



Chadwick Ranch

253 Acres | Sulphur, OK

253 Acre Working Cattle Ranch in 4 Parcels

For the first time in generations the Chadwick ranch is offered for sale in parcels of 20^{+/-} to 100^{+/-} acres and features improved pastures, full perimeter & cross-fencing, several ponds and scattered timber.

Located 9-minutes southwest of Sulphur on Collins Moss Rd (also known as Chadwick Rd.)



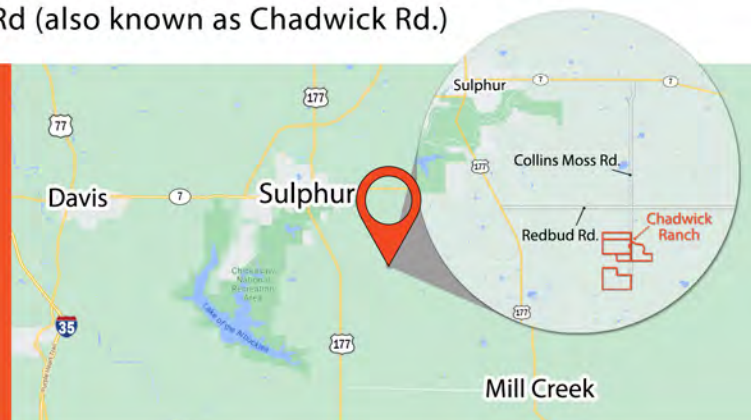
AUCTION DATE:
October 16th at 4pm



AUCTION ON-SITE:
3094 Collins Moss Rd.
Sulphur, OK



INSPECTIONS:
During daylight hours.



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RESIDENTIAL
RANCH
COMMERCIAL

CHADWICK RANCH AUCTION:

Parcel 1: 79.53 Acres improved pasture with ponds & shade trees.

Parcel 2: 19.48 Acres with ponds ideal for country estate.

Parcel 3: 55.23 Beautiful rolling acreage with ponds & shade trees.

Parcel 4: 99.70 Acres improved pasture with pecan grove, 3 ponds, iconic turn of the century hand-stacked stone wall.

SCHOOLS: Sulphur Public Schools

ELECTRIC: P.E.C. (People's Electric Cooperative)



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 survey and/or legal descriptions. Fence lines may not follow property boundaries per survey.
- Buyer is responsible for \$1,050 per parcel survey fee.
- No minerals convey.
- Parcels 2 & 3 subject to pipeline easement.
- Parcels 1,2,3 subject to highline easement.
- Parcel 2 includes a natural gas meter.

TERMS & CONDITIONS:

- 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.
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the survey fee, closing fee & title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due 45 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 is held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- 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.
- Sale is subject to confirmation.

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



AUCTION DETAILS