

September 8<sup>th</sup>

**TRUSTEE OFFERING**



## Jenks Investment Property

Trustee-ordered auction. 2 Bedroom, 2 bath single-family residence ideal for a first-time home buyer or investor seeking income property. Wonderful location backing up to Veterans Park in the heart of Jenks 8-blocks from Jenks High School or Reasors grocery store.



**AUCTION DATE:**

Thursday, September 8th at 3:30pm



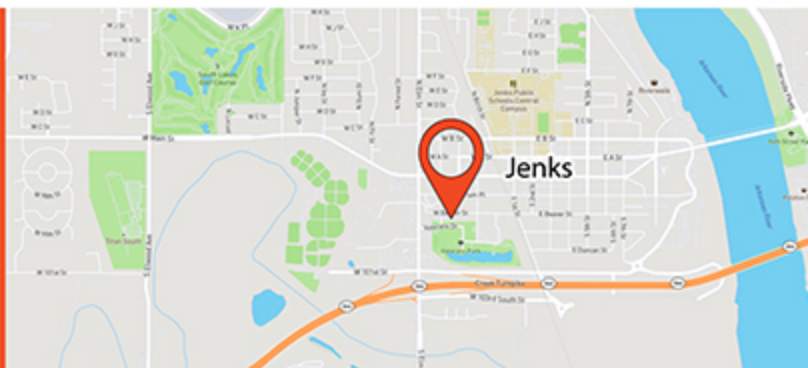
**AUCTION ON-SITE:**

418 W Beaver St.  
Jenks, OK



**OPEN HOUSE:**

2-4pm Sundays Aug 28th & Sep 4th



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



RESIDENTIAL  
RANCH  
COMMERCIAL

2BR, 2BA home with detached garage/shop. Wood siding with covered front porch, composition roof and fenced backyard. Vinyl flooring, double stainless sink, combo oven/range, refrigerator, and dishwasher in the kitchen. Carpeted living/dining room with brick wood burning fireplace. Both bedrooms are carpeted. Bonus room near the kitchen with a bathroom and backyard access. Window A/C units and wall heaters. Detached garage/shop includes built-in workbench/shelving, heater and cement floors.

SCHOOLS: Jenks Public Schools

UTILITIES: All City utilities



#### 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.
- Bidder is responsible for conducting their own due diligence with regard to any defect prior to bidding on the property at the auction.
- Additional disclosures apply. Contact CJ Auctions or visit [cj-auctions.com](http://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](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

#### ALSO SELLING SEPT. 8<sup>th</sup>



#### TRUSTEES OFFERING

18.5 AC, Home & Barns ideal for residential development. Located between Jenks & Sapulpa in the Tulsa Hills growth area.

AUCTION on-site 9/8 @ 5pm  
5615 W Canyon Rd, Tulsa, OK