

REAL ESTATE AUCTION

November 15th at 6pm



TRUSTEE AUCTION



AUCTION DATE:

Wednesday, November 15th at 6pm



PROPERTY LOCATION:

160ac - 7.3 miles Northwest of Bristow on Hwy 16

40ac - 2.8 miles West of Bristow on Hwy 16



AUCTION LOCATION:

(Off-site) Creek Masonic Lodge
417 N Main St., Bristow, OK

INSPECTIONS:

During daylight hours



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



RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

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200 TOTAL ACRES OFFERED IN 40, 71.44 or 89.55 ACRE PARCELS

160+/- acres offered in 2 parcels located in Creek County about 7-miles northwest of Bristow. Build your dream home or create your own private hunting retreat.

- 10 minute drive to Bristow & I-44 access
- Approximately 1-hour to OKC and 30 minutes to Tulsa

40+/- acres located less than 3- miles from Bristow in Creek County. Ideal home-building site or hunting retreat featuring rolling terrain, hardwood timber and a creek.

- Paved road frontage
- 5 minute drive to Bristow & I-44 access
- Approximately 1-hour to OKC and 30 minutes to Tulsa

DISCLOSURES:

- All parcels subject to any existing recorded easements
- All minerals owned by seller will convey.
- Buyer responsible for \$900 per parcel survey fee only Parcels 1 & 2.
- Previously advertised as 'Sells w/o Reserve'. Property selling subject to court approval.

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 held 1-hour prior to auction) and provide 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.

OTHER REAL ESTATE AUCTIONS

Land, Homes & Com'l Real Estate



31.9 Acres - Mannford



147 Acres - Sand Springs

Visit CJ-AUCTIONS.COM for details



Home - Tulsa



Duplex - Tulsa



Industrial Bldg - Tulsa

3% Buyer-Broker Compensation | online bidding available