



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

807 S Xanthus Pl – 2005 E 7th Pl – 1902 E 7th Pl Tulsa, OK 74104

Wednesday Sep 24, 2025 12:01 PM

- 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. Property is selling absolute.
- High bidder is required by seller to put 10% of the purchase price, 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 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 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. Buyer costs include but are not limited to; 10% Buyers Premium, 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 (all approximated). 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 Titan Title & Closing.
- 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

Commercial Sale Client Full

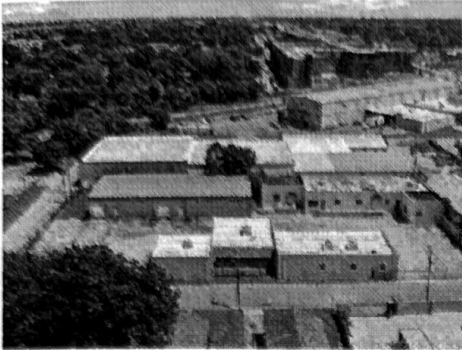
807 S Xanthus Place Tulsa, OK 74104-3620

MLS#: **2536380**
Status: **Incomplete**
Type: **Mixed Use**

County: **Tulsa**
School District: **Tulsa - Sch Dist (1)**
Subdivision: **Fleetwood Industrial addn**

Census Tract: **19N-13E-06**
TRS: **19N-13E-06**

List Price: **16660**
LP/SQ: **16660**
List Date: **8/24/2024**



General Information

Permitted Use: **Warehouse, Other** SqFt: **16660/Appraiser**
Stories: **1** Acres: **0.92** SqFt2: **16660**
Rooms: **1** Lt Size-Sqft: **40,202** SqFt3: **16660**
Year Built: **1930/Appraiser** Restrooms: **Under Const:**
Location: **Other**
Roof: **Other**
Taxes/Tax Yr/Tax ID: **\$6,188/2024/14500-93-06-06950**

Legal: **LTS 1 2 & 3 BLK 2**

Directions: **From the Int of Utica Ave & 11th St, take 11th St east to S Xanthus Pl, turn left (North) (watch for signs)**

Remarks

Remarks:

Auction Property! Live on site Auction Wednesday, September 24 12:01PM. Opening Bid: \$200,000 3-Building Showroom & Warehouse Complex - 16,660 sq ft (ch) total! Includes 4,890 sq ft (ap) of offices, showroom, restrooms, and kitchen areas, plus 11,770 sq ft (ap) of shop/warehouse with multiple overhead doors and several loading docks. Zoned IM. Fully fenced with two gated entrances and a paved parking lot. Excellent location with endless possibilities - don't miss this opportunity! Absolute auction, no reserve!

Listing Information

Documents On File:
Foundation:
Floors:
Construction:
Miscellaneous:
Price Includes:

Appraisal, Legal Description
Slab
Carpet, Tile
Other
Loading Dock
Land & Improve

Fence: **Chain Link**
Exterior Features: **Door Sign**
Lease Type:

Features & Utilities

Water:
Heating:
Energy:
Interior:
Utility Connect Avail:

City
Gas/Central
None
Mini-Kitchen, Other
Gas

Sewer: **City**
Cooling: **Central AC**

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Commercial Sale Client Full

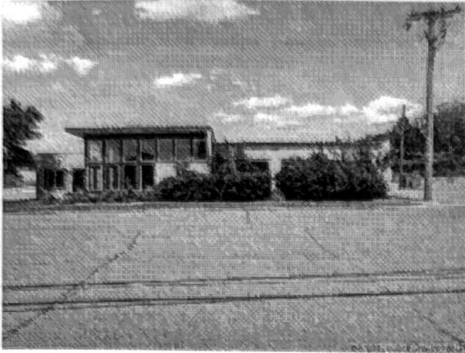
2005 E 7th Place Tulsa, OK 74104-3205

MLS#: 2536378
Status: Incomplete
Type: Warehouse

County: Tulsa
School District: Tulsa - Sch Dist (1)
Subdivision: Central Place sub

Census Tract:
TRS: 19N-13E-06

List Price:
LP/SQ:
List Date:



General Information

Permitted Use: Distributive, Office, Warehouse SqFt: 15573/Court House
Stories: Acres: 0.62 SqFt2:
Rooms: Lt Size-Sqft: 27,059 SqFt3:
Year Built: 1955/ Restrooms:
Location: Corner Under Const:
Roof: Other
Taxes/Tax Yr/Tax ID: \$5,745/2024/07375-93-06-02440

Legal: LT 2 BLK 1

Directions: From S Utica Ave take E 7th St east 1 block to S Wheeling Ave, turn right to E 7th Pl, turn left, property on the left

Remarks

Remarks: Auction Property! Live Auction Wednesday, September 24 12:01PM. Opening Bid: \$200,000 Corner Lot - Office & Warehouse Facility - 15,573 sq ft (ch) total! Includes 5,613 sq ft (ap) of office and showroom space with public restrooms, plus 9,960 sq ft (ap) of shop/warehouse with overhead doors and a loading dock. Zoned IM with fenced storage area and partial perimeter fencing. Corner location with road frontage on E 7th Pl and S Xanthus Ave - excellent access and endless potential! Absolute auction, no reserve! Auction held at 807 S Xanthus Pl

Listing Information

Documents On File: Appraisal, Legal Description
Foundation: Slab
Floors: Tile
Construction: Other
Miscellaneous: Loading Dock, Outside Storage, Other
Price Includes: Land & Improve

Fence: Chain Link, Partial
Exterior Features: Other
Lease Type:

Features & Utilities

Water: City
Heating: Gas/Central
Energy: None
Interior: Cable TV Wired, Display Window, Mini-Kitchen, Public Restrooms, Wet Bar, Other
Utility Connect Avail: Cable TV, Electric, Electric Available

Sewer: City
Cooling: Central AC

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Commercial Sale Client Full

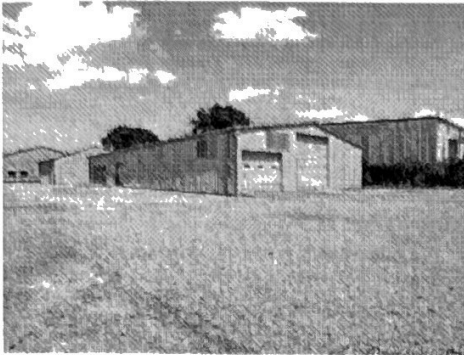
1902 E 7th Place Tulsa, OK 74104-3204

MLS#: **2536282**
Status: **Incomplete**
Type: **Warehouse**

County: **Tulsa**
School District: **Tulsa - Sch Dist (1)**
Subdivision: **Central Place sub**

Census Tract:
TRS: **19N-13E-06**

List Price:
LP/SQ:
List Date:



General Information

Permitted Use: **Warehouse** SqFt: **8302/Court House**
Stories: Acres: **0.81** SqFt2:
Rooms: Lt Size-Sqft: **35,146** SqFt3:
Year Built: **1990/Appraiser** Restrooms:
Location: **Frontage** Under Const:
Roof: **Other**
Taxes/Tax Yr/Tax ID: **\$3,865/2024/07375-93-06-02750**
Legal: **LT 25 BLK 1**
Directions: **From S Utica Ave take E 8th St east 1 block, property on left**

Remarks

Remarks: **Auction Property! Live Auction Wednesday, September 24 12:01PM. Opening Bid: \$200,000 2 Warehouse Buildings, 8,302 sq ft (ch) Total, Built in 1990 on a 35,146 sq ft lot (ch). Zoned IM. Features 8 drive-through/garage doors, full perimeter fencing, and a paved parking lot. Excellent access with road frontage on three sides (E 7th Pl, S Wheeling Ave & E 8th St). Auction held at: 807 S Xanthus Ave - Absolute Auction, No Reserve!**

Listing Information

Documents On File: **Appraisal, Legal Description**
Foundation: **Slab**
Floors: **Concrete**
Construction: **Brick**
Miscellaneous: **Freight Doors**

Fence: **Chain Link**
Exterior Features: **None**
Lease Type:

Features & Utilities

Water: **City**
Heating: **Electric/2 Units, Other**
Energy: **None**
Interior: **None**
Utility Connect Avail: **Electric, Gas, Water**

Sewer: **City**
Cooling: **None**

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