

Real Estate



Auction

Wednesday, November 12, 2025

STARTS @ 12:01PM

FOR INFO & ONLINE BIDDING: www.chuppsauction.com



DIRECTIONS: South of Chouteau, OK on Hwy 69 go east on 630 Rd (Parker Ranch Rd) approx 3 1/2 miles to N 4330 Rd, turn north (left) go 1/2 mile to 634 Rd turn right, follow to end, house on right.

10 ACRES with HOME + APARTMENT!

1873 W 634 Road • Chouteau, OK 74337

**ONSITE
and ONLINE
BIDDING!**

*** OPEN HOUSES ***

MONDAY

**October 27th &
November 3rd**

from 3:00 - 5:00 pm



**Sells with
NO
RESERVE!**



Secluded and peaceful, this partially wooded 10-acre property offers the perfect setting for your private homestead. The 1 1/2 story home features 1,796 sq ft of living space, built in 1984, with 4 bedrooms, 2 baths, a cozy wood stove, a spacious patio, and a bright three-season room. A detached 2-car garage includes a heated and cooled workshop plus a separate 1-bedroom apartment—ideal for guests, extended family, or rental income.

The acreage is fully fenced with a garden area, dog run, and multiple sheds for animals. Rural water supplies the home, while an additional well provides water for gardening and livestock. This property is a rare opportunity to enjoy country living with room to grow and endless possibilities.

TERMS: 10% down day of sale, non-refundable, close in 30 days. 7% Buyers Premium. No Buyers Contingencies. No Reserve - Absolute Auction!

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