



**COLDWELL BANKER | SELECT**

## CHUPPS AUCTION COMPANY

### TERMS & CONDITIONS

120 Acres 4230 Rd Inola, OK 74036

Wednesday October 29 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. Seller has the right to reject the high bid amount.
- 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; 5% 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

## Vacant Land Client Full

**4230 Road Inola, OK 74036**

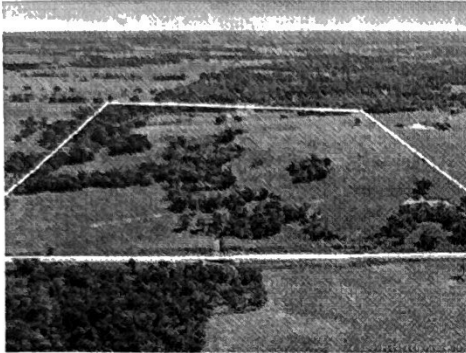
MLS#: **2540796**  
 Status: **Incomplete**  
 Type: **Over 5 Acres**

County:  
 School District:  
 Subdivision:  
 Multiple Parcels:

**Rogers**  
**Chouteau-Mazie - Sch Dist**  
**(M2)**  
**Rogers Co Unplatted**  
**No**

Census Tract:  
 TRS: **21N-17E-35**  
 List \$/Acre:

List Price:  
 LP/SQ:  
 List Date:



General Information

Current Use:	<b>Livestock</b>	Cultivated:	
Lt Sze-Sqft:	<b>5,209,602</b>	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:		Acres:	<b>119.60</b>
Building:	<b>None</b>	Rd Surface:	
Mineral Rights:		Trees:	<b>Clusters</b>
Zoning:	<b>AG</b>	HOA:	<b>No</b>
Fence:	<b>Barbed</b>		
Lot Description:	<b>Farm or Ranch, Hunting, Livestock Allowed, Pond</b>		
Legal:	<b>S2 S2 NW &amp; N2 SW</b>		

Directions: **Halfway between Pryor and Claremore, OK at the Jct Hwy 20/4239 Rd take 4230 Rd south 3.3 miles property on left. Or between Chouteau & Inola from Hwy 412/4240 Rd take 4240 Rd North 7 miles, property on right. Auction will be held at the property**

Remarks: **Auction Property! Live onsite auction Wed October 29 12:01 PM Opening bid: \$250,000 120 Acres +/- of Prime Hunting, Fishing, Cattle & Hay Land! This versatile property features a blend of native and Bermuda grasses, fully fenced and well-suited for livestock or hay production. Water is abundant with 3 1/2 ponds, including a 7-acre duck pond with shallow water areas and the ability to be drained for upkeep. The land offers excellent recreational opportunities with hunting, fishing, a small creek, and scattered trees for wildlife cover. Beautiful building sites with panoramic 360° views make this an ideal place to create your dream homestead or weekend retreat.**

Listing Information

Accessibility Amen:		Sewer:	<b>None</b>	Mobile(s)Allowed:
Water Source:	<b>None</b>			
Utility Connections on Premises:				
Area Amenities:		HOA Fee Schedule:		
HOA Mandatory:	<b>No</b>	HOA Fee:		

Taxes/Tax Yr/Tax ID: **\$123/2024/660051734**  
 Lakes & Rivers:  
 Lake/Water Amen:

Taxes  
 Homestead:  
 Dist to Lake/River:

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