



REAL ESTATE AUCTION

June 28th at 5:30pm



TRUSTEE-ORDERED AUCTION

40^{+/-} Acres in 2 Parcels
Custom Home w/Pool & Barn



AUCTION DATE:
Thursday, June 28th at 5:30pm



AUCTION LOCATION:
7890 West 69th Street South
Tulsa, OK 74131



OPEN HOUSE:
Sundays 2-4pm
June 17th, 24th and
1-hour prior to auction



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



RESIDENTIAL
RANCH
COMMERCIAL

AUCTION

June 28th at 5:30pm



- Allen-Bowden Public Schools
- Gas: ONG
- Electric: OG&E
- Water: Sapulpa Rural Water

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 Trustees 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
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify 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.

DISCLOSURES:

- All parcels subject to any existing recorded easements.
- Survey fee of \$800 per parcel. Call office or go to www.cj-auctions.com for survey.
- No minerals convey.
- If parcels sell separately, Water meter stays with parcel 1. Parcel 2 will need to find own water source. For water tap availability, call Sapulpa Rural water Dept. 918-224-4974

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

3% Buyer-Broker Compensation

40 acres offered in 2 parcels located just north of Sapulpa. Auction features custom-built home with in-ground pool and Morton style 5-stall horse barn, ideal for hobby farm, investment or development.

PARCEL 1: 3BR, 3BA custom brick home on 10 mostly wooded acres featuring design quality finishing products throughout, in-ground pool, 2-car garage with ample storage.

PARCEL 2: 30 acres with mix of pasture and timber with pond and creek. Features a 5-stall Morton styled barn w/ tack room, office, wash rack and overhead storage.



3 Bedroom, 2 Bath w/In-Ground Pool



Granite Countertops & Custom Cabinets



5-Stall Morton Style Barn

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

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Current as of 5/30/18