

REAL ESTATE AUCTION

November 15th at 3:30pm



Panoramic Views

**145^{+/-} Acres
in 5 Parcels**



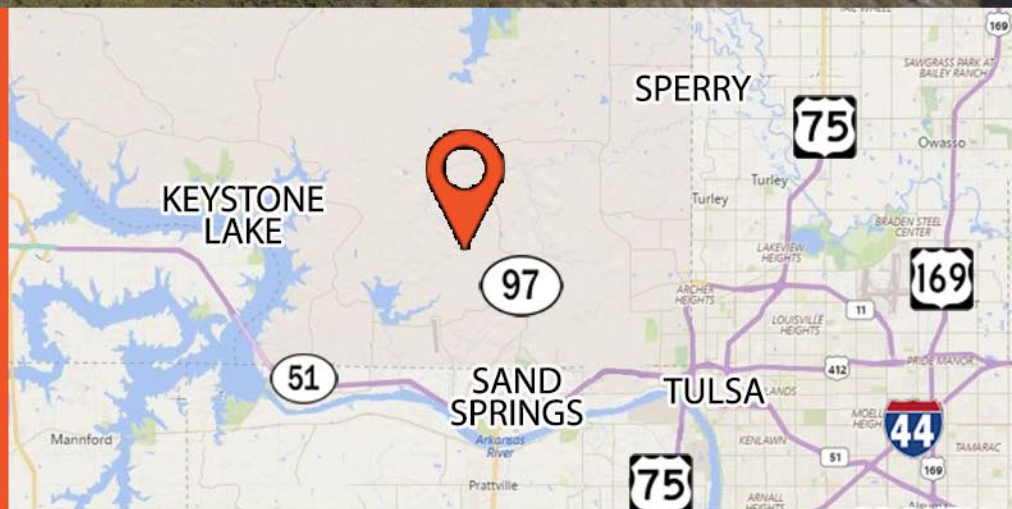
AUCTION DATE:
Wednesday, November 15th at 3:30pm



AUCTION LOCATION:
1603 W Overlook Drive
(1.2 Miles West of Hwy 97)



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



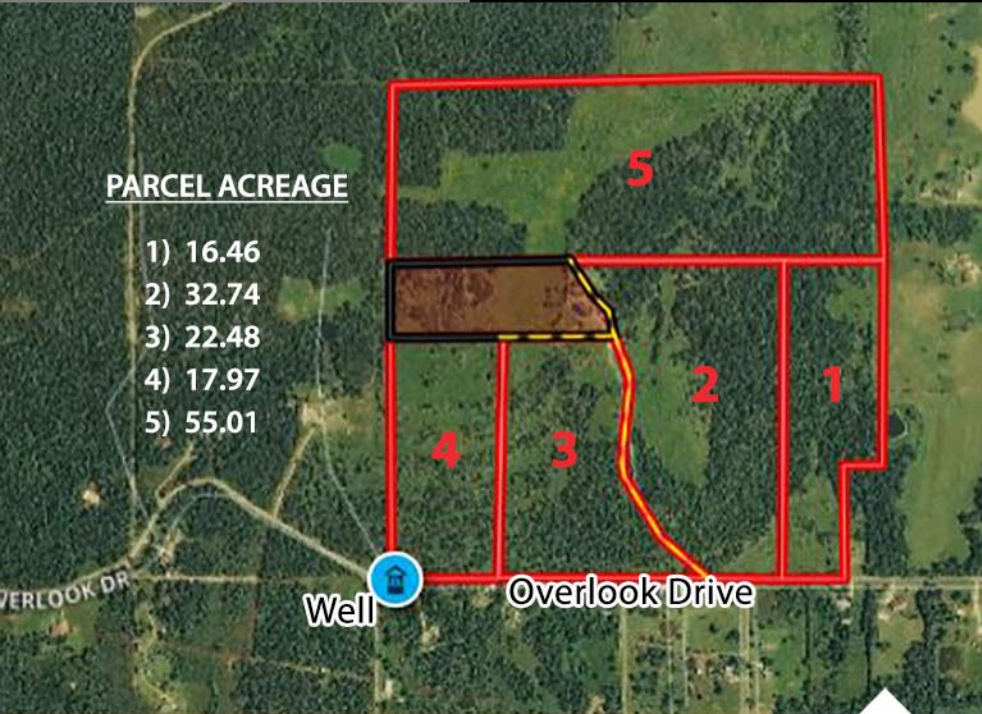
cj-auctions.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

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PARCEL ACREAGE

- 1) 16.46
- 2) 32.74
- 3) 22.48
- 4) 17.97
- 5) 55.01

145+/- acres selling in 5 parcels. Opportunity to build your dream home, development or investment. Located in the picturesque Osage Hills just 5 miles north of Sand Springs and 20 minutes from Tulsa downtown, Overlook Ranch offers spectacular views of the valley below and of downtown Tulsa. The ranch consists of 145 acres offered in 5 parcels ranging from 16 to 55 acres. Each parcel offers a mix of cleared pastures, timbered terrain and hilltop building sites. The surrounding properties consist of cattle ranches, large lot housing developments and home estates on acreage, making this property ideal for building your estate home, development opportunities or investment. The ranch also lends itself to hunting and recreational activities.

DISCLOSURES: (Partial list. Contact CJ Auctions for complete Disclosures)
 • All parcels subject to any existing recorded easements
 • Buyer responsible for \$700 per parcel survey fee

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
WATER: Sand Springs
GAS: Propane

ELECTRIC: REC
SEWER: Septic
TAXES: TBD

OTHER REAL ESTATE AUCTIONS

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



31.9 Acres - Mannford



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

