

REAL ESTATE AUCTION

June 10th at 2pm

37 ACRES, 2222' SHORELINE
In 5 Parcels (4 Lakefront Parcels)



AUCTION DATE:
Sunday, June 10th at 2pm



AUCTION LOCATION:
1650 Har-Ber Village Road
Grove, OK



OPEN HOUSE:
Sundays 2-4pm
May 20th & 27th, June 3rd
and 1-hour prior to auction



cj-auctions.com | 918.550.8118
info@cj-auctions.com



RESIDENTIAL
RANCH
COMMERCIAL

REAL ESTATE AUCTION

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- Grove Public School District
- Gas: Propane
- Electric: R.E.C.
- Irrigation: Private water well

TERMS & CONDITIONS:

- 3% Buyer's Premium applies to this sale. Buyers-premium is an additional fee (3% of high bid amount) paid by the high-bidder.
- 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.
- Sale is subject to seller confirmation
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify 48 hours prior to sale day.
- 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.

DISCLOSURES:

- All parcels subject to any existing recorded easements.
- All parcels accessed by Har-Ber Village Road a 33' ingress/egress easement.
- Buyer responsible for \$500 per parcel survey fee.
- Dock transfer/permit for buyer of parcel 1 buyer's responsibility. Contact G.R.D.A.
- Home encroaches on GRDA take-line.

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

3% Buyer-Broker Compensation

Outstanding development property located 3-miles west of downtown Grove featuring 2,222[±] feet of Grand Lake shoreline and 37[±] acres. Plentiful building sites with main lake and protected cove views. Includes 3 BR, 3 BA home and store/shop building.

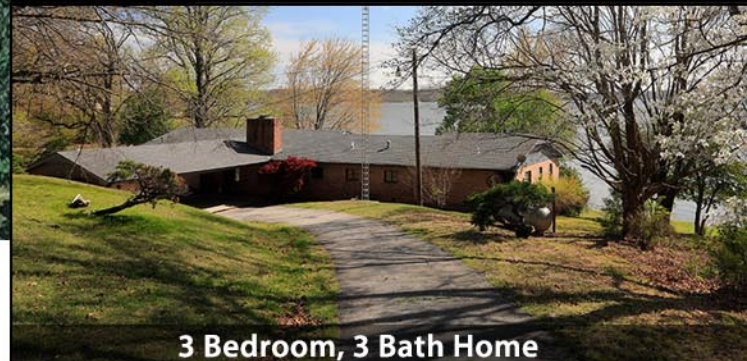
PARCEL 1: Home on 1.9[±] ac, 377[±] feet lakefront

PARCEL 2: Building/store on 0.47[±] acres

PARCEL 3: 7.08[±] ac, 572[±] feet lakefront

PARCEL 4: 6.90[±] acres, 420[±] feet lakefront

PARCEL 5: 21.62[±] acres, 852[±] feet lakefront



3 Bedroom, 3 Bath Home



Parcel 4 Shoreline View



Store/Shop Building

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions LLC

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Current as of 5/4/18