

# Real Estate Auction

Wednesday, October 29, 2025

STARTS @ 5:01 PM

FOR INFO & ONLINE BIDDING: [www.chuppsauction.com](http://www.chuppsauction.com)

ADDRESS: 10246 HECTORVILLE RD • MOUNDS, OK 74047

DIRECTIONS: From Glenpool, OK take Hwy 75 South approx 10 miles, turn East on Hectorville Rd, property is 2nd on the right.



Versatile Residential or Commercial Property just off Hwy 75!

ON SITE  
and ONLINE  
BIDDING!



Property has  
GREAT  
OPPORTUNITY!



Sitting on .84 acres, this unique property offers endless opportunities. Formerly operated as a cannabis grow facility, it comes fully outfitted with infrastructure to support a wide range of business ventures.

The property includes 4,320 sq. ft. of insulated storage/work buildings, a shipping container, and an 1120 sq ft, 1990 Doublewide, 3 bedroom, 2 bath home/office space. Features include closed-cell spray foam insulation, automated water systems, light controllers with heat sensors in every room, and a state-of-the-art security system.

The existing grow infrastructure provides a major advantage, with high-capacity 800 amp electric service, advanced water distribution systems, and more. Whether you're seeking a home with built-in business opportunities or a prime location to expand your commercial operations, this property delivers it all.

TERMS: 10% down day of sale, non-refundable, close in 30 days. No buyer contingencies.  
5% Buyers Premium.

OPEN HOUSES

Monday, October 13th & 20th  
from 4 – 6 pm

DALE & MARIA CHUPP

Coldwell Banker Select

(918) 630-0495

## CHUPPS AUCTION & REAL ESTATE

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