

Live, Open to Public, Conducted at property.

**Sun. April 11th, 1:00 pm**

**\$ 500 / Acre Opening Bid**

**80 Acres / Muskogee**

**Selling in 4 Tracts**

Open Houses Mar. 28<sup>th</sup> & Apr. 3<sup>rd</sup>, 2:00 to 4:00 pm, Located on South East of Muskogee, East of Muskogee Turnpike, at the corner of S 45<sup>th</sup> Street E and Sally Brown Road. Selling Buyer's Choice in 4 Tracts, from 10 acres to 40 acres in size, Metal Barn, and 2 ponds, all with access to County Road. Check out web site for Tract Map and full terms.

Directions: South of Muskogee on S. York, East on Smith Ferry Rd (E 43<sup>rd</sup> Str) to S. 45<sup>th</sup> Street, North to property.

**Real Estate Terms:** Properties are sold at public Auction "As Is" to the highest bidder, with no Buyer contingencies. Sold on site, Open one hour before auction begins. High Bidders are required to put down earnest money of 10% of the sales price on auction day (minimum of \$2,500). Balance and closing costs are due within 30 days. Earnest money can be paid by cash, personal check with proper id or cashiers check. Trustee has the right to accept or reject the high bid. Suggested that all Buyer inspections are completed before bidding. Buyer pays all closing costs which include; \$400 to closing company, \$300 Title Opinion, Abstracting \$750 (approx.), \$15 to file deed, Name Check \$25, Document Stamps, Optional Title insurance to be determined, and other fees required. Property Taxes will be prorated through the day of closing, Trustee pays their portion of Property Taxes. Any costs incurred by Buyer to obtain financing, are the sole responsibility of the Buyer. Full terms are available at web site or by sample contract on auction day. Square Footage measurements are from the County Records and should be considered an estimate. RE Associates can participate by calling Jay @ 639-7653 or complete form on home page of [www.20bid30.com](http://www.20bid30.com).

