



REAL ESTATE AUCTION

September 10th at 3pm



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Black Jack Ranch

Full dispersal: 425 acres, homes, barns, equipment & cattle

Located just minutes from Sallisaw and a short drive to Fort Smith, this ranch is nestled in a peaceful setting perfect for managing livestock, hunting, fishing or just enjoying the outdoors. Property includes 4bd/4ba stately home with 2bd/2ba guest home, ponds, improved grasses and livestock facilities. Farm equipment & cattle will sell immediately following the real estate auction.

SCHOOLS: Muldrow, Sallisaw Central, Gans
WATER: Sequoyah Cty **ELECTRIC:** Cookson
SEWER: Septic **GAS:** Propane

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% non-refundable deposit (\$5,000 minimum) 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.
- 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.

DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Buyer responsible for \$900 per parcel survey fee.
- Locations of parcel signs, maps and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- Equip' & cattle sold as is, where is with no warranties expressed or implied.
- Removal of equip' & cattle is buyer's responsibility at time of sale.

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



3% Buyer-Broker Compensation | online bidding available



BLACK JACK RANCH

Full dispersal auction: 425 acres, homes, barns, equipment & cattle



AUCTION DATE:
Sunday, Sep 10th at 3pm



OPEN HOUSE/INSPECTIONS:
Sundays 2-4PM, Aug 20th, 27th, Sep 3rd and two-hours prior to sale.



PROPERTY DIRECTIONS:
8-miles southeast of Sallisaw



AUCTION LOCATION:
110405 S 4700 Rd, Muldrow, OK



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

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Current as of 8/02/17



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REAL ESTATE PARCELS

PARCEL # DESCRIPTION

- 1 4+/- ac & 2 homes. Stately 4BR/4BA with 3-car garage. Bright and spacious home features 23' vaulted ceiling in living room and 9' ceilings throughout. Low maintenance systems highlighted by: 50-year roof, Anderson windows, geo-thermal system & backup generator. Second 2BR/2BA home with 2-car garage located next to the main home features hand-scraped wood floors, french doors, handicap-accessible bath, lots of storage and two porches.
- 2 53+/- ac features a mix of pasture with sporadic shade trees & pond. Timber & stocked pond to the east provides scenic views.
- 3 88+/- ac comprised of hay meadow with woods & 2 ponds. Partially fenced and cross-fenced.
- 4 20+/- ac ideal for a homesite or hobby farm. Beautiful meadow sprinkled with shade trees, pond and some timber.
- 5 51+/- ac mix of woods and pasture with pond. Sloping land provides panoramic views with abundant deer and turkey.
- 6 62+/- ac of rolling terrain highlighted by hilltop. Perimeter fenced. Timber with clearings and ample wildlife activity.
- 7 81+/- ac features hay meadow, perimeter fencing with cross-fencing. Wooded with clearings and pond.
- 8 66+/- ac pasture, mature trees and 2 ponds with heated horse barn with tack room & loafing shed, hay barn, equip' barn.

EQUIPMENT & LIVESTOCK LOTS

LOT# DESCRIPTION

- 1-2 Generac generators
- 3-4 Chutes, gate, alley & pen
- 5-6 Grain silos
- 7-8 Diesel tanks, 500+/- gal
- 9-10 Storage sheds
- 11 Caterpillar D6 dozer
- 12-13 JD 6310 tractor & bucket
- 14-15 JD 5310 tractor & bucket
- 15-18 Bailer, cutter, rake & brushhog
- 19-20 Sprayer & Zero Turn Mower
- 20-21 Trailers, 16'
- 22-31 Various small equip'
- 32-34 Various hayspikes

LOT# DESCRIPTION

- 35-36 Welder & torch
- 37-38 Water pumps & hose
- 39 Coleman generator
- 40-50 Various panels, fencing & gate
- 51 Cattle guard
- 52-54 Hay rings & stand
- 54-56 Water troughs
- 57-60 T-posts, qty 175 & Misc' posts
- 61-62 2" & 3" pipe
- 63-65 Barb wire & misc' wire spools
- 66 Ford F700 dump truck
- 67 '79 Chevy Silverado (DNR)
- 68 Chevy Camaro w/T-Tops

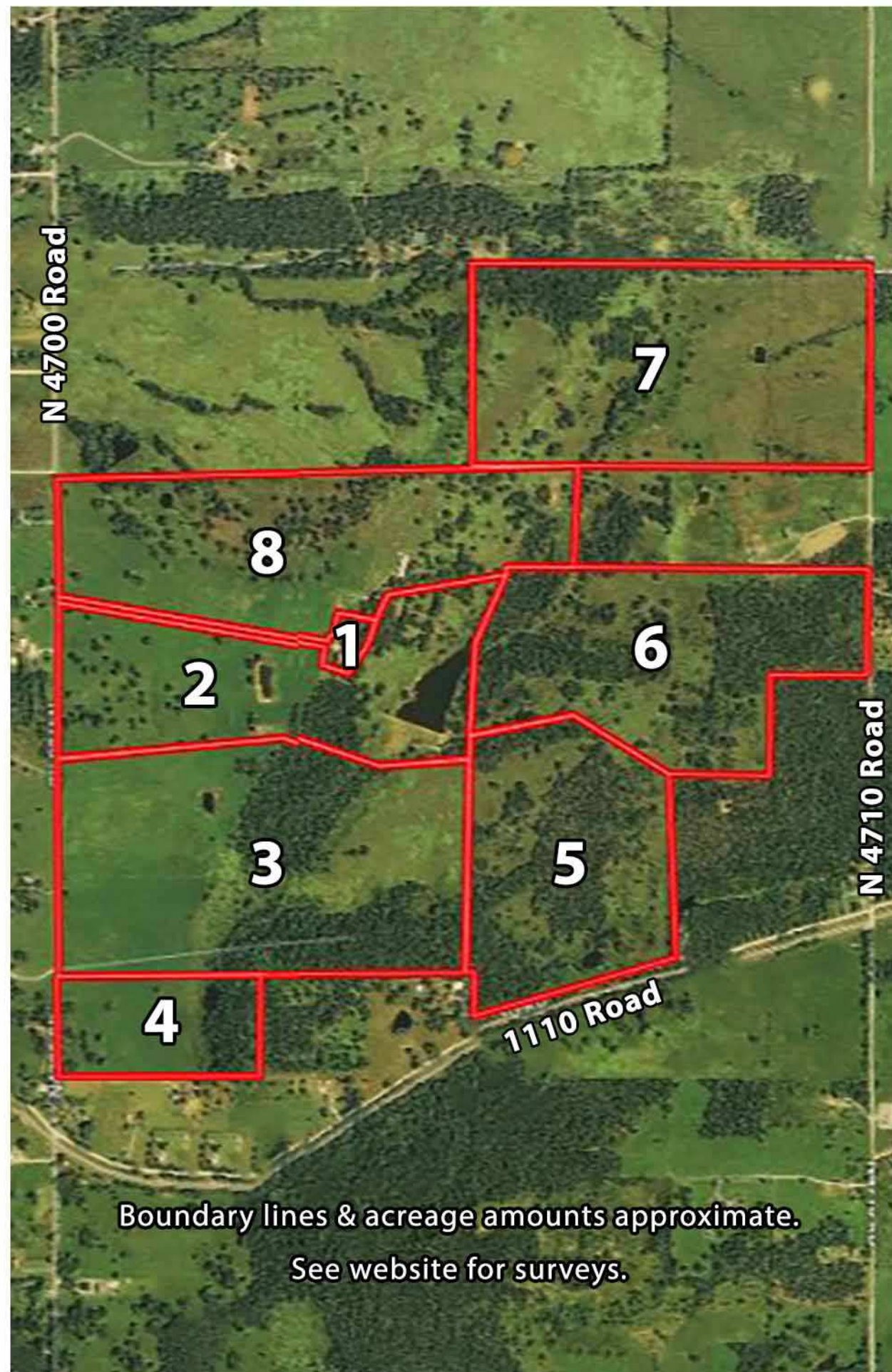
LOT# DESCRIPTION

- A 7 Pairs 3-5 year olds
- B 4 Breds 2 & 3 year olds
- C 16 Open yearling heifers

LOT# DESCRIPTION

- D 12 Yearling steers
- E Brangus bull
- F Corriente steer
- G Quarter horse

Check website for complete equipment and livestock list.



BLACK JACK RANCH

425^{+/-}

IN 8 PARCELS

Order of Sale

- 3:00pm Opening announcements
- 3:15pm Real Estate
- 3:30pm Livestock
- 4:00pm Equipment

Main Home: 4BR/4BA w/9' ceilings, 5-year roof, emergency generator & more.

Guest Home: 2BR/2BA w/handicap accessible master bath with lots of storage.

Property: Fenced/cross-fenced, improved grasses, ponds, fruit orchard, raised gardens, paved driveway & more.

Barns: 35'x35' w/10' loafing shed, 40'x55' hay barn. 60'x40' bldg and 15'x40' lean-to.

Equipment: Variety of large & small farm equip'

Cattle: Commercial cows, steers & bull.

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RANCH
COMMERCIAL