

REAL ESTATE AUCTION

June 28th at 12pm



TRUSTEE-ORDERED AUCTION

610^{+/-} Acres in 2 Parcels
Hunting / Recreation Land



AUCTION DATE:

Thursday, June 28th at 12pm



AUCTION LOCATION:

Holiday Inn Express
1811 Peaceable Rd, McAlester, OK

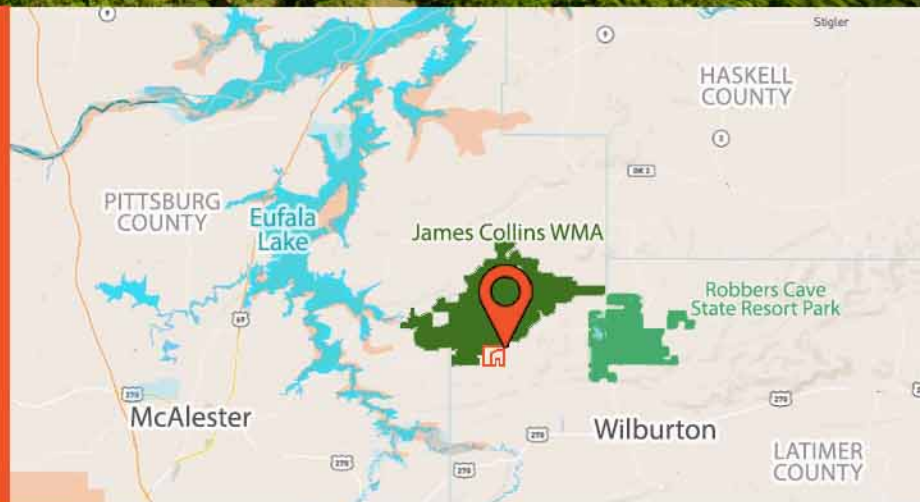


PROPERTY LOCATION:

NW Latimer County, Adjacent to the
James Collins Wildlife Management Area

INSPECTIONS:

June 16th, Saturday 11am-4pm



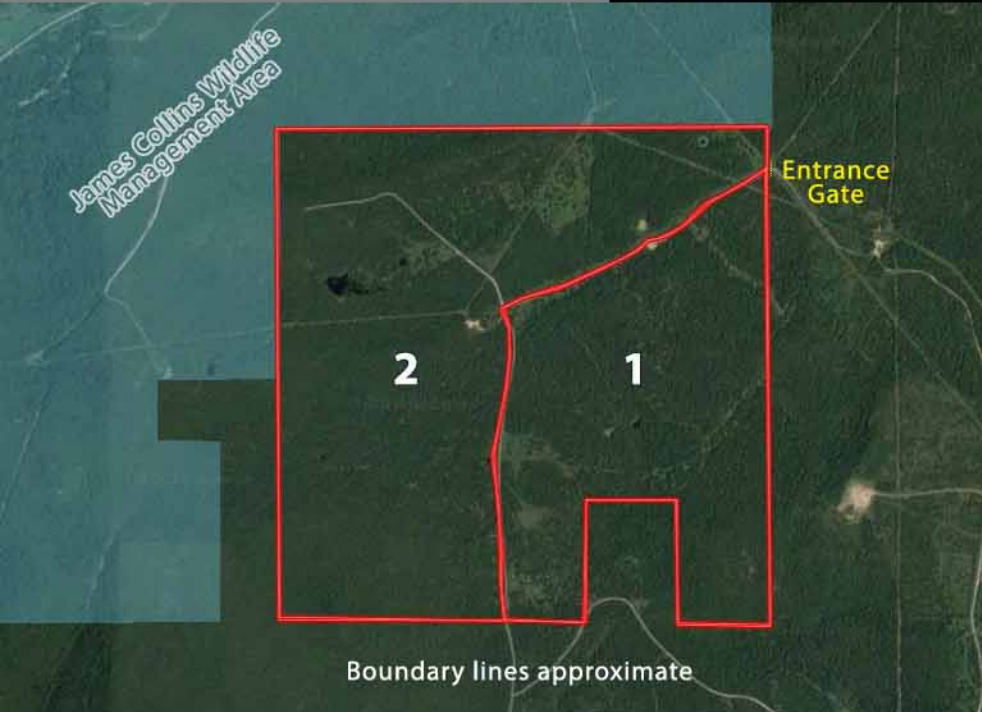
cj-auctions.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL

AUCTION

June 28th at 12pm



610 acres offered in 2 parcels. Secluded property ideal for hunting and/or recreational activities located in NW Latimer County adjacent to the James Collins WMA. Terrain is dominated by a ridge running NE to SW. Several creeks run through the property including Boiling Spring Creek. Several ponds populate this mostly wooded land. Trails and open areas throughout. The James Collins Wildlife Management area adjacent to the property on the north and west boundary. Property is accessed by a single gravel road. No other roads access the property. Two oil pumps reside on the property, both serviced by Mustang Fuel Corporation.

PARCEL 1: 232+/- Acres
PARCEL 2: 378+/- Acres



Driving Directions: From Hwy 270 and 69 junctions in McAlester, east on Hwy 270 22.5 miles, then north on Frank Cirar Jr. Rd 3 miles to Highbridge road. Proceed north on gravel road approx. 4 miles to the property. The gravel road is private and gated. Access to the property only available on June 16th from 11am to 4pm.

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.
- The property will be surveyed only in the event both parcels sell separately. If the property sells as a whole, property will be defined by legal description per county record.
- No minerals convey. Oil service company: Mustang Fuel Corporation.

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

3% Buyer-Broker Compensation

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

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Current as of 5/30/18