

# Real Estate Auctions

## 2 AUCTIONS - 1 DAY ONLY

Tuesday, February 10, 2026

STARTS @ 10:01AM

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

### 10:01<sup>AM</sup> INVESTMENT OPPORTUNITY!

**Sells with  
NO  
RESERVE!**



**ONLINE  
& ONSITE  
BIDDING!**

**DIRECTIONS:** In Chouteau, OK take Main St west to Vann St, turn north, house on left.

**117 N. Vann St. • Chouteau, OK 74337**

Excellent opportunity to invest or renovate! This 4-bedroom, 2-bath home offers 2,054 sq ft of living space, a 2-car garage, and a large fenced backyard. Built in 1950, the property needs some repairs but has strong potential for renovation or rental income. Selling at absolute auction with no reserve—don't miss this chance.

**TERMS:** BOTH PROPERTIES — 10% down day of sale, non-refundable, close in 30 days.  
10% Buyers Premium, no buyers contingencies. Absolute Auction, No Reserve!

**\* OPEN HOUSES \***

**FOR BOTH PROPERTIES**

*Monday - January 26th &  
February 2nd from 3 - 5 pm*

**DALE & MARIA CHUPP**

Coldwell Banker Select

**(918) 630-0495**



## CHUPPS AUCTION & REAL ESTATE

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