



**COLDWELL BANKER | SELECT**

## CHUPPS AUCTION COMPANY

### TERMS & CONDITIONS

3151 W North Ave Ponca City OK 74601

Tuesday March 17 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, min \$10,000, 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

## Commercial Sale Client Full

**3151 W North Avenue Ponca City, OK 74601-7720**MLS#: **2604298**  
Status: **Incomplete**  
Type: **Retail**County: **Kay**  
School District: **Ponca City - (U2)**  
Subdivision: **Bois Darc**Census Tract: **26N-02E-31**  
TRS: **26N-02E-31**List Price:  
LP/SQ:  
List Date:General Information

Permitted Use: **Food Service, Retail** SqFt: **4906/Court House**  
 # Stories: **1** Acres: **0.59** SqFt2:  
 Rooms: **1** Lt Size-Sqft: **25,877** SqFt3:  
 Year Built: **1947/Court House** Restrooms:  
 Location: Under Const:  
 Roof: **Alum / Metal**  
 Taxes/Tax Yr/Tax ID: **\$621/2025/7560-00-002-007-0-000-0**  
 Legal: **A tract in 26N 2E 31 exact legal TBD by Survey**

Directions:

Remarks

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**Auction Property! Live onsite auction Tuesday Mar 17 10:01 AM Opening bid: \$50,000 Snyders Store! Excellent business opportunity for a convenience store in a high-visibility location near the Industrial Park, just off Hwy 177. The 4,906 sq ft (CH) building offers retail space, complete with a Beer cave, 8-door walk-in cooler, two additional walk-in coolers, 6' vent-a-hood, counters, office, storage, and prep areas. The property also includes a 3-bedroom, 1-bath home ideal for on-site manager housing or office use, plus a one-car garage.**

Listing Information

Foundation: **Slab**  
 Floors: **Concrete**  
 Construction: **Other**  
 Price Includes: **Land & Improve**

Fence: **None**  
 Exterior Features: **Pole Sign**  
 Lease Type:

Features & Utilities

Water: **Rural**  
 Heating: **Gas/Central**  
 Energy: **None**  
 Interior: **High Speed Internet, Other**  
 Utility Connect Avail: **Electric, Gas**

Sewer: **Lagoon**  
 Cooling: **Central AC**

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