



**COLDWELL BANKER | SELECT**

## CHUPPS AUCTION COMPANY

### TERMS & CONDITIONS

2005 N 167<sup>th</sup> East Ave Tulsa, OK 74116

Gravel Pit on West 21<sup>st</sup> St Tulsa, OK 74107

Wednesday December 3 10:01 AM

- 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; 3.5% 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

## Commercial Sale Client Full

**2005 N 167th Avenue E Tulsa, OK 74116**

MLS#: **2545104**  
Status: **Incomplete**  
Type: **Mixed Use**

County: **Rogers**  
School District: **Catoosa - Sch Dist (28)**  
Subdivision: **EASTPARK II**

Census Tract: **20N-14E-26**  
TRS: **20N-14E-26**

List Price:  
LP/SQ:  
List Date:



### General Information

Permitted Use: **Other** SqFt: **14820/**  
# Stories: Acres: **5.71** SqFt2:  
Rooms: Lt Sze-Sqft: **248,703** SqFt3:  
Year Built: **2001/Court House** Restrooms: **6**  
Location: **Industrial Park** Under Const:  
Roof:  
Taxes/Tax Yr/Tax ID: **\$7,378/2024/**

Legal: **Lot 5 Block 3 East Park Second Amd**

Directions: **From E Pine St take N 168th E Ave north to E Eastpark, follow to N 167th E Ave, turn right, property on right.**

### Remarks:

**Auction Property! Live onsite auction Wed Dec 3 10:01 AM Opening bid: \$500,000 Prime Commercial Property on 5.7± Acres in Eastpark Industrial Development Exceptional opportunity featuring 5.7 acres completely enclosed with chain-link fencing and secured by an electric automatic gate. The property includes three red iron buildings, a CAT diesel generator, 200-gallon fuel tank, 3 Phase electric and concrete truck wash-out area, making it ideal for industrial, service, or logistics operations. The main building offers 10,080 sq ft (ch) of space, including a 3,580 sq ft (ap) executive office area with 12 private offices, three sets of restrooms, storage rooms, a reception area, conference room, safe room, and a break area with kitchenette. The 6,500 sq ft (ap) heated warehouse portion includes a kitchenette, additional office space, and six 14-foot overhead doors. Building 2 provides 4,350 sq ft (ap) of open warehouse space with four 12-foot and two 14-foot overhead doors. Building 3 offers a 70'x30' warehouse area with two 14-foot overhead doors. This well-equipped and secure property offers abundant space, excellent access, and the infrastructure to support a wide range of commercial or industrial uses.**

### Listing Information

Foundation:	<b>Slab</b>	Fence:	<b>Chain Link, Full</b>
Floors:	<b>Carpet, Concrete</b>	Exterior Features:	<b>Lighting</b>
Construction:	<b>Steel</b>	Lease Type:	
Miscellaneous:	<b>Outside Storage</b>		
Price Includes:	<b>Land &amp; Improve</b>		

### Features & Utilities

Water:	<b>City</b>	Sewer:	<b>City</b>
Heating:	<b>Gas/3+ Units, Central</b>	Cooling:	<b>3+ Units, Central AC</b>
Energy:	<b>Ceiling Fans</b>		
Interior:	<b>Mini-Kitchen, Public Restrooms, Security System-Owned</b>		
Utility Connect Avail:	<b>Electric, Gas, Generator - Fixed, Water</b>		

**The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. © 2025**

## Vacant Land Client Full

## W 21st Street Tulsa, OK 74116

MLS#: <b>2546005</b>	County: <b>Tulsa</b>	Census Tract: <b>19N-12E-16</b>	List Price: <b>\$50,000</b>
Status: <b>Active 11/05/25</b>	School District: <b>Berryhill - Sch Dist (10)</b>	TRS: <b>19N-12E-16</b>	LP/SQ: <b>11/05/2025</b>
Type: <b>Over 5 Acres</b>	Subdivision: <b>Tulsa Co Unplatted</b>	List \$/Acre: <b>\$6,402.05</b>	
	Multiple Parcels: <b>No</b>		



## General Information

Current Use: <b>Other</b>	Cultivated:
Lt Sze-Sqft: <b>340,204</b>	Timber:
Lot Dimen:	Pasture:
Road Frontage:	Acres: <b>7.81</b>
Building: <b>None</b>	Rd Surface:
Mineral Rights:	Trees:
Zoning: <b>IM</b>	HOA: <b>No</b>
Fence: <b>Partial</b>	
Lot Description: <b>Other</b>	
Legal: <b>BEG 755.04S &amp; 717.77E NWC NW TH E601.72 S565.32 W601.72 N565.51 POB SEC 16 19 12 7.81ACS</b>	

Directions: **Property entrance is located next to 4518 West 21st St Tulsa. East of the jct S 49th W Ave & W 21st St**

Remarks: **Auction Property! Auction held at 2005 N 167th East Ave Tulsa, 74116 Wed Dec 5 10:01 AM Opening bid: \$50,000 7.81 Acres +/- Previously used as Gravel Pit.**

## Listing Information

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

## Taxes

Taxes/Tax Yr/Tax ID: <b>\$11/2024/99216-92-16-23560</b>	Homestead:
Lakes & Rivers:	Dist to Lake/River:
Lake/Water Amen:	

**The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. © 2025**