

# RANCH DISPERSAL AUCTION

May 30<sup>th</sup> at 5<sup>pm</sup>



**HOME | 185 ACRES | EQUIP'**

Ranch dispersal auction of 185<sup>±</sup> acres in 6 parcels of 2.96 to 71.63 acres, a 3BR/3BA home, shop building and ranch equipment. Ranch is located 1-mile West of I-35 in Marietta - one-hour to Dallas or OKC. Parcels 2-6 feature fenced and cross-fenced improved bermuda pastures with multiple ponds, a creek, outbuildings, feed bin, rail pipe working pens, chute and corral. Equipment includes a like new 70hp 4WD Kubota tractor with bucket loader, trailer, mowers, 4-wheeler, brush hogs, implements and more.



**AUCTION DATE:**

Thursday, May 30th at 5pm



**AUCTION LOCATION:**

On-site: 9327 Allen Rd, Marietta, OK  
Online: register & pre-bid at [cj-auctions.com](http://cj-auctions.com)



**INSPECTIONS:**

2-4<sup>pm</sup> Sundays May 12<sup>th</sup>, 19<sup>th</sup> & 26<sup>th</sup>



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



RESIDENTIAL  
RANCH  
COMMERCIAL



# RANCH DISPERSAL AUCTION

May 30<sup>th</sup> at 5pm

185<sup>+</sup> acres offered in 6 parcels ranging from a full-brick home & shop building on 2.96 acres up to 71.63 acres improved pasture all located in the heart of Oklahoma's 'Ranch Country' among many well-respected horse farms and cattle ranches.

Ideal for continued cattle operation, horse farm, ranchettes and/or residential development. Presently the property is a working cattle ranch with fenced and cross-fenced improved Bermuda pastures, gentle rolling terrain and wide-open views of the surrounding countryside. Three ponds provide abundant water. Parcel 3 features working area constructed of guard railing and pipe with feed bin, chutes, pens and corral. All parcels front Allen Rd or Indian Trails Rd.

**Parcel 1:** 3 bedroom, 2.5 bath home on 2.96 acres with workshop. Built in 2005, the home is full-brick with 2-car garage, circle drive and in-ground storm shelter. 40'x30' workshop includes ranch mgr apartment.

**Parcel 2:** 30.05 acres improved pasture with pond.

**Parcel 3:** 71.63 acres imp'd pasture with pond, feed bin, chute & pens.

**Parcel 4:** 50.07 acres improved pasture with pond.

**Parcel 5:** 16.79 acres improved pasture.

**Parcel 6:** 13.84 acres improved pasture.

**GAS:** Propane

**WATER:** Thackerville RWD

**SCHOOLS:** Marietta

**ELECTRIC:** Red River Valley Electric

#### DISCLOSURES:

- Buyer responsible for \$800.00 per parcel survey fee.
- Subject to any existing recorded easements
- Location 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.

#### TERMS & CONDITIONS:

- 3% Buyer's Premium applies to real estate sale. 10% Buyer's Premium applies to personal property sale (\$2,500 maximum). Buyers-premium is an additional fee (3% or 10% of high bid amount) paid by the high-bidder.
- 5% Surcharge for credit card purchases (Credit card accepted for personal property only)
- 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 survey fee, closing fee, title policy. Taxes will be pro-rated 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.

VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



**Parcel 3: 71.63 Acres, pond, bin, chute & pens**



**Auction 5/31**



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