

Real Estate Auction

Monday, October 17, 2022

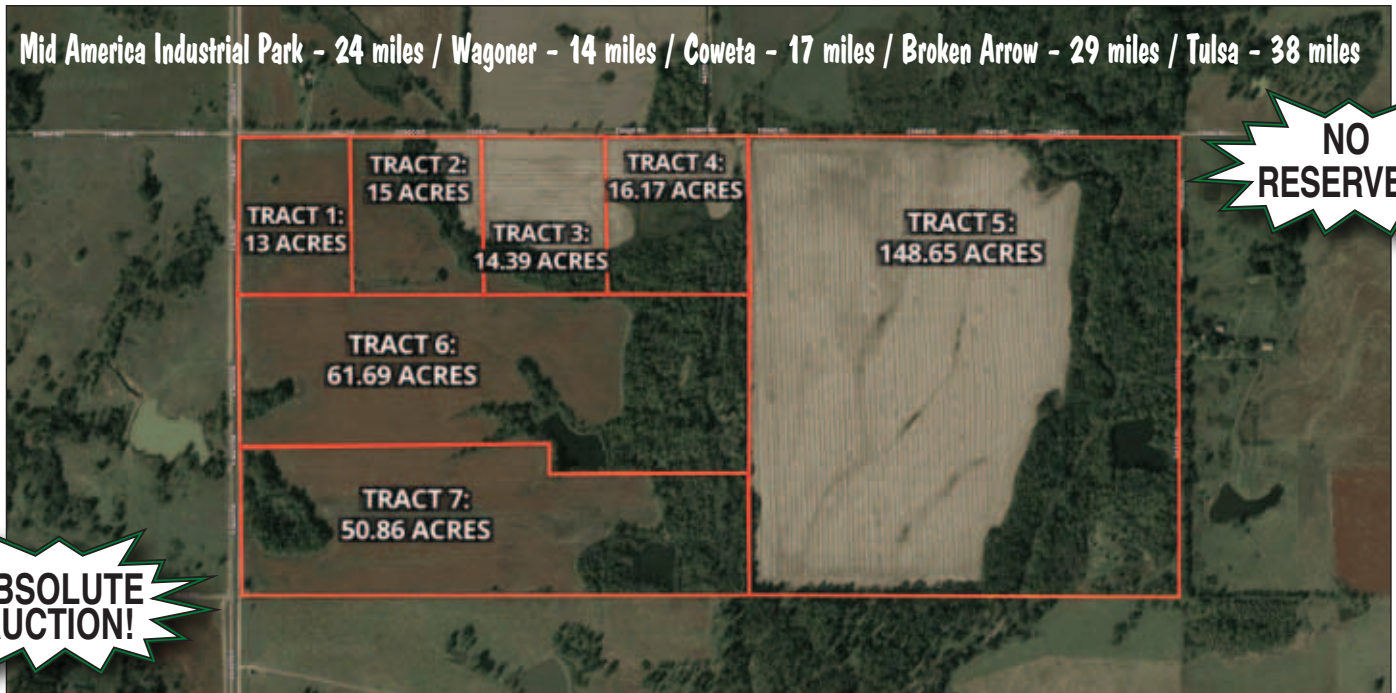
STARTS @ 12:01 P.M.

Auction Location: Wagoner Civic Center • 301 S. Grant Ave. • Wagoner, OK 74467

Directions: Located right next to Orschelns in Wagoner, OK

320 ACRES +/- OFFERED IN 7 PARCELS!

Mid America Industrial Park - 24 miles / Wagoner - 14 miles / Coweta - 17 miles / Broken Arrow - 29 miles / Tulsa - 38 miles



PARCEL #1: 12.99 Acres +/- Corner lot, currently used as farmland

PARCEL #2: 15 Acres +/- Acreage is partially wooded and farmland

PARCEL #3: 14.39 Acres +/- Acreage is partially wooded and farmland

PARCEL #4: 16.17 Acres +/- Acreage is partially wooded and farmland

PARCEL #5: 148.65 Acres +/- Acreage is partially wooded, farmland, 1 pond and lots of wildlife

PARCEL #6: 61.69 Acres +/- Acreage is partially wooded, farmland and 1 pond

PARCEL #7: 50.86 Acres +/- Acreage is partially wooded with 2 ponds and farmland

DIRECTIONS TO PROPERTY: In Inola, OK, from Hwy 412 take 4230 Rd South 3.5 mi to E 620 Rd, turn right go West 1 mi to S 4220 Rd, turn left go South 4 mi to 660 Rd. **Or, from Wagoner, OK** at the junction of Hwy 51 & Hwy 69 take Hwy 51 West 5 miles to 730 Rd. 730 Rd turns into 220 Rd - go 7 miles North to the property on the right. Property is at the corner of 4220 Rd & 660 Rd in Inola.

BIDDING INFO: Property will be sold per acre, choice parcel.

VIEWING INFO: Go look at your convenience, please stay off of crops.

TERMS: 10% down day of sale, min. \$10,000 per tract, non-refundable, close in 30 days. No buyer contingencies, seller to provide survey and base abstract only, buyer to purchase title insurance. 5% Buyers Premium. Absolute Auction - No Reserve! See www.chuppsauction.com for complete terms.

ESTATE OF: MARY JANE ELLISON

DALE & MARIA CHUPP

Coldwell Banker Neokla Select

(918) 630-0495

For Bidding Info and Pictures: www.chuppsauction.com

CHUPPS AUCTION & REAL ESTATE

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