



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

273 Acres Claremore, OK

Thursday April 23 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. Absolute auction, No Reserve.
- 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 providing a survey. 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.
- Seller to provide base abstract for reference only – Buyer to purchase Title Insurance
- Closing to be held at Rogers County Abstract
- ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDE WRITTEN TERMS

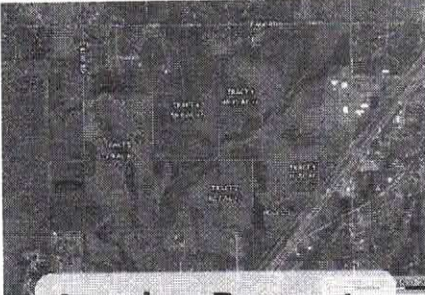
The Chupp Team

Dale Chupp 918-630-0495 - Maria Chupp 918-697-6589

Justin Chupp 918-640-5024

Vacant Land Client Full

4200 Road Claremore, OK
 MLS#: **2609596** County: **Rogers** Census Tract: **23N-17E-31** List Price: **\$100,000**
 Status: **Incomplete** School District: **Foyil - Sch Dist (23)** TRS: **23N-17E-31** LP/SQ:
 Type: **Over 5 Acres** Subdivision: **Rogers Co Unplatted** List Date: **03/19/2026**
 Multiple Parcels: **No** List \$/Acre: **\$525.49**



Auction Property

General Information

Current Use:	Livestock	Cultivated:	
Lt Sze-Sqft:	8,289,468	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:		Acres:	190.30
Building:	None	Rd Surface:	
Mineral Rights:		Trees:	Partial Coverage
Zoning:	AG	HOA:	No
Fence:	Barbed, Cross Fenced		
Lot Description:	Farm or Ranch, Hunting, Livestock Allowed, Pond		
Legal:	190.3 Acres +/- Rogers County selling in 5 Tracts exact legal to be determined by survey		

Directions: **In Foyil, OK @ Jct Hwy 66 & 4200 Rd, Take 4200 Rd West. Cross RR tracks and immediately turn left (S). Follow road to dead end. Property on right - Some Tracts are located off E 400 Rd & S 4190 Rd**

Remarks

Remarks: **Auction Property! Live auction Thursday Apr 23 10:01 AM. Opening bid \$100,000 190.3 acres offered in 4 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. More land available: MLS #2609594 - Auction held at: 12492 S 4200 Rd Unit B Claremore, OK 74017**

Listing Information

Accessibility Amen:		Sewer:	None	Mobile(s)Allowed:
Water Source:	Water Available			
Utility Connections on Premises:				
Area Amenities:		HOA Fee Schedule:		
HOA Mandatory:	No	HOA Fee:		

Taxes

Taxes/Tax Yr/Tax ID:	\$2,170/2025/	Homestead:	
Lakes & Rivers:		Dist to Lake/River:	
Lake/Water Amen:			

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

Residential Client Full

12492 S 4200 Road UnitB Claremore, OK 74017

MLS#: **2609594**
 Status: **Incomplete**
 Type: **House**

County: **Rogers**
 School District: **Foyil - Sch Dist (23)**
 Subdivision: **Rogers Co Unplatted**
 Multiple Parcels: **Yes**

Census Tract: **23N-17E-31**
 TRS: **23N-17E-31**

List Price: **\$100,000**
 LP/SQ: **\$51**
 List Date: **03/19/2026**



General Information

Style: **Ranch** Size: **1750-2000 SqFt**
 Beds: **3** Acres: **82.70** SqFt: **1924/Court House**
 Baths: **2/0** Lt Size-Sqft: **3,602,412** SqFt2:
 Dir Hse Faces: **E** SqFt3:
 Year Built: **1970/Court House** Under Const:
 Pool: **None** Handicap: **No**
 Mineral Rights: Storm Shelter: **None**
 Roof: **Asphalt / Fiberglass**
 Lot Description: **Farm and Ranch, Mature Trees, Pond**
 Legal: **A tract in 23N 17E 31 Containing 82.7 Acres +/-**

Directions: **In Foyil, OK @ Jct Hwy 66 & 4200 Rd, Take 4200 Rd West. Cross RR tracks and immediately turn left (S). Follow road to dead end. Property on right**

Remarks: **Auction Property! Live onsite auction Thur Apr 23 10:01 AM Opening bid: \$100,000 Built in 1970, this 3 bedroom, 2 bath brick home with office, offers 1,924 sqft (ch) 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. Absolute auction - No Reserve - More land available MLS# 2609596**

Counter Top Material: Granite	Listing Information	Windows: Vinyl
Garage:	Windows: Vinyl	Patio/Deck: Covered Patio, Covered Porch
Foundation: Crawl Space	Fence:	Exterior Features: Horse Permitted
Exterior: Full Brick	Additional Bldgs: Shed	Construction: Wood Frame
Floors: Carpet, Tile	Features & Utilities	
Basement:	Hot Water: Electric	Sewer: Septic Tank

Water: Well	Appliances Incl: Dishwasher, Range/Oven
Fireplaces: 1/ Wood Burning, Wood Stove	Coiling: Central AC
Heating: Gas/Central	Oven Description: Single
Range Description: Stove	
Energy: Ceiling Fans, Insulated Windows	
Interior: None	
Utility Connect Avail: Electric, Gas, Water	
Appliance Connections: Dryer-Electric (220), Electric, Gas, Hot Water Heater-Electric, Range-Gas, Washer Connection	

Stories: **1.0** # of Liv Areas: **1**

Click on the arrow to view Additional Rooms

Room Type	Level	Description	Room Type	Level	Description
Dining Room	Level 1	Breakfast	Living Room	Level 1	Fireplace
Office	Level 1	Outside Entry	Utility Room	Level 1	Inside
Master Bedroom	Level 1	No Bath, Separate Closets, Walk-in Closet	Bedroom	Level 1	No Bath
Bedroom	Level 1	No Bath	Hall Bath	Level 1	Bathtub, Full Bath

School District: Foyil - Sch Dist (23)	Grade School: Foyil
Middle/Jr High School:	High School: Foyil

HOA: No	HOA Fee: /	Unit:	% Interest:
Taxes/Tax Yr/Tax ID: \$712/2025/660027503	Homestead: No		

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

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

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):

12492 S 4200 Rd, claremore, OK 74017

- 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 *Charles Duane Golden* dotloop verified
03/19/26 12:01 PM CDT
YWKA-CXSW-NNWE-81QI

Seller's Signature *Shana Thomas* dotloop verified
03/19/26 2:14 PM CDT
H7VI-RWJ-SRAN-TZGB

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 12492 S 4200 Rd, claremore, OK 74017

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: 12492 S 4200 Rd, claremore, OK 74017

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
Purchaser	Date
Broker / Associate	Date

<i>Charles Duane Golden</i>	<small>dotloop certified 03/17/20 2:18 PM CDT GJPH 1549 CAZT CH18</small>
Seller	Date
<i>Shana Thomas</i>	<small>dotloop certified 03/17/20 2:18 PM CDT REVD YGCG BHTL PR17</small>
Seller	Date
<i>Maria Chappi</i>	<small>dotloop certified 03/17/20 3:03 PM CDT GPHW YGCG BHTL PR18</small>
Broker / Associate	Date