



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

1313 N Hemlock Ave Broken Arrow, OK 74012

Wednesday November 19, 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. 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 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

1313 N Hemlock Avenue Broken Arrow, OK 74012

MLS#: 2543524
Status: Incomplete
Type: House

County: Tulsa
School District: Union - Sch Dist (9)
Subdivision: Bricktown
Multiple Parcels: No

Census Tract: 18N-14E-04
TRS:

List Price:
LP/SQ:
List Date:



General Information

Style: Contemporary
Beds: 3 Acres: 0.27
Baths: 2/0 Lt Size-Sqft: 11,787
Dir Hse Faces: W
Year Built: 1998/Court House
Pool: None
Mineral Rights:
Roof: Asphalt / Fiberglass
Size: 1750-2000 SqFt
SqFt: 1770/Court House
SqFt2:
SqFt3:
Under Const:
Handicap: No
Storm Shelter: None
Lot Description: Corner Lot, Mature Trees
Legal: Bricktown Lot 13 Blk 2

Directions: From 71st St/Kenosha take N Joshua Ave North, turn right on W Lansing St. Left on N Hemlock Ave, follow to home on right.

Remarks:

Auction Alert! Live onsite auction Wed November 19 12:01 PM Opening Bid: \$100,000 Corner Lot in Bricktown Subdivision - Union Schools! Fantastic opportunity to own this brick 3-bedroom, 2-bath home with 2-car garage on a spacious corner lot! Built in 1998 and offering 1,770 sq ft (ch) of living space, this home features a fenced backyard and a brand-new HVAC system installed in 2023. Convenient location in the desirable Union School District. Home needs some updating and a few repairs-perfect chance to renovate, customize, and make it your own! Don't miss out-great neighborhood, great potential!

Remarks

Counter Top Material: Laminate, Other
Garage: 2, Attached, Elec Overhead Door
Foundation: Slab
Exterior: Partial Brick, Wood
Floors: Carpet, Vinyl
Basement: None

Listing Information

Windows: Aluminum
Patio/Deck: Patio
Fence: Partial, Privacy
Exterior Features: Gutters
Additional Bldgs: None
Construction: Wood Frame

Water: City
Fireplaces: 1/ Gas Starter, Wood Burning
Heating: Gas/Central
Range Description: Stove
Energy: Ceiling Fans
Interior: 9+ Ceilings
Utility Connect Avail: Electric, Gas, Water
Appliance Connections: Dryer-Electric (220), Electric, Gas, Hot Water Heater-Gas, Range-Electric, Washer Connection

Features & Utilities

Hot Water: Gas
Appliances Incl: Dishwasher, Disposal, Range/Oven
Cooling: Central AC
Oven Description: Single
Sewer: City

Stories: 1.0

of Liv Areas: 1

Click on the arrow to view Additional Rooms

Room Type	Level	Description
Kitchen	Level 1	Country
Living Room	Level 1	Combo, Fireplace
Master Bedroom	Level 1	Private Bath, Walk-in Closet
Bedroom	Level 1	No Bath
Hall Bath	Level 1	Bathtub, Full Bath

Room Type	Level	Description
Dining Room	Level 1	Breakfast
Utility Room	Level 1	Inside, Separate
Bedroom	Level 1	No Bath
Master Bath	Level 1	Bathtub, Full Bath, Separate Shower

School District: Union - Sch Dist (9)
Middle/Jr High School: Union

School Information

Grade School: Peters
High School: Union

HOA: Yes
Condo Fee Includes: HOA Fee: \$200/Annual

HOA Information

Unit: Other
Amenities: Other
% Interest:

Taxes/Tax Yr/Tax ID: \$2,198/2024/83333-84-04-65340

Taxes: Homestead: Yes

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):

1313 North Hemlock Avenue, Broken Arrow, OK 74012

- ☐ 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 Timothy A Roberts, Trustee

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10/08/25 1:48 PM CDT
SjIK-NLSZ-RPKJ-NQBR

Seller's Signature

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