION: (ON-SITE)

3-miles West of Hwy 169
on West 3600 Road



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



RESIDENTIAL
RANCH
COMMERCIAL



REAL ESTATE AUCTION

April 6th at 3pm



26.07 +/-ac in 1 Parcel

Located 3.5 miles north of Oologah 3 miles west of Hwy 169 on W 3600 Rd. Just 30 minutes from downtown Tulsa and 45 minutes from Bartlesville.

- Ideal for hobby Ranch or large lot development
- Paved road frontage
- Rural water along road
- Upscale rural area with large lot development nearby
- Lay of the land is rolling terrain with native grass, mostly open with a meandering creek running diagonally from NE to SW
- Ideal location for pond
- Zoned Ag

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.
- Buyer responsible for \$800 Survey fee.
- Any minerals owned by seller will convey, no mineral search has been performed.
- All parcels subject to any existing recorded easements.
- Hay crop does not convey and will be baled and removed no later than July 1st, 2017.

TERMS & CONDITIONS

- Property is 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 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 and title policy. Taxes will be prorated through date of closing.
- Balance and closing costs due within 30 days of seller acceptance.
- 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.
- Sale is subject to seller confirmation.

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

SCHOOLS: Oologah

ELECTRIC: PSO

SEWER: Septic

TAXES: \$61 (2016)

WATER: Rural Water District 4



3% Buyer-Broker Compensation | online bidding available

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

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Current as of 3/30/17



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