



BANK-OWNED

**3 BEDROOM, 2 BATH
HOME ON 5 ACRES**



AUCTION DATE:

Thursday, July 13th at 4pm



AUCTION LOCATION:

7599 Sally Brown Road
Muskogee, OK



OPEN HOUSE:

2-4pm July 9th &
1-hour prior to auction



cj-auctions.com | 918.550.8118

info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL



REAL ESTATE AUCTION

July 13th at 4pm



Bank-owned 3 bedroom, 2 bath ranch style home on 5+/- acres. Built in 1988, property offers quiet country living with quick access to schools, shops and area amenities.

Front and back of home feature expansive deck & porch.

DIRECTIONS: From Hancock & 41st St, drive East 3.5 miles. Turn South onto Woodard Road 1-mile and turn East onto Sally Brown Road. Property is 1/8th mile ahead on the South side.

DISCLOSURES:

- All parcels subject to any existing recorded easements

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.
- Contact CJ Auctions for title commitment and copy of easements.
- 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.
- **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 wiring instructions.

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

SCHOOLS: Muskogee
TAXES: \$1,535.48 (2016)
GAS: Propane

ELECTRIC: East Central Electric
WASTE: Septic
WATER: Muskogee RWD#2



3% Buyer-Broker Compensation | online bidding available

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

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Current as of 6/8/17



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