



# REAL ESTATE AUCTION

September 21st at Noon



**TRUSTEE AUCTION**  
**3 BEDROOM, 2.5 BATH**  
**HOME ON 1+/- ACRE**  
Also selling home furnishings



**AUCTION DATE:**  
Thursday, Sept 21st at Noon



**AUCTION LOCATION:**  
11 Beckman Road  
Muskogee, OK



**OPEN HOUSE:**  
2-4pm Sept 17th and  
1-hour prior to auction



[cj-auctions.com](http://cj-auctions.com) | 918.550.8118  
[info@cj-auctions.com](mailto:info@cj-auctions.com)







# REAL ESTATE AUCTION

## September 21st at Noon



3 bedroom, 2.5 bath home built in 1976 sits on .87+/- acres in a peaceful established neighborhood on the northwest side of Muskogee, near Honor Heights Park.

Exterior of home is stone and wood with a 2-car side entry garage. Mature trees and a fenced back yard.

### PERSONAL PROPERTY ITEMS:

- Home furnishings
- Tools
- Art & home decor
- Miscellaneous home-related goods

#### DISCLOSURES:

- All parcels subject to any existing recorded easements

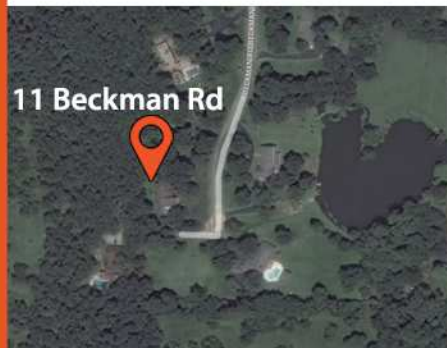
#### TERMS & CONDITIONS

- 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 closing fee, title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 30 days from trustee 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 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.

CALL OR VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

SCHOOLS: Muskogee  
TAXES: \$1,411(2016)  
GAS: ONG

ELECTRIC: OG&E  
SEWER: City of Muskogee  
WATER: City of Muskogee



3% Buyer-Broker Compensation | online bidding available

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

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Current as of 8/23/17

