



# TRUSTEE-ORDERED AUCTION

May 17<sup>th</sup>



## DRIPPINGS SPRINGS

Homes, Land & Marina in 7 Parcels

## Lakefront & Lake View Homes, Land & Marina

Offered in 7 parcels, the Dripping Springs Marina Trustees Auction includes one lakefront and one lake view home, a lake view cabin, 48-slip marina with convenience store and fuel station, 39-unit self-storage facility, and development land parcels residing on 18<sup>±</sup> total acres with 1,700<sup>±</sup> feet of Grand Lake shoreline.

- Dripping Springs Marina

- 4BR/3.5BA Lake View Home

- 3BR/2BA Lakefront Home & Cabin



**AUCTION DATE:**  
May 17<sup>th</sup> at 2pm



**AUCTION ON-SITE:**  
100 Dripping Springs Lndg  
Eucha, OK



**INSPECTIONS:**  
2-4pm Sundays  
April 27<sup>th</sup>, May 4<sup>th</sup>, and May 11<sup>th</sup>



### AUCTION DETAILS



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



RESIDENTIAL  
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### DRIPPING SPRINGS MARINA REAL ESTATE AUCTION

#### PARCEL 1 - Dripping Springs Marina & Lake Home.

- 48-Slip marina with 6-guest slips, c-store with fueling dock, and restrooms on 10<sup>+</sup> acres with 1,500<sup>+</sup> shoreline.
- 4 bedroom, 3.5 bath, two-story lake view home with living and game room, balcony deck, 2-car garage and a large covered portico.

#### PARCEL 2 - Waterfront home with cabin and dock.

- 3 Bedroom, 3 full bath and 2 half bath lakefront home.
- 1 Bedroom, 1 full bath and 1 half bath lake view cabin.
- Detached 2-car garage and 3-slip enclosed dock.
- 0.67<sup>+</sup> ac with 140<sup>+</sup> shoreline.

PARCEL 3 - 0.66<sup>+</sup> ac lakefront lot with 140<sup>+</sup> shoreline.

PARCEL 4 - 1.4<sup>+</sup> ac lake view development land.

PARCEL 5 - 39-unit self-storage facility on 1.2<sup>+</sup> ac.

PARCEL 6 - 2.5<sup>+</sup> ac lake view development land.

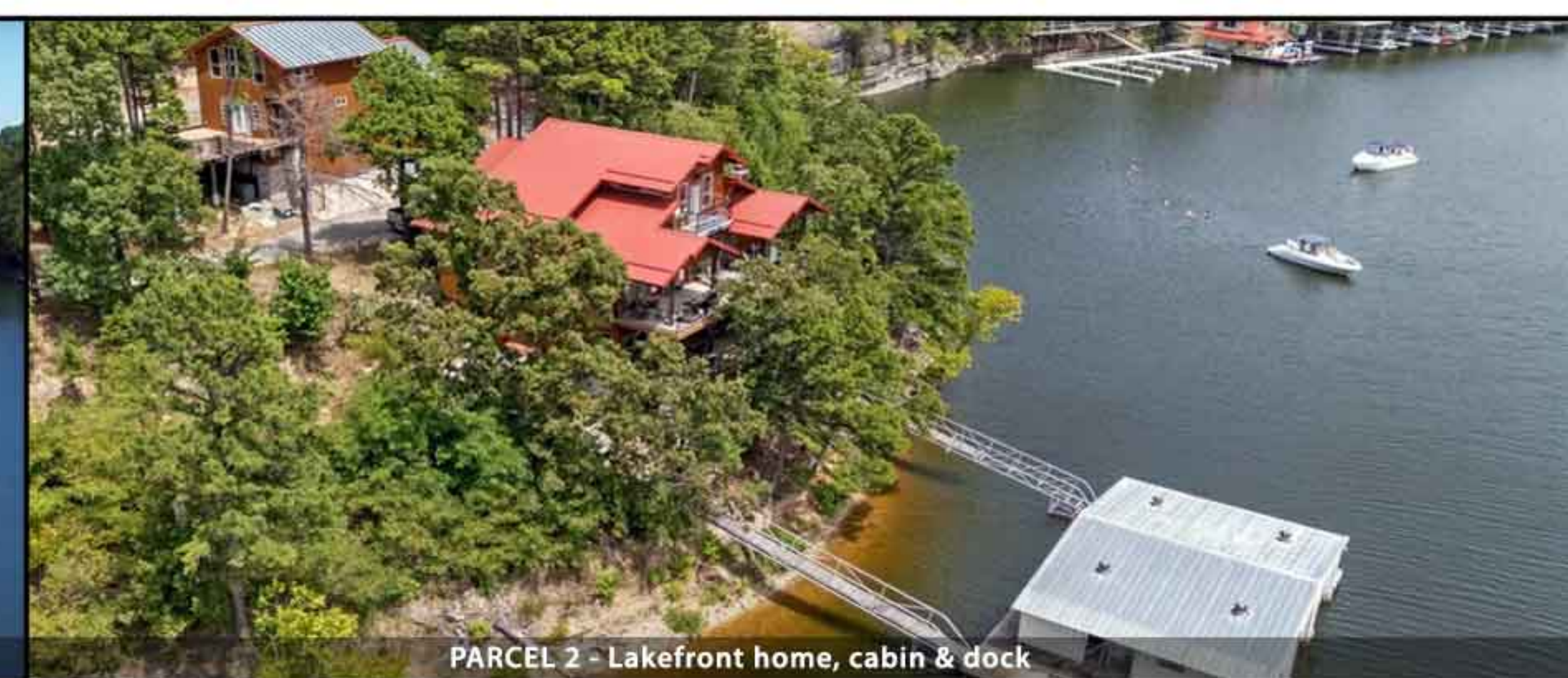
PARCEL 7 - 2.7<sup>+</sup> ac lake view development land.



PARCEL 2 - Lakefront home with cabin and dock



PARCEL 1 - Dripping Springs Marina & lake view home



PARCEL 2 - Lakefront home, cabin & dock

#### DISCLOSURES:

- 3% Buyer's premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high bidder.
- Property subject to any existing recorded easements.
- G.R.D.A. requires commercial dock transfer. Contact office for details.
- Buyer is responsible for \$1,000 per parcel survey fee.

#### TERMS & CONDITIONS:

- Sale is subject to Trustee approval.
- 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 (cash, personal or cashier checks)
- Buyer will receive 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 opens 1-hour prior to auction; must provide valid government-issued ID.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold the seller/property owner, CJ Auctions or their agents liable for damages to their person or property.

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

