



4 BD, 2.5 BA HOME
with Shop, Barn & 2 Cabins

Claremore Home on 15 Acres in 2 Parcels

Cozy 4 bedroom brick home, two guest cabins, machinists shop and barn nestled on 15⁺ acres with a pond. Mature shade trees fill parcel 1 which includes the home, two cabins and shop on 5⁺ acres while parcel 2 includes 10⁺ acres of rolling pasture with a barn and pond. The property is located East of Lake Claremore, approximately 2.5 miles North of I-44 and a quick 10-minute drive to Claremore or 20-minutes to Pryor.

The main home is well-appointed with granite countertops and stainless steel kitchen appliances, a game room with bar & fireplace, living room, master and 3 bedrooms, an office, two and one-half bathrooms as well as an emergency generator. Both guest cabins feature a kitchen with one bedroom, a bathroom and central heat and air. The 60'x40' shop is fully insulated with central HVAC, an office and bathroom.

**AUCTION DATE:**

Wednesday, April 13th at 5:30pm

**AUCTION LOCATION:**

18702 S 4200 Rd
Claremore, OK

**INSPECTIONS:**

2-4pm Sundays April 3rd & 10th



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PARCEL 1: Main home, guest cabins and shop on 5⁺ acres.

MAIN HOME: 4 BR, 2.5 BA brick & siding home with ground source heat pump, central vacuum and 125 Amp direct-wired emergency generator with dedicated propane tank.

SOUTH CABIN: 1 BR, 3/4 BA cabin with full kitchen, W/D hook-ups and CHA.

NORTH CABIN: 1 BR, 3/4 BA cabin with full kitchen, W/D hook-ups and CHA. Repairs needed.

SHOP: 60'x40' machinists garage. Fully insulated metal building with an office, bathroom, CHA, 220V 2-phase power and it's plumbed for compressed air.

PARCEL 2: 10⁺ acres of rolling pasture with scattered trees, 360-degree vistas of the surrounding countryside and a pond.

ACCESS: Parcel 2 accessed through 20' wide owned lane from S 4200 Road.

BARN: Metal barn with tack room and electrical power.

SCHOOLS: Sequoyah Public Schools

WATER: RWD #7

POWER: Claremore Electric

SEWER: Septic

GAS: Propane



DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- 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.
- If property divides, all abstracts covering any individual parcel will be placed on deposit with said title company to be held for the use of any and all future buyers. Buyers are responsible for the cost of supplemental abstract(s).
- In the event parcels 1 & 2 sell separately; each parcel will be responsible for a \$700 survey fee, paid at closing.
- No minerals convey.
- Bidder is responsible for conducting their own due diligence with regard to any defect prior to bidding on the property at the auction.
- If Parcels 1 and 2 sell separately, Parcel two's access is via 20' owned lane from S 4200 Rd. (please reference parcel map).
- Water well house which services parcel 1 may encroach on parcel 2. If parcels 1 and 2 sell separately, there will be an ingress-egress maintenance easement filed in favor of parcel 1.

TERMS & CONDITIONS:

- 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.
- 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 and closing costs are due 45 days from seller acceptance.
- Contact CJ Auctions 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.
- 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.
- Sale is subject to seller confirmation.

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

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Current as of 03/28/22



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