

# REAL ESTATE AUCTION

December 14th at 6pm



**Hwy 75 Growth Corridor**  
**116<sup>+/-</sup> Acres in 4 Parcels**



**AUCTION DATE:**

Thursday, December 14th at 6pm



**AUCTION LOCATION: (OFF-SITE)**

Holiday Inn Express  
7551 N Owasso Expressway  
Owasso, OK



**PROPERTY LOCATION:**

NW corner of 76th St N & Hwy 75



**INSPECTIONS:** (Check in at Parcel 1 gate)

Sundays 2-4pm  
Nov 26th, Dec 3rd & 10th  
and 1-hour prior to auction



[cj-auctions.com](http://cj-auctions.com) | 918.550.8118  
[info@cj-auctions.com](mailto:info@cj-auctions.com)

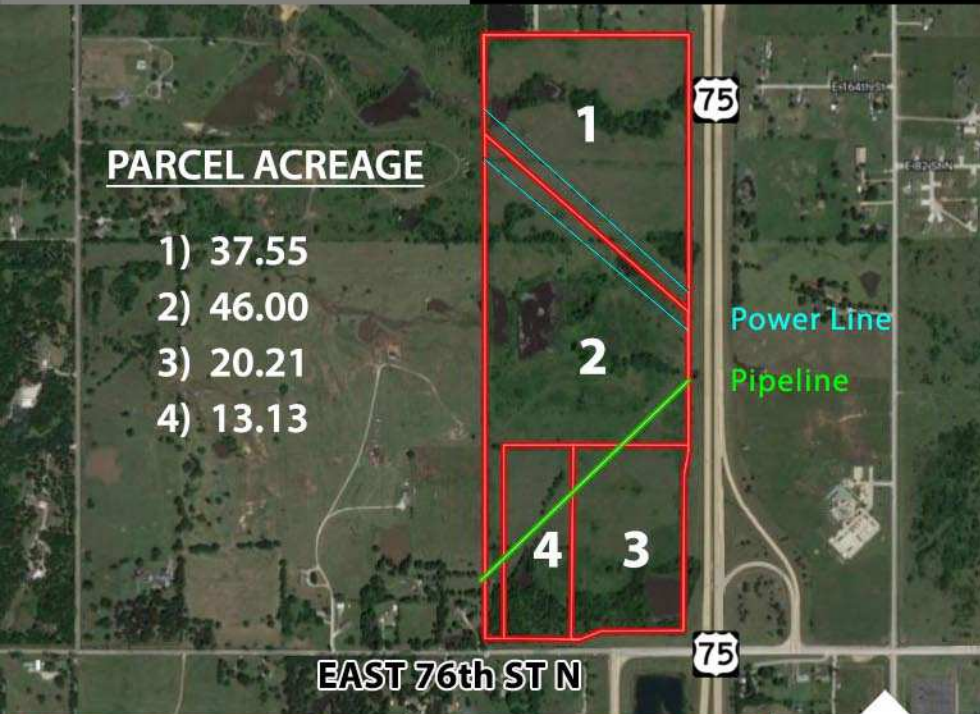


RESIDENTIAL  
RANCH  
COMMERCIAL



# REAL ESTATE AUCTION

## December 14th at 6pm



### PARCEL ACREAGE

- 1) 37.55
- 2) 46.00
- 3) 20.21
- 4) 13.13

116<sup>±</sup> acres offered in 4 parcels of 13 to 47 acres.

Property is located 3.5 miles West of Owasso on 76th Street North in one of the fastest growing communities in the state with thriving retail and continuous residential growth. The property location provides quick, convenient shopping, dining, recreation, and healthcare access. Downtown Tulsa is less than a 15-minute away.

Bordered by an upscale, well-established neighborhood to the north, the lay of the land and location lends itself to residential and/or mixed-use commercial development. The terrain is mostly open pasture with pockets of hardwood trees and 6 ponds.

- Owasso School District
- Hwy 75 entrance/exit ramps

### DISCLOSURES: (Partial list. Contact CJ Auctions for complete disclosures)

- All parcels subject to any existing recorded easements
- Buyer responsible for \$750 per parcel survey fee
- No minerals convey

### 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 seller acceptance.
- Sale is subject to seller confirmation
- Contact CJ Auctions for title commitment and copy of easements
- 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](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

**SCHOOLS:** Owasso

**WATER:** Washington Cty Rural Water #3

**TAXES:** \$301.68 (Estimated 2016)



3% Buyer-Broker Compensation | online bidding available

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

[cj-auctions.com](http://cj-auctions.com) | [info@cj-auctions.com](mailto:info@cj-auctions.com) | 918.550.8118

Current as of 12/1/17