



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

7001 East Smith Ferry Road Muskogee, OK

- 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 10% of the purchase price, as earnest money, with a minimum of \$10,000.00, per parcel, 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 of any kind to buyer. Buyer costs include but are not limited to; 5% 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

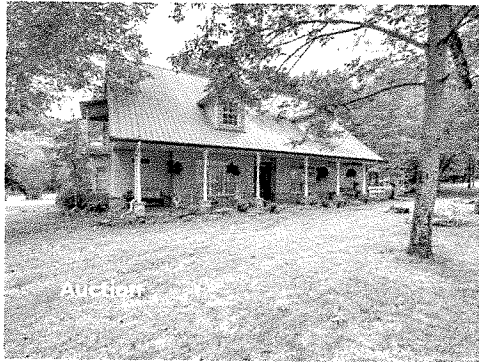
Residential Client Full

7001 E Smith Ferry Road Muskogee, OK 74403

MLS#: **2127661**
 Status: **Active 08/17/21**
 Type: **House**

County: **Muskogee** Census Tract: **14N-19E-14**
 School District: **Muskogee - Sch Dist (K5)** TRS:
 Subdivision: **Muskogee Co Unplatted**
 Multiple Parcels: **No**

List Price:
 LP/SQ:
 List Date:



General Information

Style: **Other** Size: **4803 /appraiser**
 Beds: **3** Acres: **10.00** SqFt: **2514/Court House**
 Baths: **4/0** Lt Sze-Sqft: **435,600**
 Dir Hse Faces: **N** SqFt2:
 Year Built: **2001/Court House** SqFt3:
 Pool: **None** Under Const:
 Mineral Rights: Handicap: **No**
 Roof: **Metal** Storm Shelter: **None**

Lot Description: **Mature Trees**
 Legal: **T14N R19E S14 NE NW**

Remarks: **Auction Property! Thurs Sep 23 12:01 PM. Beautiful well kept 10 Acres +/- w/3/4/2 home. Open floor plan with 3 living areas, large master suite w/sep walk in closets and lots of storage. Also includes 3 car detached garage, 45x60 shop, pond and lots of trees. More land available MLS# 2128422**

Directions: **In Muskogee, OK at the Jct of Hwy 69/165/164 & Peak Blvd. Take Hwy 165 E 4 1/2 mi to Country Club Road, turn right (S) go 1 1/2 mi to S Ferry Rd. Turn left, go 3 1/2 mi, property on right**

Listing Information

Counter Top Material: **Corian** Windows: **Aluminum**
 Garage: **4, Attached** Patio/Deck: **Covered Patio, Covered Porch**
 Foundation: **Slab** Fence: **Partial, Vinyl**
 Exterior: **Stone Veneer, Vinyl** Exterior Features: **Gutters, Horse Permitted**
 Floors: **Carpet, Tile, Vinyl** Additional Bldgs: **2nd Garage, Shop**
 Basement: **None** Construction: **Wood Frame**

Features & Utilities

Water: **Rural** Hot Water: **2+ Zoned** Sewer: **Septic Tank**
 Fireplaces: **1/ Gas Logs** Appliances Incl: **Dishwasher, Disposal, Range/Oven, Refrigerator**
 Heating: **Electric/3+ Units** Cooling: **Central AC, Window AC**
 Range Description: **Stove** Oven Description: **Single**
 Energy: **Ceiling Fans, Insulated Doors, Insulated Windows**
 Interior: **9+ Ceilings, Intercom, Security System-Leased**
 Utility Connect Avail: **Electric, Gas, Water**
 Appliance Connections: **Ice Maker Connection, Range-Electric, Washer Connection**

Room Features

Stories: **1.5** # of Liv Areas: **3**

Click on the arrow to view Additional Rooms

Room Type	Level	Description	Room Type	Level	Description
Kitchen	Level 1	Island, Pantry	Dining Room	Level 1	Combo w/ Family, Combo w/ Living
Living Room	Level 1	Combo, Fireplace	Utility Room	Level 1	Inside, Separate, Sink
Master Bedroom	Level 1	Private Bath, Separate Closets, Walk-in Closet	Bedroom	Level 1	
Bedroom	Level 2	Walk-in Closet	Master Bath	Level 1	Bathtub, Full Bath, Separate Shower
Hall Bath	Level 1	Bathtub, Full Bath			

School Information

School District: **Muskogee - Sch Dist (K5)** Grade School: **Grant Foreman**
 Middle/Jr High School: **Robertson** High School: **Muskogee**

HOA Information

HOA: **No** HOA Fee: **/** Unit: % Interest:

Taxes

Taxes/Tax Yr/Tax ID: **\$3,379/2020/** Homestead: **Yes**

Green Rating & Features

Green Certified: **No** Rating Org: Energy Star Rated: HERS Rated:

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APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

LOCATION OF SUBJECT PROPERTY _____
 7001 East Smith Ferry Road, Muskogee, OK 74403

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/Not Included
Sprinkler System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heater <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whirlpool Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/Not Included
Gas Supply <input type="checkbox"/> Public <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric Air Purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Security System <input checked="" type="checkbox"/> Rent <input type="checkbox"/> Own <input type="checkbox"/> Monitored	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vent Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Built-in Oven/Range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Source of Household Water <input type="checkbox"/> Public <input type="checkbox"/> Well <input checked="" type="checkbox"/> Private/Rural District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer's Initials Buyer's Initials

Seller's Initials DLY Seller's Initials MY

LOCATION OF SUBJECT PROPERTY

7001 East Smith Ferry Road, Muskogee, OK 74403

IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature.

Some sprinkler heads not working

Zoning and Historical

1. Property is zoned: (Check One) residential commercial historical office agricultural industrial urban conservation other unknown

2. Is the property designated as historical or located in a registered historical district? Yes No

Flood and Water

Yes No

3. What is the flood zone status of the property? Zone X

4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act? Yes No

5. Are you aware of any flood insurance requirements concerning the property? Yes No

6. Are you aware of any flood insurance on the property? Yes No

7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading problems? Yes No

8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?" Yes No

9. Are you aware of any occurrence of water in the heating and air conditioning duct system? Yes No

10. Are you aware of water seepage, leakage or other draining problems in any of the improvements on the property? Yes No

Additions/Alterations/Repairs

Yes No

11. Are you aware of any additions being made without required permits? Yes No

12. Are you aware of any previous foundation repairs? Yes No

13. Are you aware of any alterations or repairs having been made to correct defects or problems? Yes No

14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? Yes No

15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property? Yes No

16. Approximate age of roof covering, if known 20yr number of layers, if known _____

17. Do you know of any current problems with the roof covering? Yes No

18. Are you aware of treatment for termite or wood-destroying organism infestation? Yes No

19. Are you aware of a termite bait system installed on the property? Yes No

20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____ Yes No

21. Are you aware of any damage caused by termites or wood-destroying organisms? Yes No

22. Are you aware of major fire, tornado, hail, earthquake or wind damage? Yes No

23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired? Yes No

24. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system? Yes No

Environmental (Continued on Page 3)

Yes No

25. Are you aware of the presence of asbestos? Yes No

26. Are you aware of the presence of radon gas? Yes No

27. Have you tested for radon gas? Yes No

28. Are you aware of the presence of lead-based paint? Yes No

29. Have you tested for lead-based paint? Yes No

30. Are you aware of any underground storage tanks on the property? Yes No

31. Are you aware of the presence of a landfill on the property? Yes No

32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact? Yes No

33. Are you aware of the existence of prior manufacturing of methamphetamine? Yes No

34. Have you had the property inspected for mold? Yes No

35. Are you aware of any remedial treatment for mold on the property? Yes No

36. Are you aware of any condition on the property that would impair the health or safety of the occupants? Yes No

Buyer's Initials DLY Buyer's Initials _____

Seller's Initials DLY Seller's Initials MY

LOCATION OF SUBJECT PROPERTY

7001 East Smith Ferry Road, Muskogee, OK 74403

Environmental (Continued from Page 2)

	Yes	No
37. Are you aware of any wells located on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Shared in Common, Easements, Homeowner's Associations and Legal		
Yes No		
39. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Are you aware of encroachments affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43. Are you aware of any zoning, building code or setback requirement violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Miscellaneous		
Yes No		
49. Are you aware of other defect(s) affecting the property not disclosed above?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
50. Are you aware of any other fees or dues required on the property that you have not disclosed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered YES to any of the items on pages two and three, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

#1 Gutter in Game room can sweat or leak occasionally
Crack in Kitchen window

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? (circle one): YES NO If yes, how many? _____

<i>Don Younger</i>	8-12-21	<i>Marjorie Younger</i>	8-12-21
Seller's Signature	Date	Seller's Signature	Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature	Date	Purchaser's Signature	Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, OK 73105, or visit OREC's Web site www.orec.ok.gov.