



**COLDWELL BANKER | SELECT**

## CHUPPS AUCTION COMPANY

### TERMS & CONDITIONS

1561 W 63<sup>rd</sup> St Grove, OK 74344

Wednesday April 22, 2026 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. Property is selling absolute.
- 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; 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

## Residential Client Full

**5161 63rd Street Grove, OK 74344**

MLS#: **2606521**  
 Status: **Incomplete**  
 Type: **House**

County: **Delaware**  
 School District: **Grove - Sch Dist (D3)**  
 Subdivision: **Delaware Co Unplatted**  
 Multiple Parcels: **No**

Census Tract: **25N-23E-35**  
 TRS: **25N-23E-35**

List Price:  
 LP/SQ:  
 List Date:



### General Information

Style: **Ranch** Size: **1951/Court House**  
 Beds: **3** Acres: **2.01** SqFt: **1951/Court House**  
 Baths: **2/1** Lt Sze-Sqft: **87,556** SqFt2:  
 Dir Hse Faces: **SW** SqFt3:  
 Year Built: **1972/Court House** Under Const:  
 Pool: **None** Handicap: **Yes**  
 Mineral Rights: Storm Shelter: **None**  
 Roof: **Asphalt / Fiberglass**

Lot Description: **Corner Lot, Mature Trees**  
 Legal: **35-25-23 PT NE NW DESCRIBED AS: BEG 56' N OF SW COR OF N2 NE NW; N 274; S 330'; W 110'; NW 96 DEG 165.4 TO POB 2045-757**

Directions: **On west side of Grove on Hwy 59 turn south on 63rd St. 8/10 mile house on left**

Remarks: **Auction Property! Live onsite Auction Wed April 22 12:01 PM Opening bid: \$100,000 Grand Lake Home Situated on a beautiful 2-acre corner lot with a view of Grand Lake and access easement, this well-maintained property offers space, privacy, and versatility. The 1,951 sq. ft.(ch) home features 3 bedrooms, 2 bathrooms, a 2-car garage, two living areas, and an enclosed patio -perfect for relaxing or entertaining. Originally built in 1972, the home was completely updated in 2013 and includes a new HVAC system installed in 2024. Outside, you'll find a fenced backyard, a 24x24 shop, and a 16x20 insulated shed previously used for raising dogs, along with mature trees that provide a peaceful setting. This property sells absolute with no reserve - don't miss this opportunity!**

Listing Information

Counter Top Material: <b>Quartz</b>	Windows: <b>Vinyl</b>
Garage: <b>2, Attached, Elec Overhead Door</b>	Patio/Deck: <b>Covered Patio, Covered Porch</b>
Foundation: <b>Slab</b>	Fence: <b>Chain Link</b>
Exterior: <b>Full Brick</b>	Exterior Features: <b>Sidewalk, Other</b>
Floors: <b>Concrete, Tile</b>	Additional Bldngs: <b>Shed, Shop</b>
Basement: <b>None</b>	Construction: <b>Concrete</b>

Features & Utilities

Water: <b>City</b>	Hot Water: <b>Electric</b>	Sewer: <b>Septic Tank</b>
Fireplaces: <b>0</b>	Appliances Incl: <b>Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Washer</b>	
Heating: <b>None/Central</b>	Cooling: <b>Central AC</b>	
Range Description: <b>Stove</b>	Oven Description: <b>Single</b>	
Energy: <b>Ceiling Fans, Insulated Doors, Insulated Windows, Programmable Thermostat</b>		
Interior: <b>Smoke Detector</b>		
Utility Connect Avail: <b>Electric, Water</b>		
Appliance Connections: <b>Dryer-Electric (220), Hot Water Heater-Electric, Oven-Electric, Range-Electric, Washer Connection</b>		

Room Features

# Stories: **1.0** # of Liv Areas: **2**

Click on the arrow to view Additional Rooms

Room Type	Level	Description	Room Type	Level	Description
Kitchen	Level 1	Island	Dining Room	Level 1	Combo w/ Living
Living Room	Level 1	Formal	Hobby Room	Level 1	Other
Utility Room	Level 1	Garage	Master Bedroom	Level 1	Private Bath
Bedroom	Level 1	No Bath	Bedroom	Level 1	No Bath
Master Bath	Level 1	Full Bath, Shower Only, Vent	Hall Bath	Level 1	Half Bath

School Information

School District: **Grove - Sch Dist (D3)** Grade School: **Grove**  
 Middle/Jr High School: High School: **Grove**

HOA Information

HOA: **No** HOA Fee: **/** Unit: % Interest:

Taxes/Tax Yr/Tax ID: **\$2,175/2025/** Homestead: **No**

Green Rating & Features

Green Certified: **No** Rating Org: Energy Star Rated: HERS Rated:

Lakes and Rivers Information

Lakes & Rivers: **Grand Lake** Dist to Lake/River: **Less than 1 Mile**  
 Lake/Water Amen: **Summer View, Water Access**

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**OKLAHOMA REAL ESTATE COMMISSION**

**RESIDENTIAL PROPERTY CONDITION DISCLOSURE EXEMPTION FORM  
IDENTIFICATION OF EXEMPT TRANSFER**

Check the box applicable to the property which is located at (street address):

1561 63rd Street, Grove, OK 74344

- 1. Transfer pursuant to Court Order, including but not limited to, a transfer pursuant to a writ of execution, a transfer by eminent domain, and a transfer pursuant to an Order for partition;
- 2. Transfer to a mortgagee by a mortgagor or successor in interest who is in default, transfer by any foreclosure sale after default in an obligation secured by a mortgage, transfer by a mortgagee's sale under a power of sale after default in an obligation secured by any instrument containing a power of sale, or transfer by a mortgagee who has acquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decree of foreclosure or has acquired the real property by deed in lieu of foreclosure;
- 3. Transfer by a fiduciary who is not an owner occupant of the subject property in the course of the administration of a decedent's estate, guardianship, conservatorship or trust;
- 4. Transfer from one co-owner to one or more other co-owners;
- 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more of the owners;
- 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or from a property settlement agreement incidental to such a decree;
- 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse;
- 8. Transfer or exchanges to or from any governmental entity; or
- 9. Transfer of a newly constructed, previously unoccupied dwelling.

The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of the Property.

Seller's Signature *Peggy Gragg* dotloop verified  
02/22/26 1:17 AM CST  
AVTT-ZZMZ-1PYQ-3FC9

Seller's Signature

**BUYER'S ACKNOWLEDGMENT**

Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The Buyer acknowledges the Buyer has read and received a signed copy of this Exemption Form.

Buyer's Signature

Buyer's Signature

PROPERTY IDENTIFIER 1561 63rd Street, Grove, OK 74344

**OKLAHOMA REAL ESTATE COMMISSION**  
*This is a legally binding Contract; if not understood, seek advice from an attorney.*  
**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Property Address:** 1561 63rd Street, Grove, OK 74344


**Seller's Disclosure**

- a. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - i.  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_
  - ii.  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. Records and reports available to the seller (check (i) or (ii) below):
  - i.  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_
  - ii.  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

- c.   Purchaser has received copies of all information listed above.
- d.   Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- e. Purchaser has (check (i) or (ii) below):
  - i.  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - ii.  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


**Agent's Acknowledgment (initial)**

- f.  Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.


\_\_\_\_\_  
Purchaser Date

 \_\_\_\_\_  
Seller Date  
dotloop verified  
02/12/25 1:17 AM CST  
248F3VC0-LEAD-DUTM

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Broker / Associate Date

 \_\_\_\_\_  
Broker / Associate Date  
dotloop verified  
02/12/25 9:46 AM CST  
81S-KHQ-78Q9-UTU1