



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

423 E 9th St Dewey, OK 74029

Friday March 20 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 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

Commercial Sale Client Full

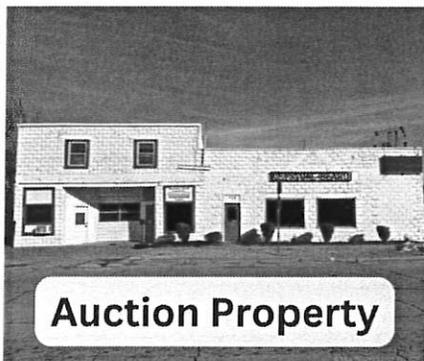
423 E 9th Street Dewey, OK 74029

MLS#: **2603764**
Status: **Incomplete**
Type: **Retail**

County: **Washington**
School District: **Dewey - Sch Dist (82)**
Subdivision: **J H Bartles**

Census Tract: **27N-13E-29**
TRS: **27N-13E-29**

List Price: **\$100,000**
LP/SQ: **\$17**
List Date: **02/03/2026**



General Information

Permitted Use: **Retail** SqFt: **5846/Court House**
Stories: **1** Acres: **0.49** SqFt2:
Rooms: **1** Lt Sze-Sqft: **21,497** SqFt3:
Year Built: **1909/Owner** Restrooms:
Location: **Corner** Under Const:
Roof: **Concrete**
Taxes/Tax Yr/Tax ID: **\$3,211/2025/**
Legal: **Lots 20-24 Blk 99 JH Bartles Sect**
Directions: **Corner of 9th St & N Osage Ave/Hwy 75 in Dewey OK**

Remarks: **Auction Property! Live onsite auction Friday March 20 12:01 PM Opening bid: \$100,000 Prime 1/2-acre corner lot located at 9th St and N. Osage Ave / Hwy 75 in Dewey, OK. Property includes a 5,846 sqft commercial building built in 1909 featuring a retail area with counter, shop/work area, and an upstairs office or apartment complete with a full bathroom and mini kitchen. Also included is a 33x45 Coverall building with concrete floor and a fenced storage area. High-visibility location on a main thoroughfare, ideal for a variety of commercial uses.**

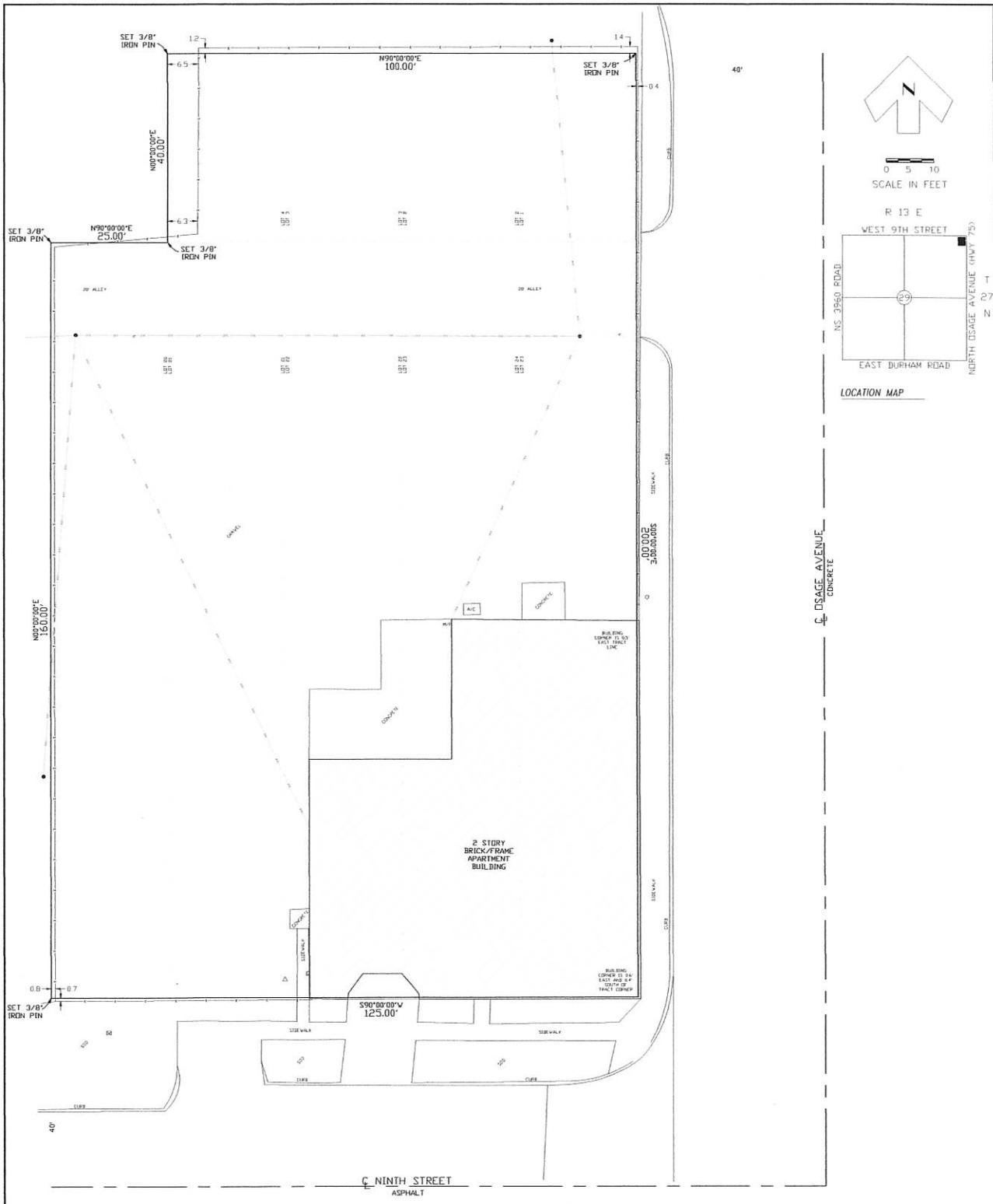
Listing Information

Documents On File: **Land Survey, Legal Description**
Foundation: **Slab** Fence: **Chain Link, Partial**
Floors: **Concrete, Vinyl** Exterior Features: **Door Sign**
Construction: **Concrete** Lease Type:
Miscellaneous: **Outside Storage**
Price Includes: **Land & Improve**

Features & Utilities

Water: **City** Sewer: **City**
Heating: **Gas/Central, Space Heater** Cooling: **Central AC**
Energy: **None**
Interior: **Display Window, Mini-Kitchen, Suspended Ceiling**
Utility Connect Avail: **Electric, Gas**

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. © 2026



0 5 10
SCALE IN FEET



LOCATION MAP

LEGEND

○ SEWER MANHOLE	□ IRRIGATION CONTROL BOX
—S— SANITARY SEWER LINE	□ ELECTRIC SERVICE
RCF REINFORCED CONCRETE PIPE	□ GAS SERVICE
⊕ WATER METER	□ TELEPHONE SERVICE
⊕ WATER VALVE	◆ FIRE HYDRANT
⊕ GAS METER	—O— OVERHEAD UTILITIES
● TELEPHONE PEDESTAL	—F— FENCE LINE
⊕ POWER POLE	⊕ GUARD POST
⊕ LIGHT POLE	□ CONCRETE
— SKN	□ ASPHALT
□ A/C	□ CLEAN OUT
— PARKING BUMPER	SD SATELLITE DISH
	□ CABLE TV

LEGAL DESCRIPTION
 LOTS TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR, BLOCK NINETY-NINE (99), JACOB H. BARTLES ADDITION TO DENVER, WASHINGTON COUNTY, OKLAHOMA, AND THE SOUTH FORTY (40) FEET OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK NINETY-NINE (99), HANNE M. BARTLES ADDITION TO DENVER, WASHINGTON COUNTY, OKLAHOMA.

GENERAL NOTES

FOR: HERBER HOLDINGS, INC., BANCRIST, AND KEYSTONE-BEARD EQUIPMENT COMPANY, A CO-PARTNERSHIP

BASE OF BEARING ASSUMED S00°00'00"W ALONG THE SOUTH LINE OF BLOCK 99, JACOB H. BARTLES ADDITION

THE PROPERTY DESCRIBED HEREON CONTAINS 0 MARKED PARKING SPACES.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.55 ACRES, MORE OR LESS.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO, METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THIS PROPERTY LIES IN ZONE'S "UNSHARED X" FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NO. 40147C01200 AS LAST REVISED 09-26-08

FIELD WORK COMPLETED MARCH 29, 2010

F = FIELD MEASURED COURSE
 P = RECORDED PLAT COURSE
 D = DESCRIBED COURSE

INVOICE NO. 2003B-DGL

PLAT OF SURVEY

SURVEYOR'S STATEMENT

I, DAVID D. LACY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. I FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE EMBODIMENTS OF THE PROPERTY, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE). THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTIONS.