



NO RESERVE AUCTION

21 Residential Grand Lake Lots

Melody Point Luxury Grand Lake Community

Bank-ordered sale of 21 residential lots in Melody Point subdivision located less than 3-miles from Grove or Patricia Island Country Club and a 5-minute boat ride to Shangri La. As the only water-front gated community within Grove City limits, Melody Point features professionally landscaped and maintained grounds, community pool with pavillion, and a private marina with slips available exclusively to property owners.

- Lake-front & lake view lots
- Private marina
- Upscale, gated community



AUCTION DATE:
Day, Oct 13th at 2^{pm}



AUCTION LOCATION:
On-site, Melody Point Pavillion
2011 S Quail Run Rd, Grove, OK



INSPECTIONS:
During daylight hours.
Use south entrance at Melody
Point Dr & Quail Run Rd.



AUCTION DETAILS





BANK-ORDERED SALE

- 21 Prime residential lots
- Melody Point gated community
- Gated community featuring
- Professionally maintained grounds
- Community pool & pavillion
- Private marina
- Lake front lots
- Lake view lots

UTILITIES

- Grove school district
- GMSA water, gas & refuse
- REC electric

DISCLOSURES:

- 3% Buyers premium applies. Buyer's premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only. Refer to plat for boundaries if available and/or legal descriptions.
- HOA Dues*: Bare lots are \$140 per lot per month until the house is constructed. Once complete, the lot containing the house becomes \$400 and any additional lots are \$140. However, should the house sit across multiple lots, you can petition the HOA to "combine" the lot rent into a single \$400/month fee.
- HOA Reserve fund*: \$1,000 per lot purchase fee due at closing.

TERMS & CONDITIONS:

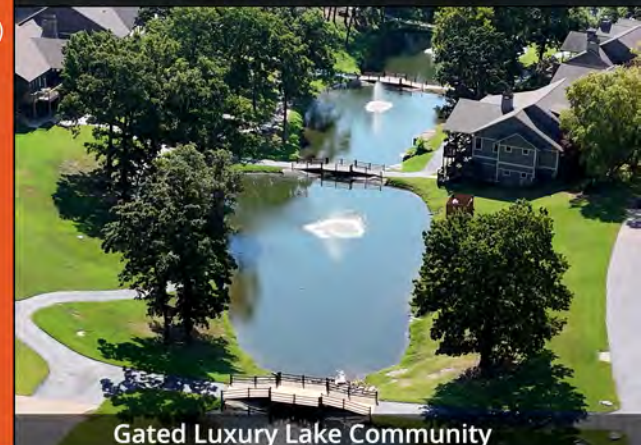
- Sale is subject to bank approval.
- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal 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, copy of easements and covenants.
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued ID.
- Absentee bidders must pre-register and qualify through CJ Auctions 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.

*see covenants for complete details.

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



Private Marina



Gated Luxury Lake Community