

### Hottel Ranch Auction:

**Parcel 1:** French country home design inspired 4BR, 3BA home on 2.5<sup>±</sup> lush acres with pond and plenty of shade trees. Home sells mostly furnished.

**Parcel 2:** Updated 3BR, 1BA farm house on 0.75<sup>±</sup> acres with roomy kitchen, 2-car carport and 50'x50' metal shop.

**Parcels 3-6:** Rolling terrain with improved pastures, working pens, scattered mature trees, ponds, creek w/springs providing endless beautiful views for countless home-building sites.

**Parcel 3:** 8.4<sup>±</sup> ac

**Parcel 5:** 23<sup>±</sup> ac

**Parcel 4:** 49<sup>±</sup> ac w/hay barn

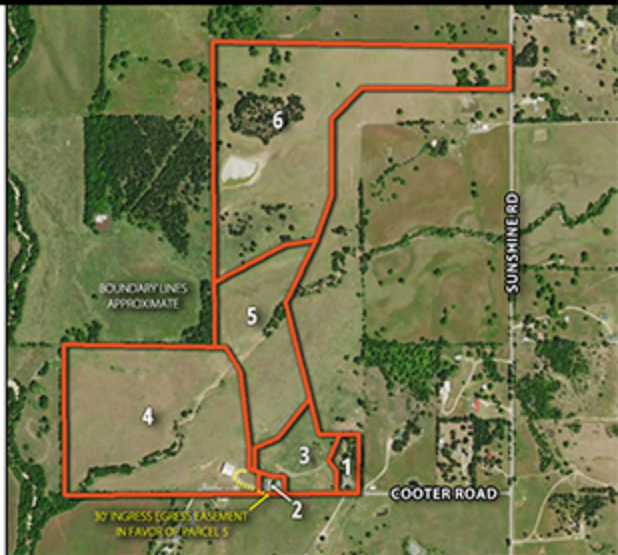
**Parcel 6:** 60<sup>±</sup> ac

**SCHOOLS:** Davis Public Schools

**ELECTRIC:** PEC People's Electric Cooperative

**WATER:** Murray Co. RWD #1

**SEPTIC System**



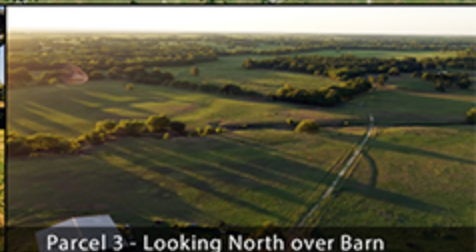
Parcel 6 - Looking Northwest over Pond



Parcel 2 - Farm House



Parcel 1 - 4 Bedroom Home



Parcel 3 - Looking North over Barn

### 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.
- Buyer is responsible for \$900 per parcel survey fee.
- No minerals convey.
- Deed restrictions and covenants apply. Contact office 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 deed and title insurance.
- Buyer will pay for (but not limited to) the survey fee, 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 confirmation.

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



AUCTION DETAILS

### HOTTEL RANCH

143 Acres in 6 Parcels



## Improved Pasture, 2 Homes, Barns, Shop & Ponds

143 acre cattle ranch offered in 6 parcels of 0.75<sup>+/-</sup> to 60<sup>+/-</sup> acres ideal for cozy country home-sites or continued agri-business. 2 homes, barns and outbuildings, improved pastures, scattered timber, creek and ponds all nestled a stones throw from Turner Falls, Lake of the Arbuckles and the Chickasaw Nat'l Recreational Area.

- Fenced & Cross-Fenced
- 4BR Country Home & 3BR Farm House
- Pipe Working Pens

Located East of I-35 midway between OKC and DFW; 8-minutes West of Sulphur, OK.



#### AUCTION DATE:

Wednesday, November 2nd at 5pm



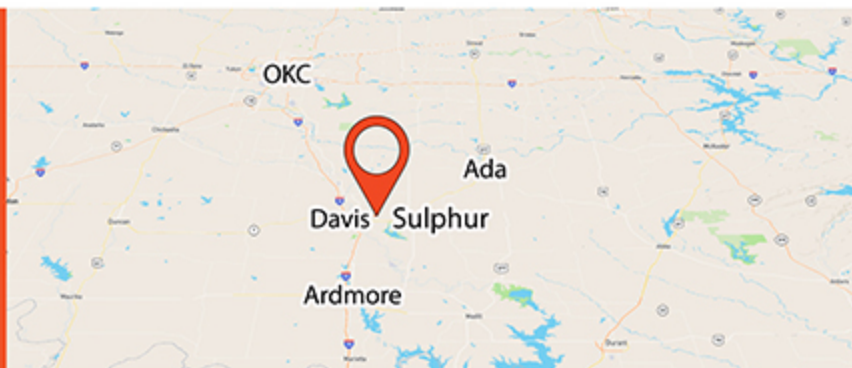
#### AUCTION ON-SITE:

6256 Cooter Road  
Davis, OK



#### OPEN HOUSE:

2-4pm Sundays Oct 16th, 23rd & 30th



[cj-auctions.com](http://cj-auctions.com) | 918.550.8118  
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RESIDENTIAL  
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