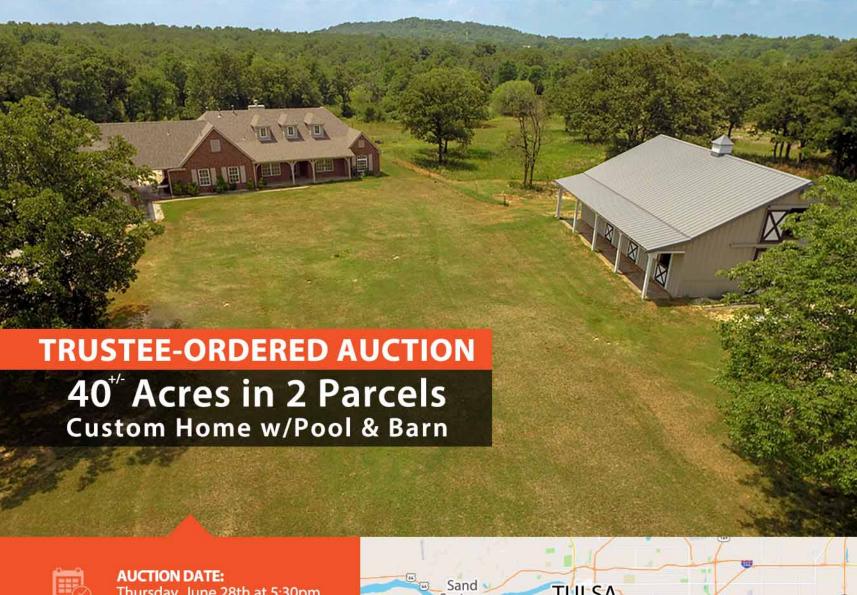


REAL ESTATE AUCTION

June 28th at 5:30pm





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





AUCTION June 28th at 5:30pm

Boundary lines approximate

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

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 hidders must pre-register and qualify 48 hours prior to sale day.

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.

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 mínerals 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.

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% Buyer-Broker Compensation

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

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