



REAL ESTATE AUCTION

July 13th at Noon

Battle Creek

Summerfield

Sunwood Hills

Aspen Ave - South 145th East Ave

East 33rd Street South

26.02 AC Development Land
ZONED RM-1 BA Schools

BOULDER RIDGE
LUXURY APARTMENTS



AUCTION DATE:

Thursday, July 13th at Noon



AUCTION LOCATION: (OFF-SITE)

Tulsa Boys Home
2727 S 137th W. Ave.
Sand Springs, OK 74063



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



RESIDENTIAL
RANCH
COMMERCIAL



REAL ESTATE AUCTION

July 13th at Noon



26.02 +/-ac development land.

Located in a high residential growth area, this property was donated to Tulsa Boys Home which provides high quality residential services to young boys needing placement outside their home.

Property is currently zoned Residential Multifamily (RM-1) with an apartment complex to the North and established sub-division to the East side of property. Two ponds lie within the property allowing scenic building sites.

The location is ideal with schools, churches, shopping, healthcare, dining and quick highway access in close proximity.

ZONED RM-1
Broken Arrow Schools

DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Subject to restrictive covenants (call office for details).

TERMS & CONDITIONS

- 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 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 auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.
- Contact CJ Auctions for title commitment and copy of easements.
- **ONLINE BIDDING:** Individuals must wire 10% of opening bid amount (minimum \$10,000) 48 hours prior to auction to be fully authorized to bid online. Contact CJ Auctions at 918 550 8118 for detailed wiring instructions. (Note: If property is selling by the acre then opening bid is multiplied by the total acreage)

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

SCHOOLS: Broken Arrow

ELECTRIC: AEP

SEWER: City of Tulsa

TAXES: \$9,386 (2016)

WATER: City of Tulsa

