

# Real Estate and Estate Auction

Thursday, April 23<sup>rd</sup>

Starts @ 10:01 am

## 273 ACRES SELLING IN 5 TRACTS



**ONSITE  
and ONLINE  
BIDDING!**



**NO RESERVE!  
Sells Absolute!**



### **AUCTION DATE and TIME:**

Thursday, April 23, 2026 @ 10:01am



### **OPEN HOUSE DATE and TIME:**

Real Estate Only – No Estate Items  
Monday, April 6th & 13th from 4 – 6 pm  
Bring your ATV's to explore the property.



### **LOCATION and DIRECTIONS:**

12492 S 4200 Road – Unit B  
Claremore, OK 74017

### **ALL 5 TRACTS WILL SELL @ TRACT 2**

In Foyil, OK @ Jct of Hwy 66 & 4200 Rd., Take 4200 Rd West.  
Cross RR Tracks and immediately turn left (S). Follow Road to  
Dead End. Auction Property on right.

**For Bidding Info and Pictures: [www.chuppsauction.com](http://www.chuppsauction.com)**

# CHUPPS AUCTION & REAL ESTATE

Stan Chupp  
(918) 638-1157

Dale Chupp, Realtor  
Coldwell Banker Select  
(918) 630-0495

Jonathan Miller  
(918) 237-7582

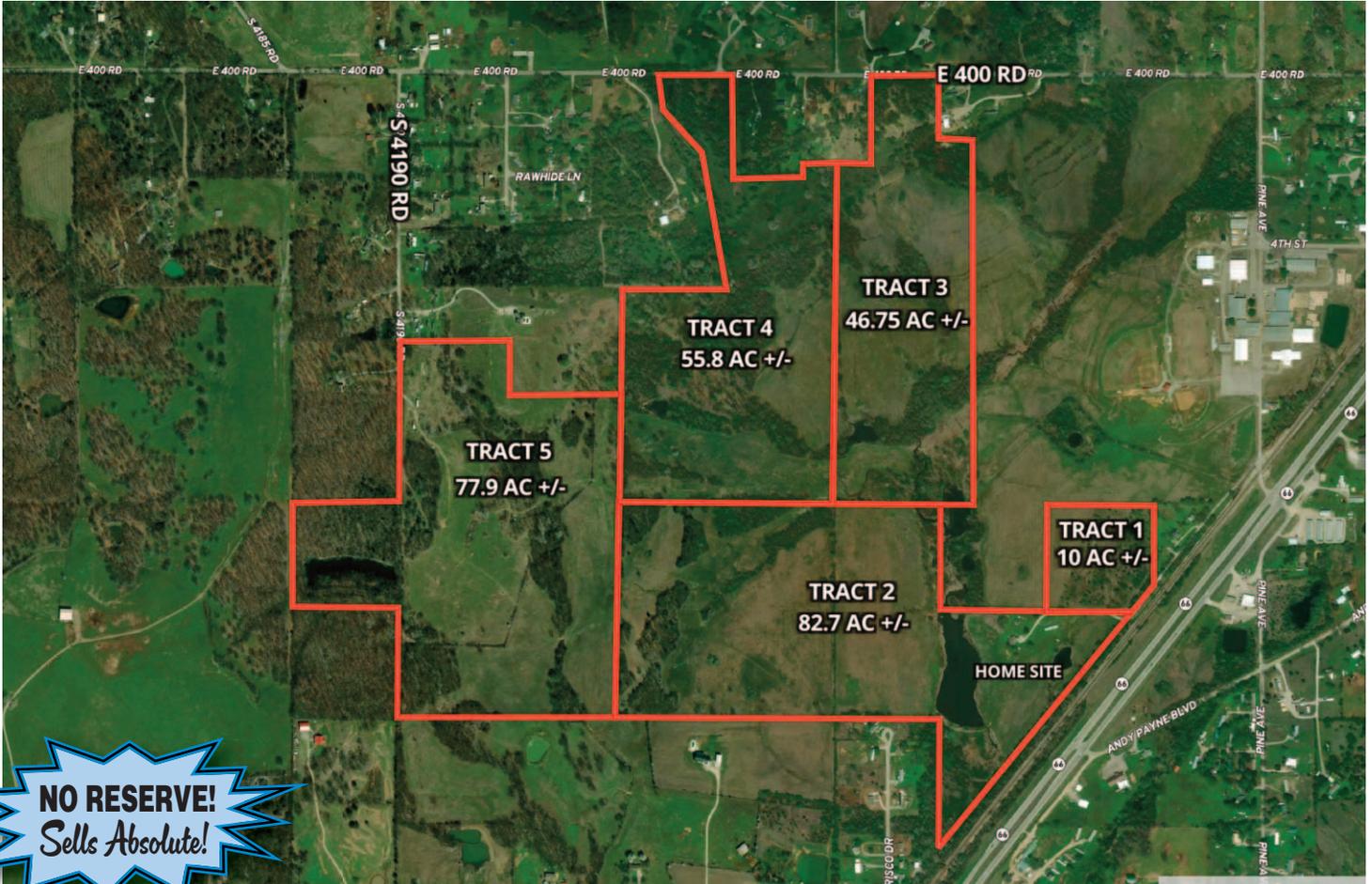
# REAL ESTATE AUCTION

Thursday, April 23<sup>rd</sup>



## 273 Acres - Home, Cattle, Hay & Recreation Land

273 acres offered in 5 tracts, presenting excellent opportunities for ranching, recreation, or future homesites. The land has been reclaimed and has been used for **cattle grazing and hay production**, and is currently maintained as **hay meadow**. Features include **cross fencing, several ponds**, including a large quarry pond, and **scattered wooded areas** that provide a great wildlife habitat. A versatile property well suited for **cattle, hay production, hunting, or building**, with a convenient location **just minutes from Claremore and close to Tulsa** with easy access to the Will Rogers Turnpike.



**NO RESERVE!**  
*Sells Absolute!*

- |                                                                                                                                                                                                                                                                                                                                                                          |                              |                               |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|------------------------------|
| <b>Tract 1:</b> 10 ACRES ± w/ Pond                                                                                                                                                                                                                                                                                                                                       | <b>PASTURE + POND</b>        | <b>Tract 3:</b> 46.75 ACRES ± | <b>PASTURE + POND</b>        |
| <b>Tract 2:</b> 82.7 ACRES ±                                                                                                                                                                                                                                                                                                                                             | <b>HOME + PASTURE + POND</b> | Has access from E 400 Road    |                              |
| Built in 1970, this 3 bedroom, 2 bath brick home with office, offers 1,924 sq ft of living space. The home includes numerous updates and a covered patio perfect for relaxing and enjoying the country setting. The acreage is currently used as productive hay meadow and features two ponds, providing excellent potential for livestock, recreation, or rural living. |                              | <b>Tract 4:</b> 55.8 ACRES ±  | <b>PASTURE + POND</b>        |
|                                                                                                                                                                                                                                                                                                                                                                          |                              | Has access from E 400 Road    |                              |
|                                                                                                                                                                                                                                                                                                                                                                          |                              | <b>Tract 5:</b> 77.9 ACRES ±  | <b>PASTURE + QUARRY POND</b> |
|                                                                                                                                                                                                                                                                                                                                                                          |                              | Has access from E 4190 Road   |                              |

### CHUPPS AUCTION & REAL ESTATE

- THE CHUPP TEAM -  
DALE - MARIA - JUSTIN

Coldwell Banker Select

(918) 630-0495  
(918) 640-5024



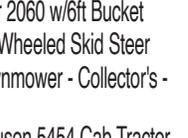
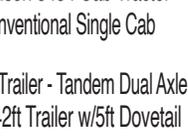
# ESTATE AUCTION

## LOTS 2 - 95 & MISC.

REGISTER @  
CHUPPSAUCTION.COM  
for ONLINE BIDDING

### Hay, Vehicles, Tractors, Backhoe, Trailers, Skid Steers, Boat, Field Implements, Lawnmower, Semi Truck, Propane Tank, Welder / Generators, Cordless Tools, Portable Building, Battery Chargers, Toolboxes, Office Furniture, Appliances, Smokers, Household Furniture, Western Art & MUCH MORE!!

**REAL ESTATE WILL SELL @ 10:01AM IMMEDIATELY FOLLOWED BY MISC. ITEMS  
LIVE ONSITE & ONLINE BIDDING ON LOTS 2 - 95 STARTS @ 11:17AM**

- |                                                     |                                                           |                                                                                     |                                                    |                                                    |
|-----------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| 2 2003 Mercedes S430 4Matic - mi 89502              | 19 Sundowner Sunlite 4-Horse Trailer w/Tack Room          |    | 45 Craftsman 10" Table Saw                         | 70 1976 Framed/Matted Freckles Brown Drawing       |
| 3 2005 Dodge Ram 2500 - 2WD - Long Bed              | 20 EZ Haul Gooseneck Inline Hay Hauler 42ft L             |                                                                                     | 46 Penske Battery Charger/Starter                  | 71 Horses Wall Art by Joe Sambataro                |
| 4 2005 GMC 4-Door Pickup - 4WD - Duramax Diesel     | 21 Gooseneck 2-Axle 20ft Trailer w/4ft Dove               |                                                                                     | 47 Schumacher Battery Charger                      | 72 Western Wall Art by Jack Sorenson 24"x28"       |
| 5 Caterpillar Backhoe w/Loader - Turbo - 4x4        | 22 Holland Fifth Wheel Hitch                              |    | 48 Werner 6ft Step Ladder                          | 73 Western Wall Art by Jack Sorenson 24"x28"       |
| 6 John Deere 6300 Cab Tractor w/ JD620 Loader       | 23 Bumper Pul 2-Axle Car Hauler Trailer                   |                                                                                     | 49 Vintage Wood 3-Section 36-Drawer Cabinet        | 74 Saddle on Stand 13" - Has been restored         |
| 6A Hay Spear w/ Pallet Forks                        | 24 Bumper Pull Single Axle Trailer - 10ft L x 5ft W       |   | 50 Cen-Tech Jump Start 6/12V                       | 75 Natural Spring Water Glass 5 Gal Jar            |
| 7 John Deere 4430 Cab Tractor - Dual Hyd            | 25 Pair 4ft Pallet Forks for Bucket                       |                                                                                     | 51 Samsung SS Refrigerator/Freezer                 | 76 Anthony USA Signed Statue 10"H                  |
| 8 Bush Hog 2715 Legend 15ft Batwing Mower           | 26 Raider 10000 Pro Welder/Generator                      |  | 52 Whirlpool Top Load Washing Machine              | 77 Westminster Chime Daniel Dakota Wall Clock      |
| 9 Massey Ferguson 451 Tractor - Shuttle             | 27 Miller Wildcat 350D Pipeline Welder/Generator          |                                                                                     | 53 Whirlpool Elec Dryer                            | 78 4-Post Bed 60" Mattress/Box Spring/Headboard    |
| 10 Ford Tractor - Dual Hyd - 540 PTO - As Is        | 28 Vintage 8ft Railroad Grader                            |  | 54 Frigidaire Gallery SS Side by Side Refrigerator | 79 7-Drawer Dresser w/Mirror 60"L x 19"W x 32"H    |
| 11 Mustang Skid Steer 2060 w/6ft Bucket             | 29 Heavy Duty 81" 3-Point Box Blade                       |                                                                                     | 55 Wood Dining Table w/2 Leaves & 10 Chairs        | 80 Mission Style Coffee Table 48"L x 26"W x 17"H   |
| 12 New Holland L783 Wheeled Skid Steer              | 30 7-Shank 3-Point Chisel                                 |  | 56 Hall Table 56"L x 17"W x 94"H w/Mirror          | 81 End Table 22"L x 26"W x 24"H                    |
| 13 Cub Cadet Int'l Lawnmower - Collector's - As Is  | 31 Massey Ferguson 4-Bottom 3-Point Plow                  |                                                                                     | 57 Microfiber Rocking Recliner                     | 82 End Table 27"L x 17"W x 24"H                    |
| 14 19?? Massey Ferguson 5454 Cab Tractor            | 32 80" 3-Point Sunshine Brush Hog                         |  | 58 Microfiber Rocking Recliner                     | 83 Joe Rector Matted Art 381/1500 24"x30"          |
| 15 1999 Freightliner Conventional Single Cab Semi   | 33 3-Point Hay Carrier w/Gooseneck Bal 33A8ft Offset Disc |                                                                                     | 59 Leather Couch 7ft                               | 84 Joe Rector Matted Art 14"x16"                   |
| 16 Lowboy Fifth Wheel Trailer - Tandem Dual Axle    | 34 John Deere 702 Hay Rake                                |  | 60 Lether Loveseat 5ft                             | 85 Oklahoma Melody Art by Charles Banks Wilson     |
| 17 Hobbs Drop Deck 42ft Trailer w/5ft Dovetail      | 35 Portable Building w/Loft 12ft L x 30ft W x 10ft H      |                                                                                     | 61 Leather Chair & Ottoman                         | 86 Leather Gun Belt Holster                        |
| 18 Starlite 20ft Gooseneck Tandem Dual Axle Trailer | 36 Cast Iron Kettle                                       |  | 62 Coffee Table & 2 End Tables - Wood & Glass      | 87 John Henry #6208 by Fred Stone Collector Plate  |
|                                                     | 37 50 Gal Propane Tank                                    |                                                                                     | 63 Small Storage Chest 23"L x 16"W x 21"H          | 88 Secretariat #5336 by Fred Stone Collector Plate |
|                                                     | 38 V-Bottom Boat on Trailer - 14ft                        |                                                                                     | 64 Hall Cabinet 54"L x 16"W x 29"H                 | 89 Kentucky Derby - Seattle Slew by Fred Stone     |
|                                                     | 39 John Deere Zero Turn Z-Trak Pro Mower                  |  | 65 Frederick Remington Statue 23"H x 24"L          | 90 John Henry Chris McCarron Up #6208              |
|                                                     | 40 Char Griller Smoker                                    |                                                                                     | 66 Moments Cowboy Campfire Statue 9"               | 91 Armoire 38"L x 19"W x 58"H                      |
|                                                     | 41 Char Broil 4-Burner w/Side Burner LP Gril              |                                                                                     | 67 1973 Michael Garman Statue 8"L x 6"W x 7"H      | 92 Cabinet 30"L x 18"W x 30"H                      |
|                                                     | 42 Small Char Griller Smoker                              |                                                                                     | 68 Tender Loving Care Statue Lifestyle             | 93 Full Size Matt/Box Spr/Headboard/ Frame         |
|                                                     | 43 Craftsman Walk Behind Brush Cutter                     |                                                                                     | 69 Framed Painting on Canvas by Bell Howard        | 94 Tractor Supply Diamond Plate Tool Box           |
|                                                     | 44 Premium Pressure Washer 3100 PSI                       |                                                                                     |                                                    | 95 100 Gal Diamond Plate L-Shape Fuel Tank         |

We Will Be  
RUNNING  
2 AUCTION  
RINGS!

- 200 Round Bales Hay
- New/Used Truck/Trailer Tires
- Canisters
- Kitchen Supplies
- Toolboxes
- Cordless Tools
- Linens
- Blankets & Quilts
- Electric Hand Tools
- Vintage Coleman Lanterns
- Lockers
- Desks & Chairs
- Auger Bits
- Scrap Metal
- Flatware
- Utensils
- File Cabinets
- Flat Screen TV's
- Lots of Tractor & Car Batteries
- Dinnerware
- Bakeware
- Western Style Hats
- Stainless Steel Cookware
- Plumbing Supplies
- Office Supplies & Furniture
- Vintage Transits
- Patio Furniture
- Trailer House to be torn down & removed

For Bidding Info and Pictures: [www.chuppsauction.com](http://www.chuppsauction.com)



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## REAL ESTATE TERMS and CONDITIONS:

- 10% down day of sale, min. \$10,000 per tract, non refundable, (personal checks, cashier checks or wire transfer)
- No buyer contingencies
- 5% buyers premium
- Close in 30 days
- Closing to be held at Rogers County Abstract
- Buyers to purchase title insurance
- Absolute Auction – No Reserve
- For complete terms & conditions: [www.chuppsauction.com](http://www.chuppsauction.com)



**DON'T MISS THIS**  
Once in a  
Lifetime Auction!



**OWNER:** *Charles M. Golden Trust*

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