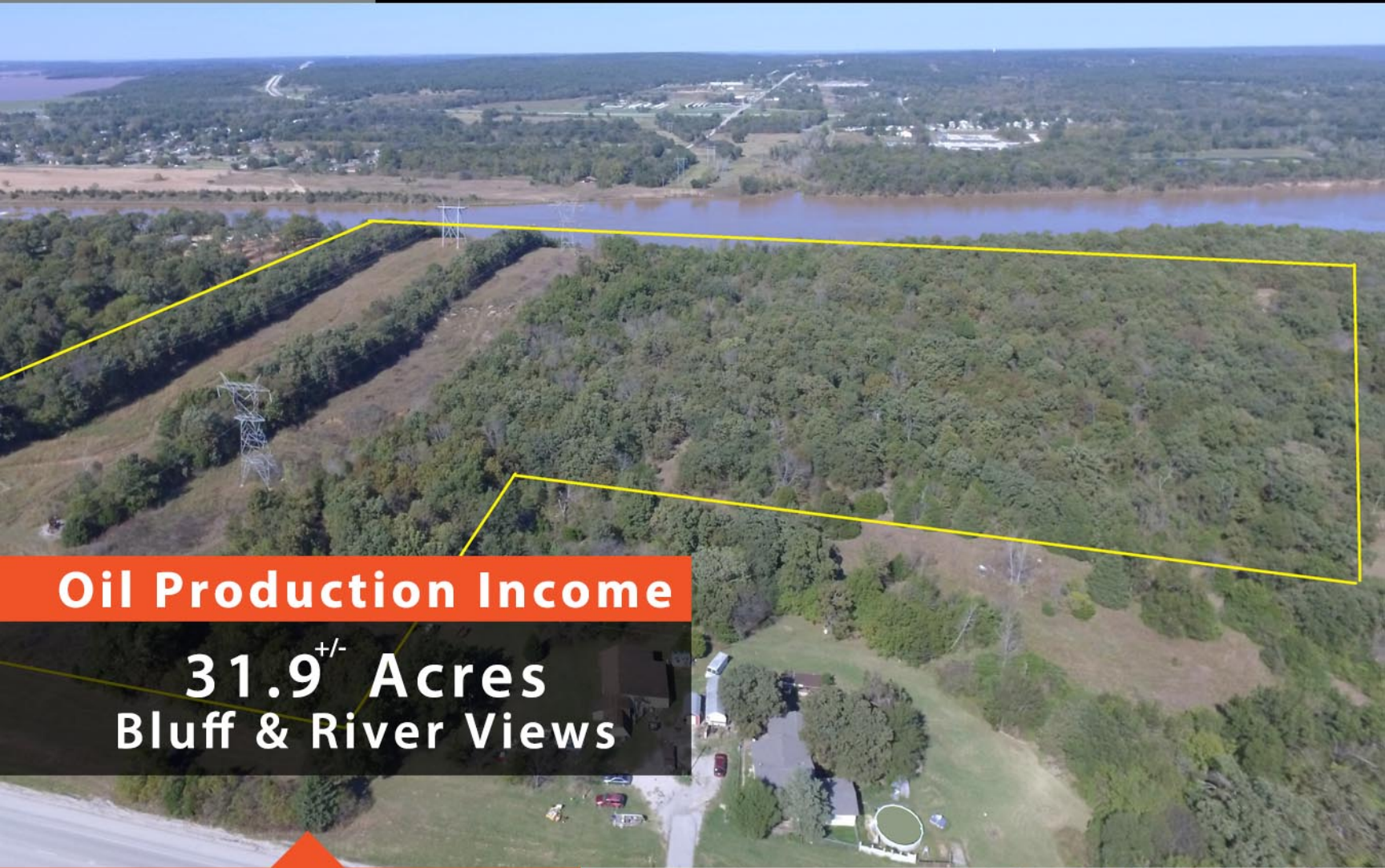


REAL ESTATE AUCTION

November 15th at 3:30pm



Oil Production Income

31.9^{+/-} Acres
Bluff & River Views



AUCTION DATE:
Wednesday, November 15th at 3:30pm



PROPERTY LOCATION:
7.5 miles West of Sand Springs on Hwy 51



AUCTION LOCATION:
(Off-site) 1603 W Overlook Drive
Sand Springs, OK

INSPECTIONS: During daylight hours



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



RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

November 15th at 3:30pm



31.9+/- acre parcel offering oil production income and Hwy 51 frontage. The land is heavily wooded and features rolling terrain, a pond and outstanding bluff views of the Arkansas River.

Located in west Tulsa County about 7.5 miles west of Sand Springs, this property offers a short commute to Downtown Tulsa or Keystone Lake.

Ideal setting for a building site, recreational use or real estate investment.

DISCLOSURES:

- All parcels subject to any existing recorded easements
- All minerals* owned by seller will convey, no mineral search has been performed. *6-year average royalty income \$2,245.

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 FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

SCHOOLS: Sand Springs **ELECTRIC:** TBD
TAXES: TBD **SEWER:** TBD
GAS: TBD **WATER:** TBD

OTHER REAL ESTATE AUCTIONS

Land, Homes & Com'l Real Estate Nov 15 & 16



147 Acres - Sand Springs



160 Acres - Creek County



40 Acres - Creek County

Visit CJ-AUCTIONS.COM for details



Home - Tulsa



Duplex - Tulsa



Industrial Bldg - Tulsa

3% Buyer-Broker Compensation | online bidding available