

REAL ESTATE AUCTION

November 16th at 2:30pm



TRUSTEE AUCTION

2 BEDROOM, 2 BATH
MIDTOWN DUPLEX



AUCTION DATE:

Thursday, November 16th at 2:30pm



AUCTION LOCATION:

3725 & 3727 E 36th Pl
Tulsa, OK



OPEN HOUSE:

2-4pm Sundays, Nov 5th & 12th
and 1-hour prior to auction.



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



RESIDENTIAL
RANCH
COMMERCIAL



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Great Investment duplex 2BR,2BA located in midtown convenient to highways, shopping, schools and medical facilities.

Located on a quiet dead-end street in a well established neighborhood. Each side is 2BR, 2BA with a one car garage and fenced backyard.

Living area features large window overlooking front yard. Kitchen includes gas oven/range, dishwasher, refrigerator, pantry and door leading to backyard. Master bedroom has own bathroom. Second bedroom convenient to full bath located in hallway. Linen closet and hall closet. Laundry located just outside door leading to garage.

DISCLOSURES:

- Property 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 court approval.
- Sale is subject to court approval.
- 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: Tulsa

TAXES: \$2,033 (Est')

GAS: ONG

ELECTRIC: PSO

SEWER: City of Tulsa

WATER: City of Tulsa

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



Industrial Bldg - Tulsa



Duplex - Tulsa



31.9 Acres - Mannford

3% Buyer-Broker Compensation | online bidding available

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

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

Current as of 10/30/17

**RESIDENTIAL
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