



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

11702 E 116th St North Collinsville, OK 74021

- Properties sold at auction are sold “As Is”, “Where Is” with no warranties expressed or implied. Properties are sold to the highest bidder with no Buyer contingencies allowed. Seller has the right to reject the high bid amount.
- High bidder is required by seller to put 5% of the purchase price, as earnest money, with a minimum of \$5,000.00, down at the time of sale, with the balance being due within 30 days at closing. The earnest money amount is **NON REFUNDABLE** unless the property fails to close due to fault of the seller. Earnest money may be paid by personal check with proper ID or cashiers check.
- All buyer inspections are to be done prior to the auction. They may be done at the public open house times or by appointment. Neither Coldwell Banker Neokla Select nor Chupps Auction inspects the property on the buyer’s behalf. Read the contract and Sale Day Notes to determine the existence of any disclosures, exclusions, representations or disclaimers. Do not bid if you have not inspected the property. By bidding, you agree to all disclosures and auction terms and conditions. **DO NOT BID** if you have not registered (day of auction), received a Bidder’s Card and and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming the high bidder.
- Seller is not providing a survey. Buyer costs include but are not limited to; 3% Buyers Premium, (all approximated) Closing company fee \$350, Title opinion fee \$350, Title insurance fee TBD, Final abstracting \$250, Filing deed \$15, Federal & state name checks \$75 plus any other fees to buyer required to close the sale. Any costs incurred by the Buyer to obtain financing are the sole responsibility of the Buyer.
- Square footage data is provided by the County Courthouse or appraiser and are considered an estimate.
- Upon closing, Buyer receives a deed and insurable title to each property as evidenced by the Title Insurance offered by the Closing Company.
- **ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDE WRITTEN TERMS**

*For further information or questions, contact Dale Chupp 918-630-0495 or Maria Chupp 918-697-6589

Vacant Land Client Full

11702 E 116th Street North Collinsville, OK 74021

MLS#: **2041411**
Status: **Active 11/16/20**
Type: **Over 5 Acres**

County: **Tulsa**
School District: **Owasso - Sch Dist (11)**
Subdivision: **Tulsa Co Unplatted**
Multiple Parcels: **No**

Census Tract: **21N-14E-08**
TRS: **21N-14E-08**

List Price:
LP/SQ:
List Date: **11/16/2020**



General Information

Current Use:
Lt Sze-Sqft: **959,277**
Lot Dimen:
Road Frontage:
Building: **Barn, Misc Bldgs**
Mineral Rights:
Zoning: **ag**
Fence: **Partial**
Lot Description: **Farm or Ranch, Livestock Allowed, Pond**
Legal: **A tract of land in 21N-14E-08 Containing 22 Acres +/-**

Cultivated:
Timber:
Pasture:
Acres: **22.02**
Rd Surface: **Paved**
Trees: **Clusters**
HOA: **No**

Remarks: **Auction Property! Thursday Dec 17 12:01 PM. Prime Development Opportunity! 22 Acres +/- offered in 3 parcels. #1- 2Acres w/330' Frontage, #2- 2.7 Acres, #3- 17.27 Acres w/pond. Located in Owasso/Morrow Elementary School District.**

Directions: **From Hwy 169 & E 116th St N, take 116th St West approx. 1.2 miles, property on South side.**

Listing Information

Accessibility Amen:
Water Source: **Rural**
Utility Connections on Premises:
Area Amenities:
HOA Mandatory: **No** HOA Fee:

Sewer: **Septic Tank**

HOA Fee Schedule:

Taxes

Taxes/Tax Yr/Tax ID: **\$2,536/2019/**
Lakes & Rivers:
Lake/Water Amen:

Homestead:
Dist to Lake/River:

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. © 2020