



# AUCTION

May 10th at 6pm



BRIDGE PORT LOTS



BERRY FARMS HOME (70% Complete)



FOXFIELD II LOTS

## 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% non-refundable deposit (\$5,000 minimum) 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 of closing costs are due 30 days from auction date.
- Contact CJ Auctions office 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.

## DISCLOSURES:

- All parcels subject to any existing recorded easements, covenants and/or restrictions.
- Locations of parcel signs, maps and picture illustrations are for reference only. Refer to survey for boundaries if available and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- No minerals convey.
- Lots in Bridgeport subdivision subject to restrictive covenants and HOA dues of \$80 per month.

**CALL 918.550.8118 TO REQUEST OR VISIT CJ-AUCTIONS.COM  
FOR COMPLETE TERMS, DISCLOSURES & CONDITIONS OF SALE.**

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

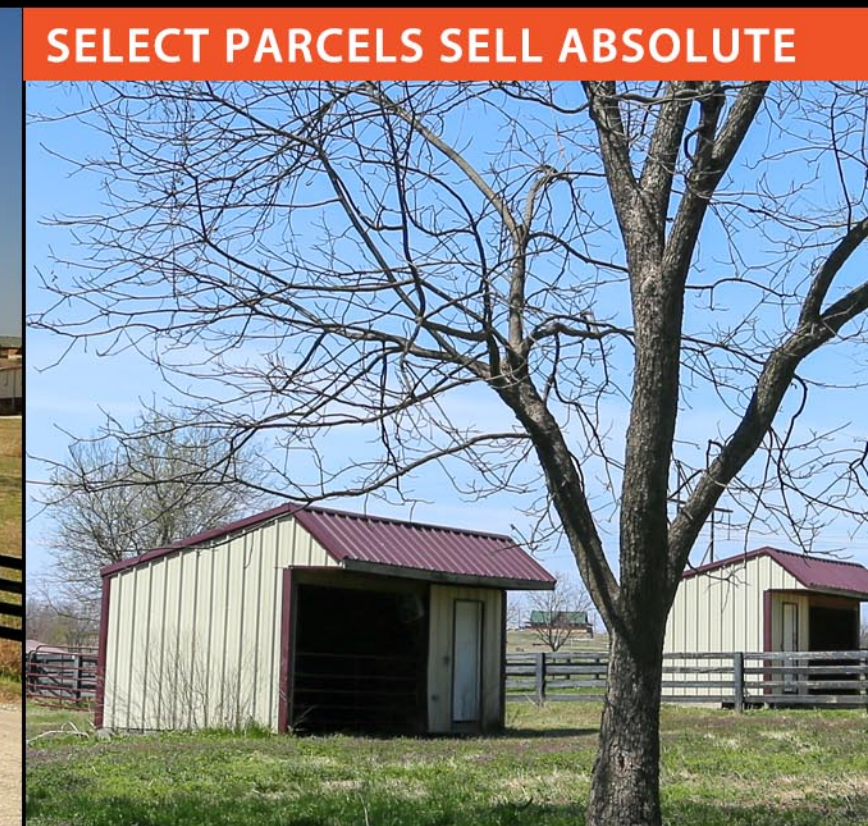
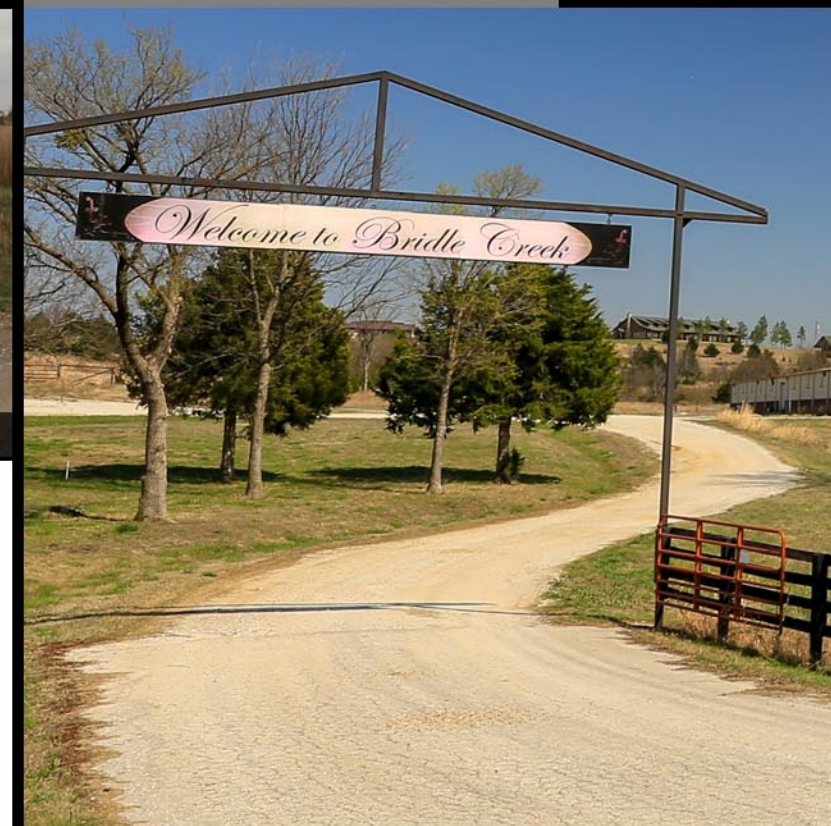
Current as of 4/18/18



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**SELECT PARCELS SELL ABSOLUTE**



**LAND, LOTS, HOME & ARENA**  
13 Acres pasture, 17 Residential Lots,  
Home on 5 Acres & 54,000<sup>+/-SF</sup> Arena/Event Facility



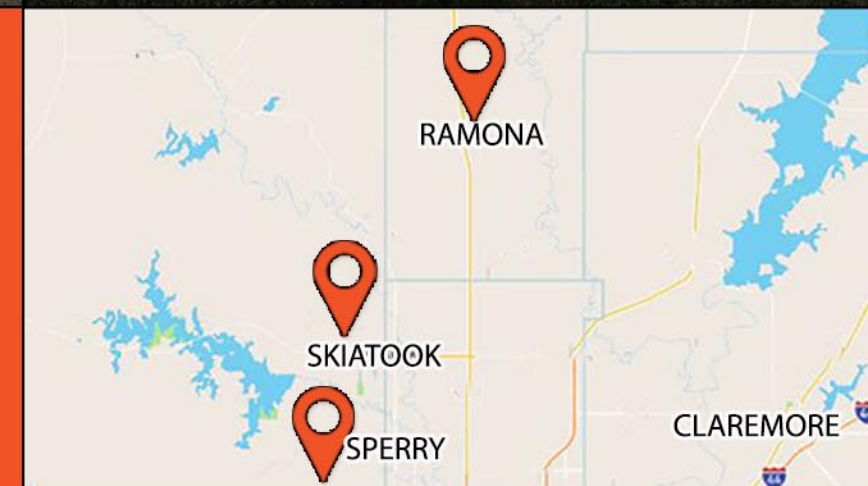
**AUCTION DATE:**  
Thursday, May 10th at 6pm



**OPEN HOUSE/INSPECTIONS:**  
Land & Lots: During daylight hours  
Home & Arena: 2-4pm Sunday, May 6th  
and one-hour prior to sale.



**AUCTION LOCATION: (OFF-SITE)**  
Bridle Creek Arena  
5884 Arena Drive, Sperry, OK



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





13 ACRES (Sperry)



HOME ON 5 ACRES (Sperry)

Sells absolute



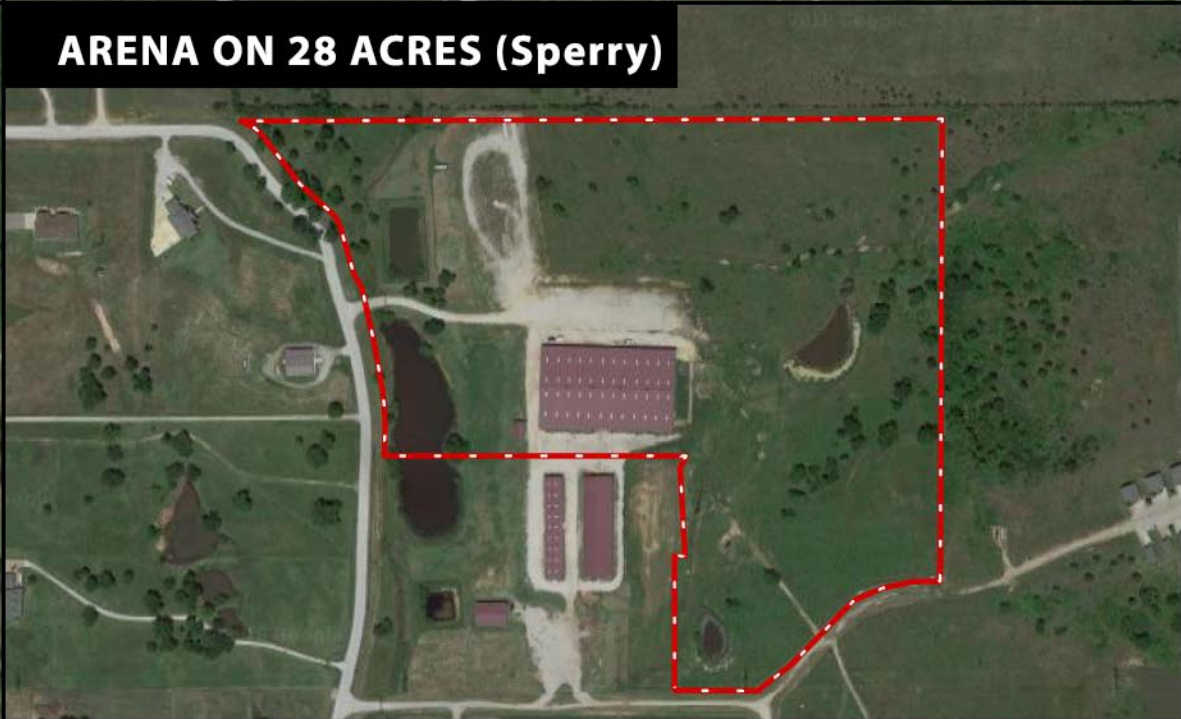
# ACREAGE, RESIDENTIAL LOTS, HOME & ARENA

ONE-ACRE LOTS (Skiatook)

First 2 lots sell absolute



ARENA ON 28 ACRES (Sperry)



13<sup>±</sup> ACRES (Sperry)

Pastureland with paddock, loafing sheds and water located adjacent to the Bridal Creek Arena.

ONE-ACRE RESIDENTIAL LOTS (Skiatook)

4 home building lots. Bridgeport subdivision.

*First 2 lots chosen sell absolute.*

HALF-ACRE RESIDENTIAL LOTS (Ramona)

13 home building lots. Foxfield Two subdivision.

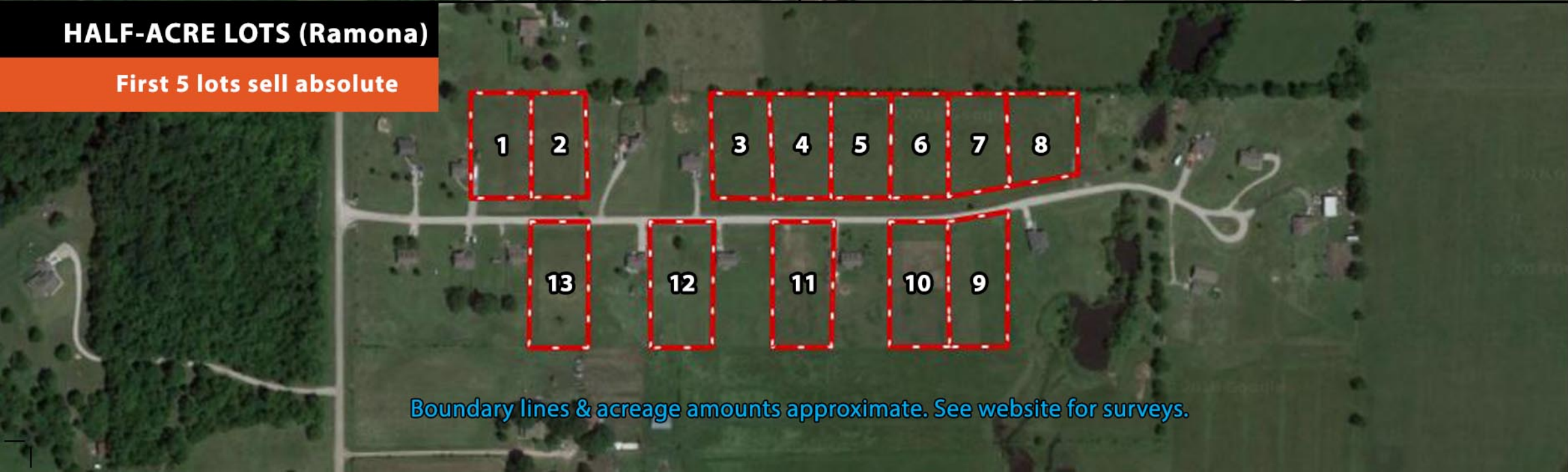
*First 5 lots chosen sell absolute.*

HOME ON 5<sup>±</sup> ACRES (Sperry)

New construction, 70% complete, 3 bedroom, 2 bath home. Berry Farms subdivision. *Home sells absolute.*

HALF-ACRE LOTS (Ramona)

First 5 lots sell absolute



BRIDLE CREEK ARENA ON 28<sup>±</sup> ACRES (Sperry)

54,000<sup>±</sup> square foot enclosed arena and event facility on 28<sup>±</sup> acres.

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Boundary lines & acreage amounts approximate. See website for surveys.