



Improved Pasture / Development Land

98 acres improved pasture offered in parcels of 20^{+/-} to 50^{+/-} acres ideal for continued ranching or residential development. Productive grazing/hay farm conveniently located 3-minutes north of Atwoods or the Walmart Supercenter, 1/2-mile north of Route 66 at 7th Street in northeast Vinita.



AUCTION DATE:

Tuesday, November 29th at 1pm



AUCTION ON-SITE:

441246 E 260 Rd
Vinita, OK



INSPECTIONS:

2-4pm Sundays Nov 13th & 20th



AUCTION DETAILS



98 Acres Vinita, OK. Auction on-site at 1pm:

- Parcel 1: 20 Acres improved pasture with pond, light timber, shade trees and private lane access.
- Parcel 2: 48 Acres improved pasture with slew/pond, cross-fencing, pipe-fencing along East 260 Road and pipe corral/pens.
- Parcel 3: 30 Acres improved pasture with cross-fencing and East 260 Road frontage.

SCHOOLS: Vinita Public Schools

UTILITIES: N.E.O. Co-op, Vinita Utilities Authority



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 and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- Buyer is responsible for \$800 per parcel survey fee.
- No minerals convey.
- North end of property (all 3 parcels) lie within flood zone.
- 30' ingress egress easement in favor of parcel 2.
- Existing home not included in auction.

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 FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

WHITE OAK RANCH AUCTION



DISPERSAL AUCTION NOV 29th

300 Acre cattle ranch with 100'x300' White Oak Arena, Barns, Homes, tractor, implements, Diesel RTV, trailer, mowers, grain bin, space heaters, barn fans & more.

AUCTION on-site 11/29 @ 3^{PM}
28130 S 4340 Rd., Vinita, OK