



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

121386 State Hwy 9 Eufaula, 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, 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 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

Vacant Land Client Full

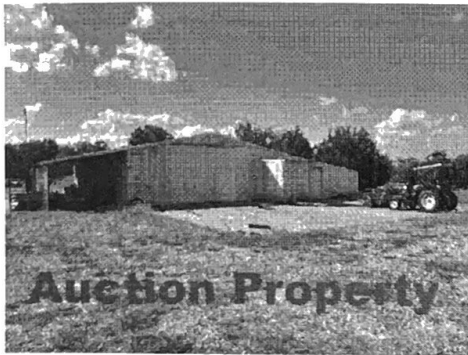
121386 State Hwy 9 Eufaula, OK 74432

MLS#: **2136330**
 Status: **Active 10/19/21**
 Type: **Over 5 Acres**

County: **McIntosh**
 School District: **Eufaula - Sch Dist (T2)**
 Subdivision: **McIntosh Co Unplatted**
 Multiple Parcels: **No**

Census Tract: **09N-16E-14**
 TRS: **09N-16E-14**

List Price:
 LP/SQ:
 List Date:



General Information

Current Use:		Cultivated:	
Lt Sze-Sqft:	282,269	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:		Acres:	6.48
Building:	Other	Rd Surface:	
Mineral Rights:		Trees:	Clusters
Zoning:	Rural Com	HOA:	
Fence:	Barbed, Full		
Lot Description:	None		
Legal:	TRACT IN SE NE BEG SW/C SE NE N000154W 384' S894350E 734.85' S000154E 384' N894350W 734.85' TO POB SEC.14-09-16 825/675 891/93		

Remarks: **Auction Property! Friday November 12 10:01 AM. 6 1/2 Acres located just outside of Eufaula on Hwy 9 with 75x50 Shop with sprayed insulation in ceiling, 75x20 leanto with 2 - 12' OHD and sprayed insulation and 75x18 leanto, concrete floors throughout. Property is fully fenced and has 75 x50 concrete slab. Single phase electric and Eufaula City water. Lots of possibilities!**

Directions: **On South side of Eufaula, Take Hwy 9 East approx 1.4 mi to property on right.**

Listing Information

Accessibility Amen:
 Water Source: **City**
 Utility Connections on Premises:
 Area Amenities:

Sewer: **None**

Taxes/Tax Yr/Tax ID: **\$1,031/2020/**
 Lakes & Rivers:
 Lake/Water Amen:

Taxes
 Homestead:
 Dist to Lake/River:

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