

Real Estate & Estate Auction

Thursday, June 25, 2026

Starts @ 8:57am



For more information and pics: www.chuppsauction.com

DIRECTIONS: From Cherokee Turnpike & Leach/Rose Exit #17, Take Alt 412 E ¾ mi to Sharp Curve. Turn Rt at Curve on 510 Rd. Follow 510 Rd approx. 3/10 mi to Water Tower. Entrance on Right. Follow Rock Road to Auction Property.

**ONSITE
and ONLINE
BIDDING!**

145 ACRE PRIVATE RETREAT

*Real Estate
WILL SELL
@ 12:01 PM*

Located halfway between NW Arkansas and Tulsa, OK with easy access to Cherokee Turnpike

* OPEN HOUSES *

**MONDAY-JUNE 8th & 15th
from 4:00 - 6:00 pm**

TERMS: 10% down day of sale, non refundable, close in 30 days.
No buyer contingencies, 5% Buyers Premium.



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 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.

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

Coldwell Banker Select

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

**We Will Be
RUNNING
2 RINGS
ALL DAY!**

*Field Implements, Tools and Tool Boxes, Yard Tools,
Appliances, Furniture, Home Décor, Cookware, Trunks,
Salon Furniture, Building Supplies, Quilts, Books, Hats and More*

AUCTION STARTS @ 8:57AM - LIVE ONSITE & ONLINE BIDDING ON LOTS 2 - 62 STARTS @ 10:31AM

- Lots of Small Field Implements
- Toolboxes
- Shop Tools
- DeWalt Cordless Tools
- Name Brand Tools
- Lots of Hand Tools
- Lots of Air Tools
- Yard Tools • Tiller
- Battery Powered Yard Tools
- Gas Trimmers

- Limb Saws • Chain Saws
- Nut & Bolt Bins
- Heavy Duty Metal Shelving
- Metal Shelving
- Step Ladders
- Extension Ladders
- Shop Vacs • Shop Lights
- Power Washer
- Air Compressor
- Propane Bottles
- Lots of Building Supplies
- Elec Wiring • Copper Tubing
- Plywood & Lumber

- Lots of Concrete Yard Ornaments
- T-Posts • Flowerpots
- Red Letter Japan China Teapots
- Royal Wentworth China
- Carlton China
- Cookware
- Small Kitchen Appliances
- Cookbooks • Kitchen Utensils
- Cookie Jars • Corningware
- Copper Cookware
- Vintage Décor
- Lots of Home Décor
- Oil Lamps

- Vintage Vases
- Lots of Wall Art
- Birdhouse Collection
- Native American Pottery & Art
- Fishing & Nautical Décor
- Western Style Hats
- Small Trunks
- Sewing Baskets
- Quilts & Blankets
- Sewing Supplies
- Fabric
- Mannequin
- Stereo Equip

- Hair Salon Equipment
- Emergency Food
- Table Lamps
- Books
- Children's Books
- Beds
- Tables
- Couches
- Chairs
- Dryer

**LOTS MORE ITEMS
ON OTHER SIDE**

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ON OTHER SIDE**

TERMS: Cash - Credit Cards - Check with Proper ID - OK Sales Tax Applies unless exemption is shown.
NOT RESPONSIBLE FOR ACCIDENTS. ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDES PREVIOUS ADVERTISING.

CHUPPS AUCTION & REAL ESTATE

Stan Chupp
(918) 638-1157

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

Jonathan Miller
(918) 237-7582

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ALL DAY!

Tractors, Backhoe, Pickup, Dump Truck, 4-Wheelers, Zero Turn Mower, Field Implements, Patio Furniture, Gas Grills, Overhead Fuel Tanks, Chipper, Shop Tools and Tool Boxes, Welders, Ladders, Yard Tools, Appliances, Sewing Machines, Trunks, Salon Furniture, Building Supplies, Household Furniture and More

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REAL ESTATE SELLS @ 12:01PM

- 2 Big Dog X-1060 Zero Turn Lawn Mower
- 3 Club Car Golf Cart
- 4 Igloo Stainless Steel 4-Burner LP Grill
- 5 Char Broil Stainless Steel 4-Burner LP Grill
- 6 1984 Chev Scottsdale 20 Dually Pickup
- 7 JCB Backhoe w/1400B Extend-a-Dig
- 8 Ford 8N Tractor
- 9 Pull Type Pasture Roller
- 10 Overhead Fuel Tank approx 500 Gal
- 11 Overhead Fuel Tank approx 300 Gal
- 12 Int'l 404 Tractor - Runs & Drives - 540 PTO
- 13 6ft 3-Point Angle Blade
- 14 Int'l Farmall Cub Tractor 246885
- 15 Sunshine 3-Point Brush Cutter 80"W
- 16 6ft 3-Point Heavy Duty Angle Blade
- 17 Seedmaster 3-Point Seeder
- 18 1978 Dump Truck w/10ft Bed - 64187 mi
- 19 Napa Battery Charger model 85-1010
- 20 Pittsburg 2-Ton Cherry Picker
- 21 3-Ton Floor Jack
- 22 Roll Around Wood Topped Work Bench

- 23 Anvil - made in China
- 24 Metal Work Bench
- 25 Polaris 400 Xplorer 4-Wheeler - 4x4
- 26 Polaris 400 Xplorer 4-Wheeler - 4x4
- 27 MAS-91OER-7 Sports Ed 4-Wheeler
- 28 Lawnmower Jack
- 29 Troy Bilt Tomahawk Pro Chipper
- 30 Chicago Elec Mig 170 Wire Feed Welder
- 31 Lincoln 225 G7 Welder on Roll Around Cart
- 32 Pittsburg 2000lb Porta Power
- 33 Snap On Rolling 17-Drawer Toolbox - 2 Pc
- 34 Union Tool Co 5-Speed Heavy Duty Drill Press
- 35 Craftsman 12" Band Saw
- 36 Jet Hobby Mill Machine model JHM-610 on Stand
- 37 DeWalt DW734 Planer on Stand - up to 12-1/2"
- 38 Vintage Metal Lathe - approx 24" Bed
- 39 Vulcan Folding Ladder
- 40 Delta 12" Compound Miter Saw on Stand
- 41 China Hutch - 2 Pc
- 42 Daniel Dakota Grandfather Clock
- 43 Samsung Stainless Steel Refrigerator/Freezer

- 44 Dining Table 5ft x 42" & 4 Chairs
- 45 Secretary Desk
- 46 3 - Swivel Bar Stools 29"H
- 47 Microfiber Lift Chair
- 48 Vintage 3-Drawer Dresser on Wheels
- 49 3-Drawer Dresser
- 50 Vintage Trunk
- 51 Vintage Trunk
- 52 Vintage Singer #15 Sewing Machine in Cabinet
- 53 Kenmore Sewing Machine in Cabinet w/Accs
- 54 Display Cabinet
- 55 Side Chair - Wood w/Seat Cushion
- 56 Wood Carved Trunk
- 57 Lane Cedar Chest
- 58 4-Drawer Dresser w/Glass Top
- 59 Framed Native American Oil on Canvas
- 60 Frigidaire Upright Freezer
- 61 2-1/2 Gal Plastic Jug filled w/Coins
- 62 Salon Chair

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**LOTS MORE ITEMS
ON OTHER SIDE**

**ESTATE OF: RICHARD ROSS
OWNER: ROSS ESTATE**

**LOTS MORE ITEMS
ON OTHER SIDE**

Auctioneer's Note: Richard was a military retiree who enjoyed commercial fishing. This 3,000 square-foot, two-story home **IS PACKED** with an enormous amount of items! This is an auction that you won't want to miss! Follow us on Facebook for updates or visit our website for pictures at www.chuppsauction.com

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