



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

2398 Scrub Oak Rd Sand Springs, OK 74063

Wednesday December 17 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

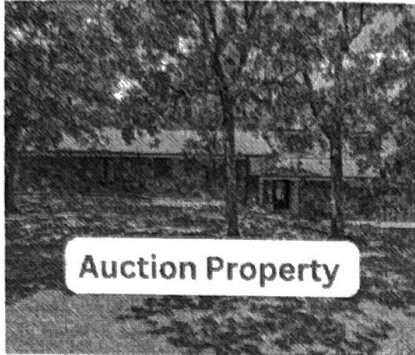
For further information or questions, contact
Dale Chupp 918-630-0495 or Maria Chupp 918-697-6589

Residential Client Full

2398 Scrub Oak Road Sand Springs, OK 74063

MLS#: 2548234
Status: IncompleteCounty: Osage
School District: Sand Springs - Sch Dist
(2)
Subdivision: Country Club Acres amd
Multiple Parcels: NoCensus Tract: 20N-11E-23
TRS: 20N-11E-23List Price:
LP/SQ:
List Date:

Type: House



General Information

Style: Split Level
Beds: 4 Acres: 2.11
Baths: 3/1 Lt Size-Sqft: 91,902
Dir Hse Faces: E
Year Built: 1978/Court House
Pool: None
Mineral Rights: None
Roof: Asphalt / Fiberglass

Size: 2750-3000 SqFt
SqFt: 2806/Appraiser
SqFt2:
SqFt3:
Under Const:
Handicap: No
Storm Shelter: None

Lot Description: Corner Lot, Mature Trees
Legal: AM COUNTRY CLUB ACRES LOT 13, BLK 1

Directions: From Highway 412 and 129 West Avenue go right on Country Road to Scrub Oak Road. Left on Scrub Oak to the Property

Remarks:

Auction Property! Wed December 17 12:01 PM Opening bid \$100,000. Stunning 2.1-acre park-like corner lot with a spacious 4-bedroom, 3.5-bath home and 2-car garage! This inviting split/tri-level layout features a large primary suite with a dreamy walk-in closet and a second bedroom with its own private bath and direct access to the patio deck. Bedrooms 3 and 4 are generously sized and share a convenient full bathroom - perfect for family or guests. You'll love the two versatile living areas, including a cozy den with a fireplace and its own exterior entrance. And the backyard - It's an entertainers paradise. Enjoy a fenced, beautifully landscaped outdoor retreat complete with a ground-level patio, a second-story deck with staircase, a covered patio, a pergola, and a charming gazebo - ideal for hosting, relaxing, and soaking in the views. Two storage buildings provide plenty of extra space, and the home shines with fresh paint inside and out plus brand-new flooring throughout.

Remarks

Counter Top Material: Granite, Other
Garage: 2, Attached, Car Entry - Side, Shelves
Foundation: Slab
Exterior: Stone, Wood
Floors: Carpet, Laminate, Tile
Basement: None

Listing Information

Windows: Other
Patio/Deck: Covered Patio, Deck, Pergola, Porch
Fence: Chain Link, Full, Privacy, Split Rail
Exterior Features: Gazebo, Gutters, Sidewalk
Additional Bldgs: Shed
Construction: Wood Frame

Features & Utilities

Water: Rural
Fireplaces: 1/ Glass Doors, Wood Burning
Heating: Electric/2 Units, Central
Range Description: Cooktop
Energy: Ceiling Fans
Interior: 9+ Ceilings, Intercom, Smoke Detector
Utility Connect Avail: Cable TV, Electric, Phone, Water
Appliance Connections: Dryer-Electric (220), Hot Water Heater-Electric, Oven-Electric, Range-Electric, Washer Connection

Hot Water: 2+ Zoned, Electric
Sewer: Septic Tank
Appliances Incl: Dishwasher, Disposal, Range/Oven
Cooling: 2 Units, Central AC
Oven Description: Convection, Single

Room Features

Stories: 2.0

of Liv Areas: 2

Click on the arrow to view Additional Rooms

Room Type	Level	Description
Kitchen	Level 1	Breakfast Nook
Living Room	Level 1	
Den	Level 1	Bookcase, Fireplace, Separate
Bedroom	Level 2	No Bath, Walk-in Closet
Bedroom	Level 2	Private Bath, Walk-in Closet
Hall Bath	Level 1	Half Bath

Room Type	Level	Description
Dining Room	Level 1	Formal
Utility Room	Level 1	Inside, Sink
Master Bedroom	Level 1	Private Bath, Separate Closets, Walk-in Closet
Bedroom	Level 2	No Bath, Walk-in Closet
Master Bath	Level 1	Double Sink, Full Bath, Separate Shower Whirlpool
Additional Room	Level 1	Mud Room

School District: Sand Springs - Sch Dist (2)
Middle/Jr High School:

School Information

Grade School: Garfield (SSprings)
High School: Charles Page

HOA: No HOA Fee: /

HOA Information

Unit: % Interest:
Taxes

Taxes/Tax Yr/Tax ID: \$1,910/2024/570004103

Homestead: Yes

Green Certified: No Rating Org:

Green Rating & Features

Energy Star Rated: HERS Rated:

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OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 *et seq.*) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 2893 Scrub Oak Road, Sand Springs, 74063

SELLER IS ☐ IS NOT ☒ OCCUPYING THE SUBJECT PROPERTY.

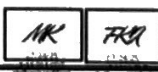
Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	☐	☐	☐	☒
Swimming Pool	☐	☐	☐	☒
Hot Tub/Spa	☐	☐	☐	☒
Water Heater ☒ Electric ☐ Gas ☐ Solar	☒	☐	☐	☐
Water Purifier	☐	☐	☐	☒
Water Softener ☐ Leased ☐ Owned	☐	☐	☐	☒
Sump Pump	☐	☐	☐	☒
Plumbing	☒	☐	☐	☐
Whirlpool Tub	☐	☐	☐	☒
Sewer System ☐ Public ☒ Septic ☐ Lagoon	☒	☐	☐	☐
Air Conditioning System ☒ Electric ☐ Gas ☐ Heat Pump	☒	☐	☐	☐
Window Air Conditioner(s)	☐	☐	☐	☒
Attic Fan	☐	☐	☐	☒
Fireplaces	☒	☐	☐	☐
Heating System ☒ Electric ☐ Gas ☐ Heat Pump	☒	☐	☐	☐
Humidifier	☐	☐	☐	☒
Ceiling Fans	☒	☐	☐	☐
Gas Supply ☐ Public ☐ Propane ☐ Butane	☐	☐	☐	☒
Propane Tank ☐ Leased ☐ Owned	☐	☐	☐	☒

Buyer's Initials

Seller's Initials



Initials are for acknowledgment purposes only

Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier	☐	☐	☐	☒
Garage Door Opener	☒	☐	☐	☐
Intercom	☐	☐	☐	☒
Central Vacuum	☐	☐	☐	☒
Security System ☐ Leased ☐ Owned ☐ Monitored ☐ Financed	☐	☐	☐	☒
Smoke Detectors	☒	☐	☐	☐
Fire Suppression System Date of Last Inspection _____	☐	☐	☐	☒
Dishwasher	☒	☐	☐	☐
Electrical Wiring	☒	☐	☐	☐
Garbage Disposal	☒	☐	☐	☐
Gas Grill	☐	☐	☐	☒
Vent Hood	☒	☐	☐	☐
Microwave Oven	☒	☐	☐	☐
Built-in Oven/Range	☒	☐	☐	☐
Kitchen Stove	☒	☐	☐	☐
Trash Compactor	☐	☐	☐	☒
Built-In Icemaker	☐	☐	☐	☒
Solar Panels & Generators ☐ Leased ☐ Owned ☐ Financed	☐	☐	☐	☒
Source of Household Water ☒ Public ☐ Well ☐ Private/Rural District	☒	☐	☐	☐

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical

1. Property is zoned: (Check One) ☒ residential ☐ commercial ☐ historical ☐ office ☐ agricultural
☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ no zoning classification
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? ☐ Yes ☒ No ☐ Unknown

Flood and Water

	Yes	No
3. What is the flood zone status of the property?		
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?	☐	☒
5. Are you aware of any flood insurance requirements concerning the property?	☐	☒
6. Are you aware of any flood insurance on the property?	☐	☒
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?	☐	☒
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"	☐	☒
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?	☐	☒
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?	☐	☒

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Additions/Alterations/Repairs	Yes	No
11. Are you aware of any additions being made without required permits?	☐	☒
12. Are you aware of any previous foundation repairs?	☒	☐
13. Are you aware of any alterations or repairs having been made to correct defects?	☐	☒
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?	☐	☒
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	☐	☒
16. Approximate age of roof covering, if known _____ number of layers, if known _____		
17. Do you know of any current defects with the roof covering?	☐	☒
18. Are you aware of treatment for termite or wood-destroying organism infestation?	☐	☒
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$ _____	☐	☒
20. Are you aware of any damage caused by termites or wood-destroying organisms?	☐	☒
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?	☐	☒
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?	☐	☒
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?	☐	☒

Environmental	Yes	No
24. Are you aware of the presence of asbestos?	☐	☒
25. Are you aware of the presence of radon gas?	☐	☒
26. Have you tested for radon gas?	☐	☒
27. Are you aware of the presence of lead-based paint?	☐	☒
28. Have you tested for lead-based paint?	☐	☒
29. Are you aware of any underground storage tanks on the property?	☐	☒
30. Are you aware of the presence of a landfill on the property?	☐	☒
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?	☐	☒
32. Are you aware of the existence of prior manufacturing of methamphetamine?	☐	☒
33. Have you had the property inspected for mold?	☐	☒
34. Are you aware of any remedial treatment for mold on the property?	☐	☒
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?	☐	☒
36. Are you aware of any wells located on the property?	☐	☒
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ☐ Yes ☐ No	☐	☒

Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	☐	☒
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	☐	☒
40. Are you aware of encroachments affecting the property?	☐	☒
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) ☐ monthly ☐ quarterly ☐ annually Are there unpaid dues or assessments for the property? ☐ YES ☐ NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____	☐	☒
42. Are you aware of any zoning, building code or setback requirement violations?	☐	☒

Buyer's Initials

Seller's Initials

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Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)	Yes	No
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	☐	☒
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	☐	☒
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?	☐	☒
46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) ☐ monthly ☐ quarterly ☐ annually	☐	☒
47. Is the property located in a private utility district? Check applicable ☐ Water ☐ Garbage ☐ Sewer ☐ Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)	☐	☒

Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?	☐	☒
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?	☐	☒

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

Item 12- Foundation repair was done in 2023. Warranty Certificate and reports are attached.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☐ NO If yes, how many? _____

Mohammed Khan
dotloop verified
07/24/25 11:11 PM CDT
OCEE-WTUX-ASB5-GH4N

Seller's Signature

Date

Fuu Khateer Asna
dotloop verified
07/24/25 12:56 PM CDT
VFPC-LQXO-T55P-MY13

Seller's Signature

Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature

Date

Purchaser's Signature

Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission www.orec.ok.gov.

Buyer's Initials

Seller's Initials

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