



REAL ESTATE AUCTION

June 11th at 3pm



ILLINOIS CREEK HUNTING RANCH

596 ac in 7 Parcels

First opportunity in two decades to purchase turn-key hunting operation.

This 596+/- acre Montgomery County private retreat has been managed for quality deer with clearings for food plots, ample grasses, timber and abundant water.

Property is fenced & gated with 3BD/3.5BA lodge and features mature Whitetail deer, Eastern & Rio turkey and waterfowl hunting off a 110 acre watershed.

DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Buyer responsible for \$1,100 per parcel survey fee.
- Minerals owned by seller convey with real estate.
- Check out cj-auctions.com for full list of disclosures.

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.
- All bidders must register with CJ Auctions prior to bidding (registration is held 2-hours 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.
- 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)
- Contact CJ Auctions for title commitment and copy of easements

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



3% Buyer-Broker Compensation | online bidding available

KS RE Lic# BR00232479 Ronn Cunningham | Cunningham Johnson Auctions LLC

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

Current as of 5/15/17



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AUCTION DATE:
Sunday, June 11th at 3pm



PROPERTY DIRECTIONS:
From Caney, KS north 6.1mi on Hwy 75. Turn West on 2600 Road 1/2mi. Turn North on Grand Ave (1350 Road) 3.3mi to property on East side of road.



AUCTION LOCATION:
On-site, Parcel 1 (Lodge)



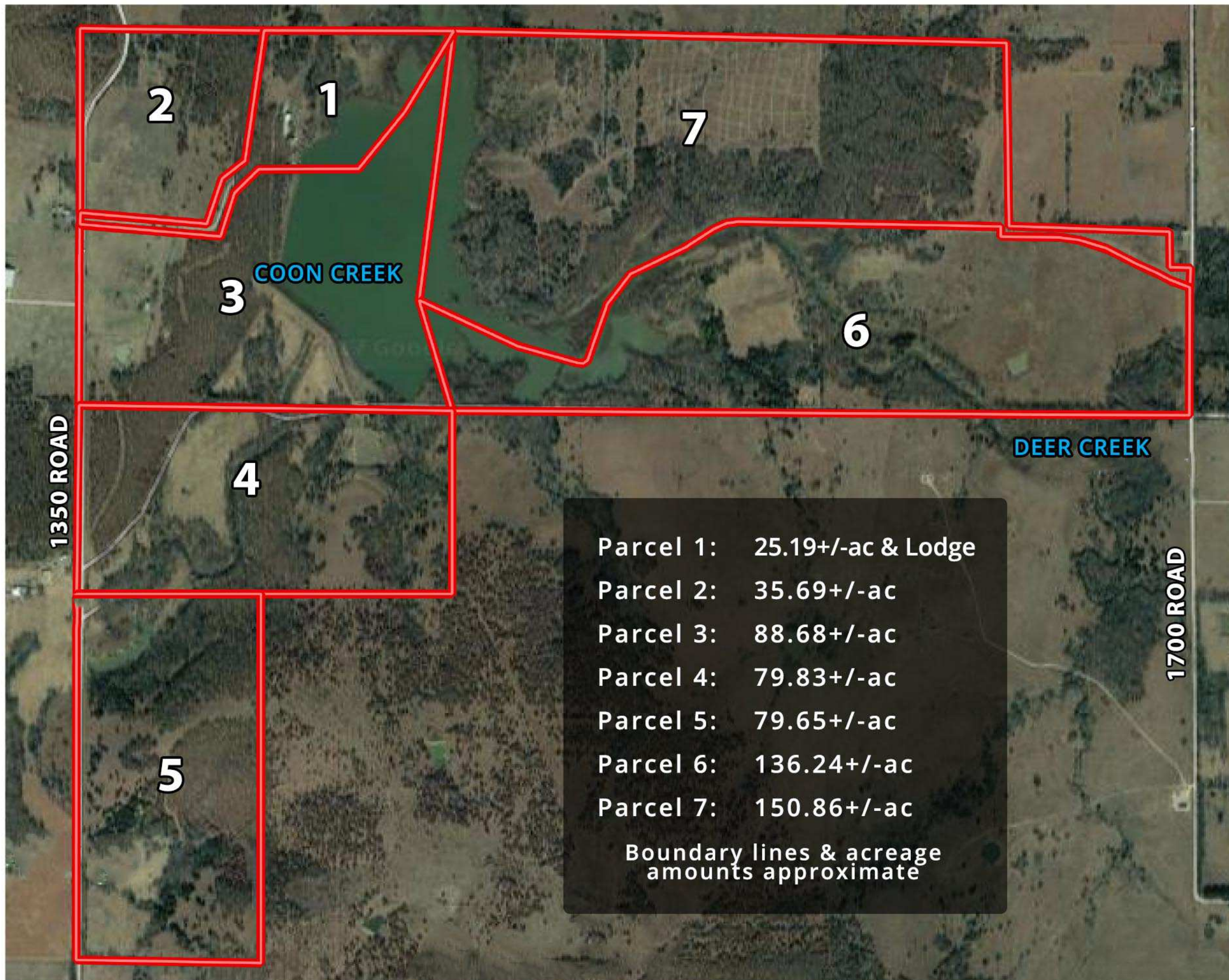
OPEN HOUSE/INSPECTIONS:
Sundays May 21st, 28th, & June 4th, 1pm-4pm
And 2-hours prior to auction
(ATV's/UTV's - Check in parcel 1)

Auction in conjunction with:



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





HUNTING RANCH

596^{+/-}

TOTAL ACRES



AUCTION DATE:
Sunday, June 11th at 3pm



PROPERTY DIRECTIONS:
10 miles North of Caney
on 1350 Road.



AUCTION LOCATION:
On-site, Parcel 1 (Lodge)

Parcel 1: 25.19+/-ac & Lodge
Parcel 2: 35.69+/-ac
Parcel 3: 88.68+/-ac
Parcel 4: 79.83+/-ac
Parcel 5: 79.65+/-ac
Parcel 6: 136.24+/-ac
Parcel 7: 150.86+/-ac

Boundary lines & acreage
amounts approximate

