



**COLDWELL BANKER | SELECT**

# CHUPPS AUCTION COMPANY

## TERMS & CONDITIONS

903 S 85<sup>th</sup> East Ave Tulsa, OK 74112

Wednesday October 8, 2025 5:01 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 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 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

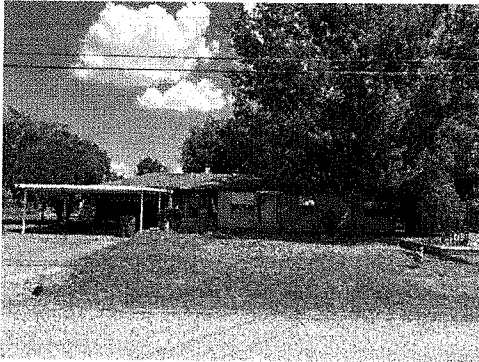
**903 S 85th East Avenue Tulsa, OK 74112-4827**

MLS#: **2537488**  
Status: **Incomplete**  
Type: **House**

County: **Tulsa**  
School District: **Tulsa - Sch Dist (1)**  
Subdivision: **Clarland Acres**  
Multiple Parcels: **No**

Census Tract: **19N-13E-01**  
TRS:

List Price:  
LP/SQ:  
List Date:



### General Information

Style:	<b>Ranch</b>	Size:	
Beds:	<b>3</b>	Acres:	<b>0.54</b>
Baths:	<b>3/0</b>	Lt Sze-Sqft:	<b>23,409</b>
Dir Hse Faces:	<b>W</b>	SqFt2:	<b>1661/Court House</b>
Year Built:	<b>1949/Court House</b>	SqFt3:	
Pool:	<b>None</b>	Under Const:	
Mineral Rights:		Handicap:	<b>No</b>
Roof:	<b>Asphalt / Fiberglass</b>	Storm Shelter:	<b>None</b>
Lot Description:	<b>Corner Lot, Mature Trees</b>		
Legal:	<b>W1/2 N1/2 LT 6 BLK 13</b>		

Directions: **In Tulsa, OK from E 11th St take S 85th E Ave north 1 block, house on right. Corner of 85th East Ave & E 9th St**

### Remarks

Remarks: **Auction Property! Live onsite auction Wed Oct 8 5:01 PM Opening bid: \$50,000 Spacious 1,661 sq ft (ch) home on a large corner lot, built in 1949. Features 3 bedrooms, 3 baths, 2 living areas, and a 2-car garage. The large primary suite offers separate bathrooms for added convenience. Outdoor amenities include a fenced backyard with a patio and gazebo. Home needs repairs, presenting a great opportunity for the right buyer. Absolute auction, no reserve!**

### Listing Information

Counter Top Material: **Laminate, Other**  
Garage: **2, Car Entry - Side**  
Foundation: **Crawl Space, Slab**  
Exterior: **Partial Brick, Wood**  
Floors: **Carpet, Some Hardwood, Vinyl**  
Basement: **None**

Windows: **Wood**  
Patio/Deck: **Deck, Patio**  
Fence: **Chain Link**  
Exterior Features: **Gazebo, Gutters**  
Additional Bldgs: **None**  
Construction: **Wood Frame**

### Features & Utilities

Water: **City**  
Fireplaces: **1/ Wood Burning**  
Heating: **Gas/3+ Units**  
Range Description: **Stove**  
Energy: **None**  
Interior: **None**  
Utility Connect Avail: **Electric, Gas, Phone, Water**  
Appliance Connections: **Range-Gas, Washer Connection**

Hot Water: **Gas** Sewer: **City**  
Appliances Incl: **Dishwasher, Range/Oven**  
Cooling: **3+ Units, Window AC**  
Oven Description: **Single**

### Room Features

# Stories: **1.0**

# of Liv Areas: **2**

**Click on the arrow to view Additional Rooms**

Room Type	Level	Description
Kitchen	Level 1	Country
Utility Room	Level 1	Inside
Bedroom	Level 1	No Bath
Master Bath	Level 1	Full Bath

Room Type	Level	Description
Living Room	Level 1	Fireplace
Master Bedroom	Level 1	Private Bath, Separate Closets
Bedroom	Level 1	No Bath
Hall Bath	Level 1	Full Bath

### School Information

School District: **Tulsa - Sch Dist (1)**  
Middle/Jr High School:

Grade School:  
High School:

### HOA Information

HOA: **No** HOA Fee: **/**

Unit: % Interest:

Taxes/Tax Yr/Tax ID: **\$1,688/2024/08650-93-01-01180**

Taxes  
Homestead: **No**

Green Certified: **No** Rating Org:

Green Rating & Features  
Energy Star Rated: HERS Rated:

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OKLAHOMA REAL ESTATE COMMISSION

RESIDENTIAL PROPERTY CONDITION DISCLOSURE EXEMPTION FORM  
IDENTIFICATION OF EXEMPT TRANSFER

Check the box applicable to the property which is located at (street address):

903 South 85th East Avenue, Tulsa, OK 74112

- ☐ 1. Transfer pursuant to Court Order, including but not limited to, a transfer pursuant to a writ of execution, a transfer by eminent domain, and a transfer pursuant to an Order for partition;
- ☐ 2. Transfer to a mortgagee by a mortgagor or successor in interest who is in default, transfer by any foreclosure sale after default in an obligation secured by a mortgage, transfer by a mortgagee's sale under a power of sale after default in an obligation secured by any instrument containing a power of sale, or transfer by a mortgagee who has acquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decree of foreclosure or has acquired the real property by deed in lieu of foreclosure;
- ☒ 3. Transfer by a fiduciary who is not an owner occupant of the subject property in the course of the administration of a decedent's estate, guardianship, conservatorship or trust;
- ☐ 4. Transfer from one co-owner to one or more other co-owners;
- ☐ 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more of the owners;
- ☐ 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or from a property settlement agreement incidental to such a decree;
- ☐ 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse;
- ☐ 8. Transfer or exchanges to or from any governmental entity; or
- ☐ 9. Transfer of a newly constructed, previously unoccupied dwelling.

The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of the Property.

Seller's Signature Gene Crain dotloop verified  
08/25/25 1:44 PM CDT  
MZ54-F26T-JA8F-ICCX

Seller's Signature Gayla Crain dotloop verified  
08/25/25 1:47 PM CDT  
S57N-SBM1-4OWJ-PPJP

BUYER'S ACKNOWLEDGMENT

Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The Buyer acknowledges the Buyer has read and received a signed copy of this Exemption Form.

Buyer's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

**OKLAHOMA REAL ESTATE COMMISSION***This is a legally binding Contract; if not understood, seek advice from an attorney.***DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS****Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Property Address:** 903 South 85th East Avenue, Tulsa, OK 74112**Seller's Disclosure**

- a. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

i. ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

ii. ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- b. Records and reports available to the seller (check (i) or (ii) below):

i. ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

ii. ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

c. ☐ ☐ Purchaser has received copies of all information listed above.


d. ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

- e. Purchaser has (check (i) or (ii) below):

i. ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

ii. ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

f.  Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.


**Certification of Accuracy**


The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.


Purchaser Date

Purchaser Date

Broker / Associate Date

  
Seller Date

  
Seller Date

  
Broker / Associate Date