

## Hughes Estate

53 Acres w/Home in 5 Parcels

### Minutes from Lake of the Arbuckles

53 prime acres, home and shop nestled in an upscale residential neighborhood in the Sulphur area, this property combines luxury living with investment potential. Offered 5 contiguous parcels of 7 to 14 acres, each tract is perfectly suited for a full-time residence, recreational escape, or future development. Property is located one-mile from Lake of the Arbuckles and 2.25-miles from Sulphur, OK. Entertainment, shopping, dining, and daily conveniences are minutes away, yet the setting feels a world apart.

- Investment

- Home Sites

- Development



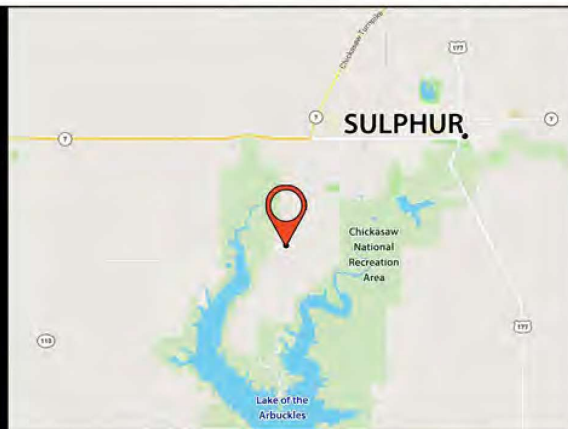
**AUCTION DATE:**  
July 17<sup>th</sup> at 4<sup>pm</sup>



**AUCTION ON-SITE:**  
2705 Cooper Memorial Dr.  
Sulphur, OK



**INSPECTIONS:**  
2-4pm, Sundays  
July 6<sup>th</sup> and 13<sup>th</sup>



#### AUCTION DETAILS



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



RESIDENTIAL  
RANCH  
COMMERCIAL



### Hughes Estate

Located in an upscale residential area, this property offers the perfect blend of luxury living and long-term investment potential. Each tract presents a unique opportunity—whether you're wanting a home, creating a weekend escape, seeking short-term home rental property, or planning future development.

**Parcel 1** - 4 bedroom, 5 bath home with 3 car garage and shop on 9 acres.

- 5,650 square feet built in 1993.
- 50'x70' metal shop with concrete floors, two overhead doors, and living quarters.

**Parcel 2** - 13 acres of rolling terrain with pasture, pond and light timber.

**Parcel 3** - 7 acres of pasture and timber.

**Parcel 4** - 9 acres of open pasture with light scattered timber.

**Parcel 5** - 14 acres heavily timbered rolling terrain with large pond.

**School District:** Sulphur Public Schools

#### Utilities

- Water: Murray County RWD #1
- Electric: People's Electric Cooperative (PEC)

#### 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.
- Buyer(s) will be charged a \$1,000 survey fee per parcel.
- Parcel 4 is subject to a waterline maintenance easement in favor of parcel 1.
- Minerals do not convey.

#### TERMS & CONDITIONS:

- Sale is subject to 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 (personal or cashier checks)
- Buyer will receive trustees 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](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



PARCEL 2 - 13 parcels mixed pasture and timber with 3/4 acre pond



PARCEL 1 - Looking SE over the home and shop