



Real Estate

AUCTION



WEDNESDAY, APRIL 15, 2026

STARTS @ 1:01 PM

FOR INFO & ONLINE BIDDING – www.chuppsauction.com

23.3 ACRES ± BARNDOMINIUM, SHOP + BARN @ 1:01^{PM}

**ONSITE
and ONLINE
BIDDING!**



DIRECTIONS: From Chelsea, OK take Hwy 66 north approx 5 miles to S 4300 Rd, turn left (north) go 1/2 mile property on left.

3216 S 4300 Rd • Big Cabin, OK 74332

Don't miss this incredible opportunity to own 23.3± acres featuring a spacious 2,400 sq ft barndominium built in 2000. This 2-bedroom, 2-bath home offers an open-concept layout, oversized walk-in closets, and full-length covered front and back porches – perfect for enjoying the peaceful country views. A 2-car garage provides added convenience. The property is well-equipped for work or hobbies with a 30x30 shop featuring a 10' lean-to, concrete floors, two overhead doors, and a bathroom. Additional improvements include a 20x40 barn, chicken coop, and carpport. The acreage is fenced and cross-fenced, complete with lots of mature trees, a rock quarry, and a pond offering great fishing – ideal for livestock, recreation, or investment potential. Sells Absolute - No Reserve!

TERMS: 10% down day of sale, non-refundable, no buyer contingencies, close in 30 days.
10% Buyers Premium, Absolute Auction, No Reserve.

**Sells to the
HIGHEST
BIDDER!**

**Sells with
NO
RESERVE!**

*** OPEN HOUSES ***

Monday - March 30th & April 6th from 4 - 6 pm

**- THE CHUPP TEAM -
DALE - MARIA - JUSTIN**

Coldwell Banker Select

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

NOT RESPONSIBLE FOR ACCIDENTS. ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDES PREVIOUS ADVERTISING.

CHUPPS AUCTION & REAL ESTATE

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