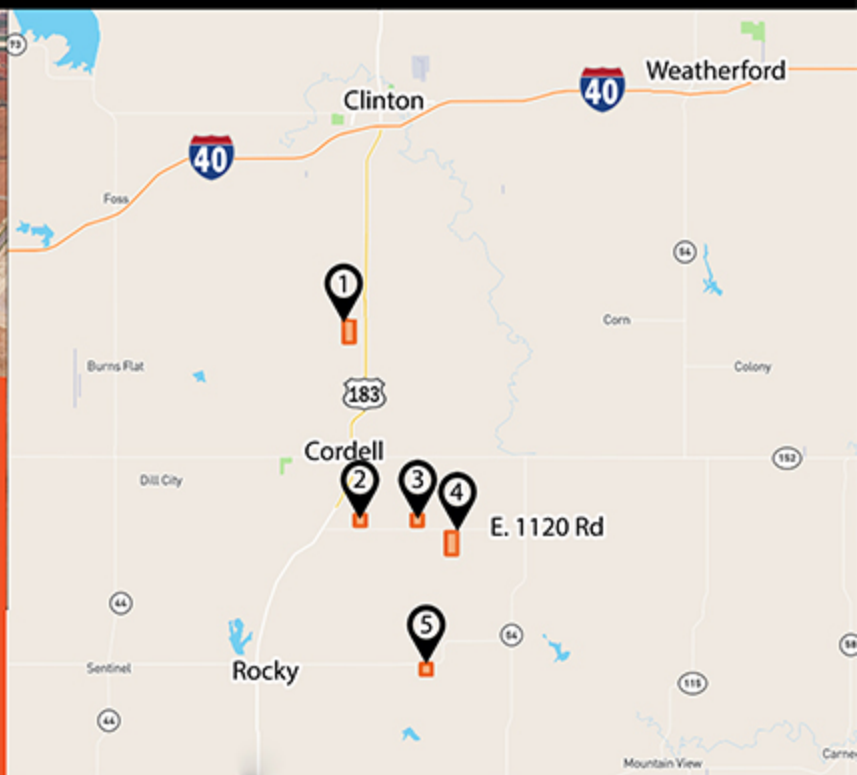




1,120 ACRES TILLABLE FARMLAND

Offered in 5 Parcels of 160 acres or 320 acres

**AUCTION DATE:**

Thursday, June 16th at 5pm

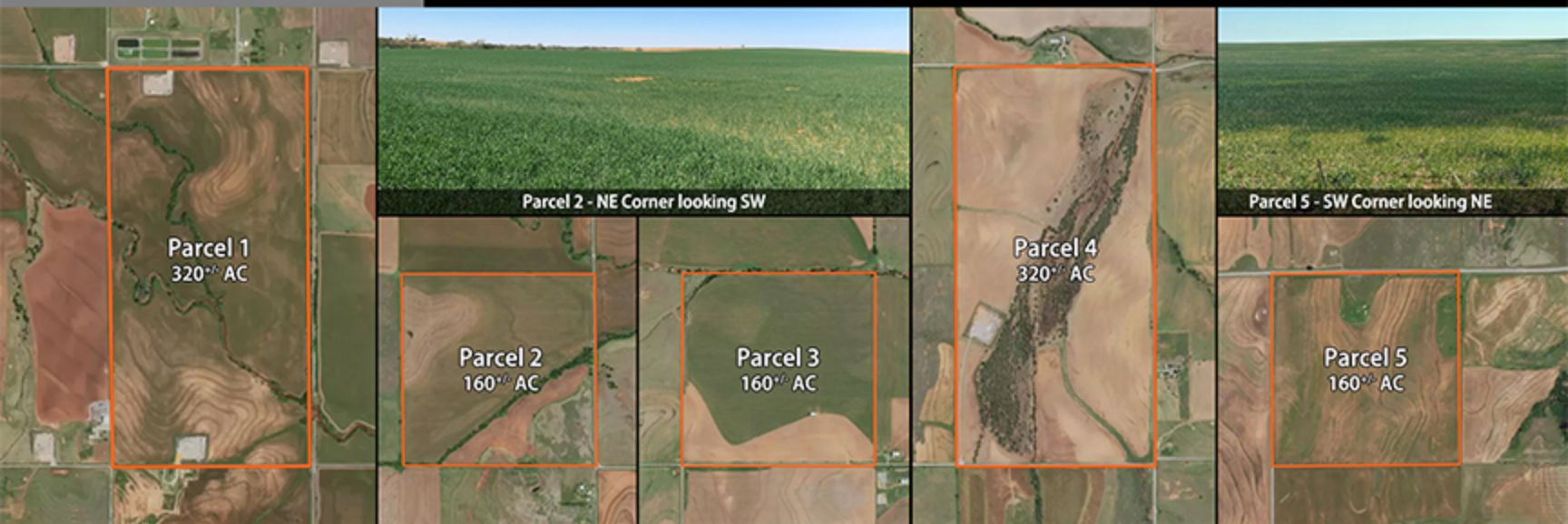
**AUCTION LOCATION:**

Washita County activity Center,
1005 East 3 rd St., Cordell, OK

**INSPECTIONS:**

During daylight hours





- Parcel 1:** 320[±] Acres. Located ½-mile West of Hwy 183 on E 1130 Road.
- Parcel 2:** 160[±] Acres. Located 1.3-miles East of Hwy 183 on E 1220 Road.
- Parcel 3:** 160[±] Acres. Located 3.3-miles East of Hwy 183 on E 1220 Road.
- Parcel 4:** 320[±] Acres. Located 4.3-miles East of Hwy 183 on E 1220 Road.
- Parcel 5:** 160[±] Acres. Located 7-miles East of Hwy 183 on Hwy 55.

SOIL REPORTS
Available at
CJ-Auctions.com



DISCLOSURES:

- 3% Buyer's 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.
- Oil production staging areas are present on parcels 1 and 4.
- No minerals convey.
- Parcels acreage will convey via existing county legal descriptions on record.
- Existing crops do not convey.
- Buyers of parcels 1 & 3 will receive a portion of the crop proceeds when the crop is sold. Call CJ Auctions for details: 918-550-8118

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 Trustee's 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 Trustee confirmation.

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

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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

Current as of 05/27/22



RESIDENTIAL
RANCH
COMMERCIAL