



CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

56307 South 510 Rd Rose, OK 74364

Thursday June 25 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. 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

The Chupp Team

Dale 918-630-0495 - Maria 918-697-6589 - Justin 918-640-5024

Residential Client Full

56307 S 510 Road Rose, OK 74364

MLS#: **2617480**
 Status: **Incomplete**

County: **Delaware**
 School District: **Oaks-Mission - Sch Dist (D6)**
 Subdivision: **Delaware Co Unplatted**
 Multiple Parcels: **No**

Census Tract: **20N-22E-17**
 TRS: **20N-22E-17**

List Price:
 LP/SQ:
 List Date:

Type: **House**



General Information

Style: **Other** Size: **3000-3250 SqFt**
 Beds: **3** Acres: **145.00** SqFt: **3068/Court House**
 Baths: **3/0** Lt Size-Sqft: **6,316,200** SqFt2:
 Dir Hse Faces: **SE** SqFt3:
 Year Built: **2002/Court House** Under Const:
 Pool: **None** Handicap: **No**
 Mineral Rights: Storm Shelter: **None**
 Roof: **Metal**
 Lot Description: **Farm and Ranch, Mature Trees, Pond, Spring / Creek**
 Legal: **17-20-22 SW SE, E2 SE SW 1488-182 2404-471**
 Directions:

Remarks

Remarks: **Auction Property! Live onsite auction Thurs June 25 12:01 PM Opening bid: \$250,000 Escape to your own private retreat on 145 secluded acres of breathtaking countryside featuring rolling hills, mature timber, lush hay meadows, a pond, wet weather creek, and abundant wildlife. This stunning property offers the perfect blend of beauty, privacy, and functionality. The charming 1½-story home offers 3,068 sq ft(ch) of living space and was built in 2002. Featuring 3 bedrooms and 3 bathrooms, the home is designed to capture the beauty of the surrounding landscape with comfortable living spaces throughout. Enjoy peaceful mornings in the sunroom or relax on the patio overlooking the scenic views. A one-person beauty shop addition with an exterior entrance provides excellent flexibility for a home business, studio, or guest space. A whole-house Generac generator adds convenience and peace of mind. Outdoor improvements are exceptional and include a 17' diameter gazebo with concrete floor and plexiglass sides, perfect for entertaining year-round. Two detached carport-style garages with concrete floors and 10' roll-up doors (24x30 and 30x35) provide ample vehicle and equipment storage. The 40x80 shop features two 16x14 sliding doors, electric, concrete floors, and a 24x16 enclosed storage room with loft. The acreage is fenced and offers a beautiful mix of open pasture, productive hay meadows, wooded terrain, and natural water features, creating an ideal setting for livestock, recreation, hunting, or simply enjoying the peace and beauty of country living.**

Listing Information

Counter Top Material: **Laminate** Windows: **Aluminum**
 Garage: **4, Detached** Patio/Deck: **Deck**
 Foundation: **Slab** Fence: **Barbed, Full**
 Exterior: **Steel** Exterior Features: **Horse Permitted**
 Floors: **Carpet, Vinyl** Additional Bldgs: **Shop**
 Basement: **None** Construction: **Wood Frame**

Features & Utilities

Water: **Well** Hot Water: **Electric** Sewer: **Septic Tank**
 Fireplaces: **0** Appliances Incl: **Dishwasher, Disposal, Range/Oven**
 Heating: **Electric/Central** Cooling: **Central AC**
 Range Description: **Stove** Oven Description: **Single**
 Energy: **Ceiling Fans**
 Interior: **Smoke Detector**
 Utility Connect Avail: **Electric, Water**
 Appliance Connections: **Dryer-Electric (220), Hot Water Heater-Electric, Range-Electric, Washer Connection**

Room Features

Stories: **1.5** # 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	Combo	Utility Room	Level 1	Inside, Sink
Master Bedroom	Level 1	Private Bath, Walk-in Closet	Bedroom	Level 2	No Bath
Bedroom	Level 2		Master Bath	Level 1	Full Bath, Shower Only
Hall Bath	Level 1	Bathtub, Full Bath	Additional Room	Level 1	Florida
Additional Room	Level 1	Workroom			

School Information

School District: **Oaks-Mission - Sch Dist (D6)** Grade School: **Oaks-Mission**
 Middle/Jr High School: High School: **Oaks-Mission**

HOA Information

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

Taxes

Taxes/Tax Yr/Tax ID: **\$1,800/2025/210033367** Homestead: **Yes**

Green Rating & Features

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):

56307 South 510 Road, Rose, OK 74364

- 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

Michael J. Ross Administrator

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