



TRUSTEES OFFERING

Tulsa Hills Growth Area

18.5 Acres, Home, Stables & Barn in 2 Parcels

Trustee-ordered auction. Parcel 1 features 3/2/2 home on 2.54^{+/-} acres with in-ground pool, barn/stable and loafing shed. Parcel 2 offers 16.02^{+/-} acres ideal for continued equine use or residential development.

- Tulsa Hills Growth Area
- Sapulpa Schools
- Pipe-Fenced & Cross-Fenced

Located midway between Jenks and Sapulpa along scenic Canyon Road in the West Tulsa growth area 3-miles West of Tulsa Hills with quick Creek Turnpike and I-44 access.



AUCTION DATE:

Thursday, September 8th at 5pm



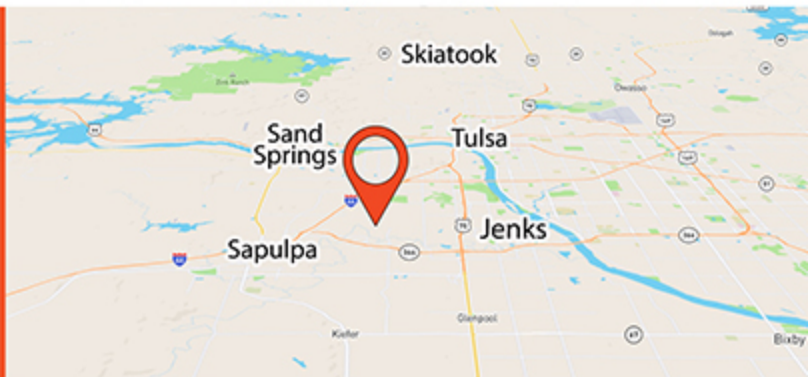
AUCTION ON-SITE:

5615 W Canyon Road
Tulsa, OK 74131-4237



OPEN HOUSE:

2-4^{pm} Sundays Aug 28th & Sep 4th



18.5 Acres with Home, Stables and Barn

Parcel 1 - 3 Bedroom, 2 bath, one-story 2,401[±] sf brick home with detached 2-car garage on 2.54[±] acres with in-ground gunite pool, 2-stall barn/stable with corral and loafing shed. Electric entrance gate, pipe-fenced perimeter with cross-fencing.

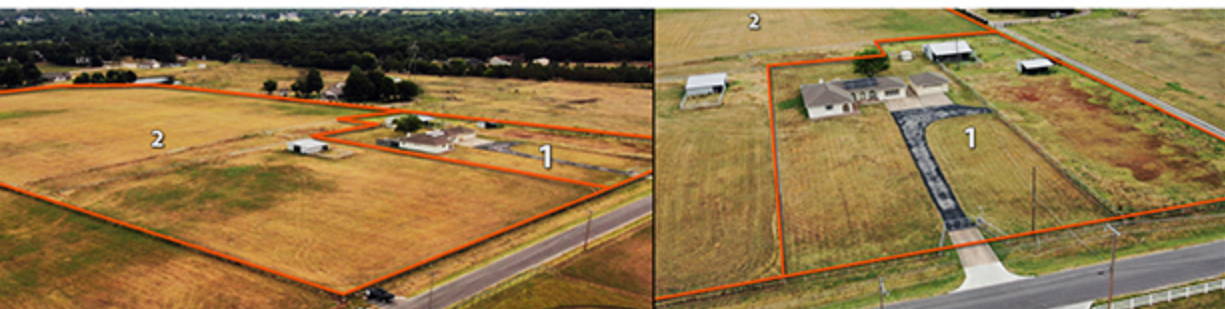
Parcel 2 - 16.02[±] acres ideal for continued equine use or residential development.

SCHOOLS: Sapulpa Public Schools

WATER: City of Sapulpa

ELECTRIC: PSO

WASTE: Septic



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.
- No minerals convey.
- Buyer is responsible for \$1,000 per parcel survey fee.
- Bidder is responsible for conducting their own due diligence with regard to any defect prior to bidding on the property at the auction.
- If property sells in two parcels, closing will be contingent on City of Sapulpa's final approval of a lot split.
- Additional disclosures apply. Contact CJ Auctions or visit cj-auctions.com for complete list of disclosures.

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 30 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.

ALSO SELLING SEPT. 8th



TRUSTEES OFFERING

2 BR, 2 BA Investment property
8-blocks from Jenks high School.

AUCTION on-site 9/8 @ 3:30pm
418 W Beaver St., Jenks, OK