



1100 N. Cleveland Ave.
Sand Springs

TRUSTEES AUCTION

3 Bedroom, 1.5 bath home on corner lot with 1-car garage, 2-space carport, and shed conveniently located within walking distance of child care, Page Park and all Sand Springs schools.

- \$25,000 opening bid

- Move-in ready



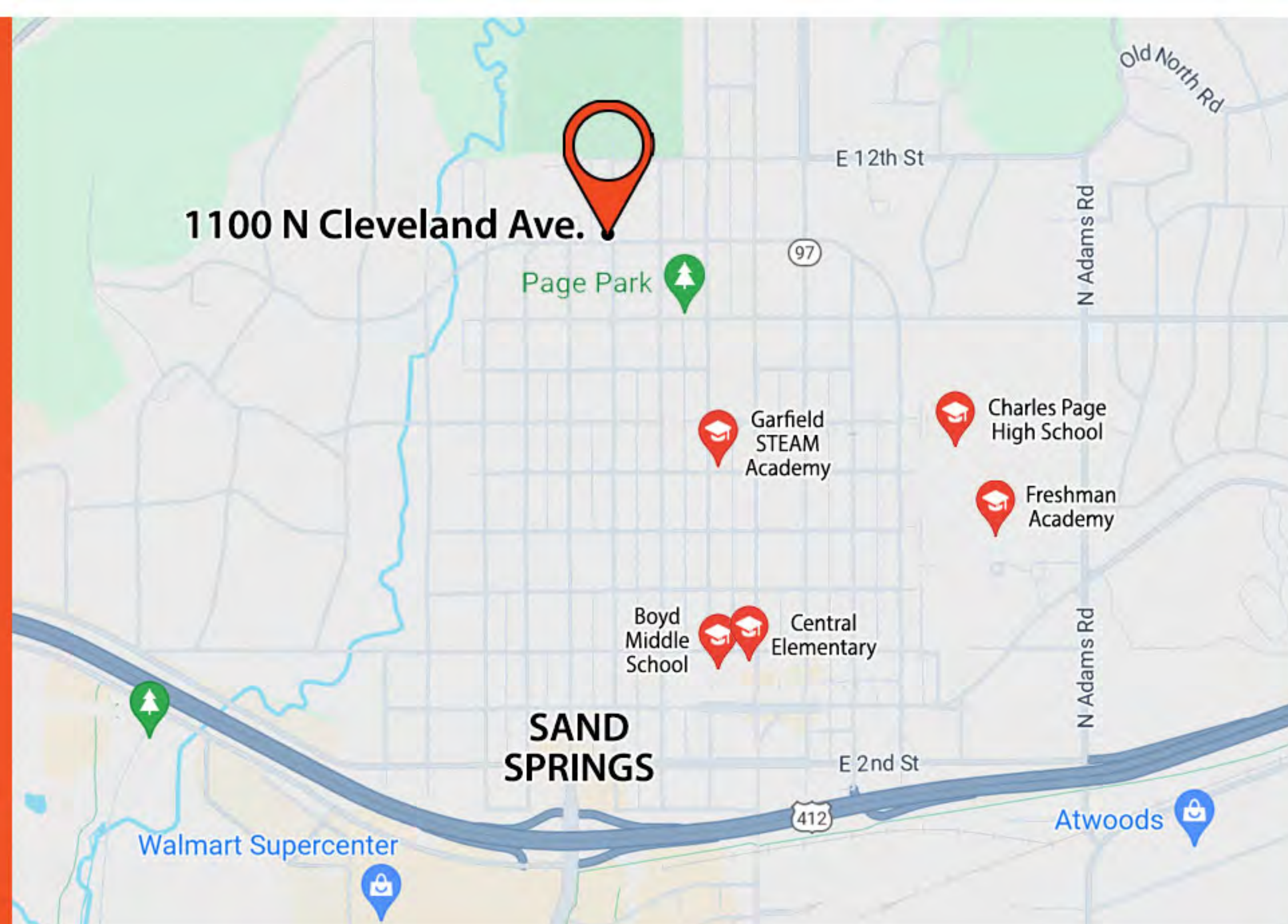
AUCTION DATE:
July 26th at Noon



AUCTION ON-SITE:
1100 N Cleveland Ave.
Sand Springs, OK



INSPECTIONS:
2-4pm Sundays
July 14th and 21st



AUCTION DETAILS



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



RESIDENTIAL
RANCH
COMMERCIAL

1100 N. Cleveland Ave.

3/1.5/1 move-in ready ranch-style home in the heart of Sand Springs.

\$25,000 opening bid.

- 1,204 +/- square feet of living space
- Spacious living room with stone fireplace
- Gas stove-top
- Built-in electric oven and microware
- Central heat and air
- Enclosed front porch
- Utility room with 1/2-bath
- Two car carport
- Fenced and well-maintained yard with mature pine trees
- Sand Springs Schools
- 2023 Taxes \$1,466

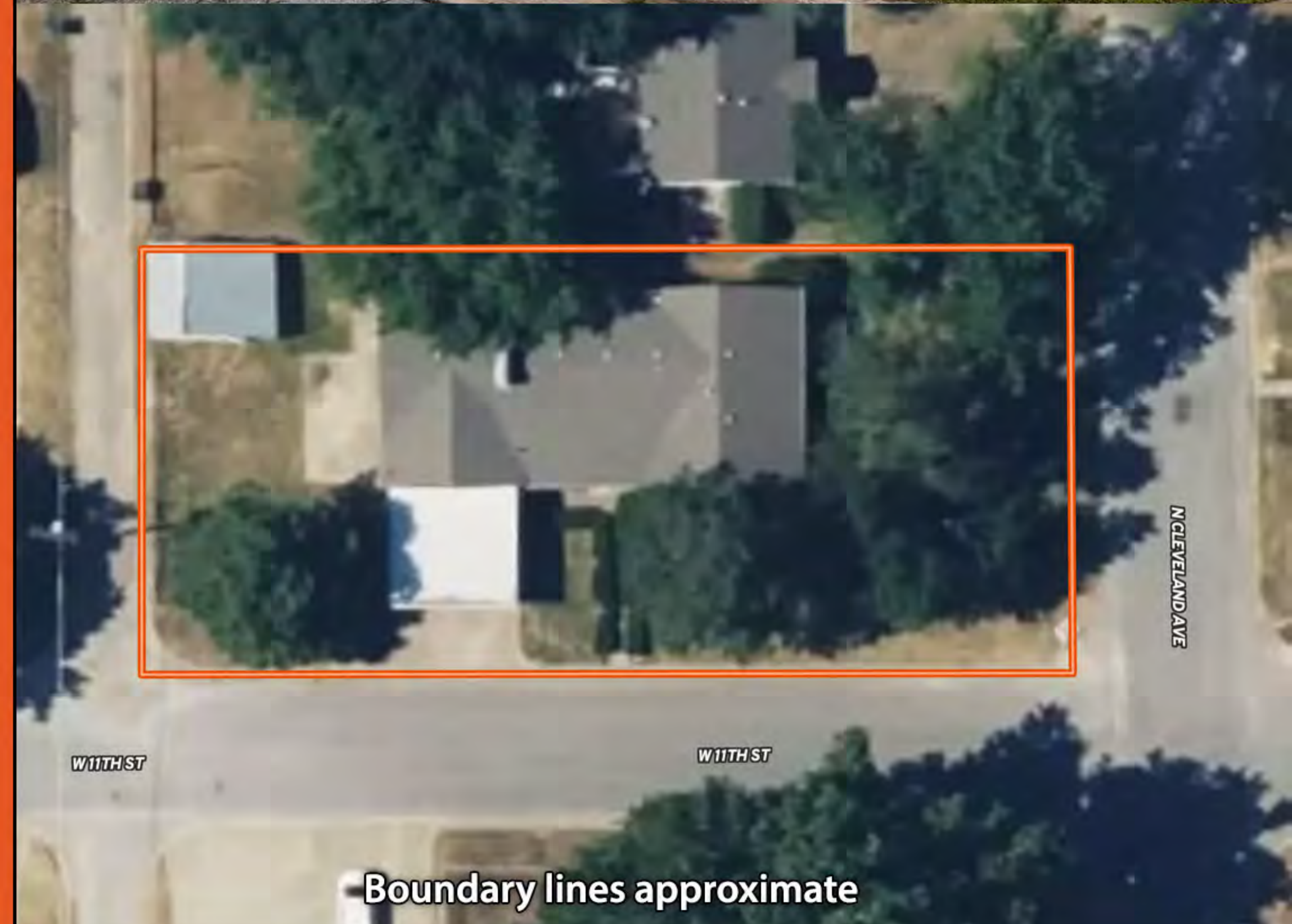


DISCLOSURES:

- 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.
- Fence lines may not follow property boundaries per county plat.
- \$25,000 opening bid.

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.



Boundary lines approximate

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

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions

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

Current as of 06/20/24



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