



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

13594 SH 9E Eufaula, OK 74432

Thursday July 16 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. Property is selling absolute.
- High bidder is required by seller to put 10% of the purchase price, min \$10,000, 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 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; 10% 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

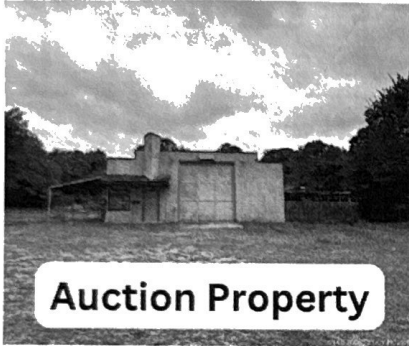
Dale 918-630-0495 - Maria 918-697-6589 - Justin 918-640-5024

Commercial Sale Client Full

13594 State Hwy 9 Eufaula, OK 74462

MLS#: **2620711** County: **Pittsburg** Census Tract: **09N-17E-23**
 Status: **Incomplete** School District: **Canadian - Sch Dist (U5)** TRS: **09N-17E-23**
 Type: **Building Trades / Svc** Subdivision:

List Price:
 LP/SQ:
 List Date: **06/04/2026**

General Information

Permitted Use: **Mixed Use** SqFt: **0/Not Reporting SqFt**
 # Stories: Acres: **0.61** SqFt2:
 Rooms: Lt Sze-Sqft: **26,400** SqFt3:
 Year Built: **/Owner** Restrooms:
 Location: Under Const:
 Roof: **Alum / Metal**
 Taxes/Tax Yr/Tax ID: **\$622/2025/2185-00-002-001-0-001-0**
 Legal: **THAT PT LOT 1 LYG N OF LOTS 7, 8 & 9 BLK 2 & S OF HWY #9 EASEMENT AND ALL OF LOTS 7, 8 & 9 BLK 2 EUFAULA SPORTSMAN CLUB #23 Less the S 65' of Lots 7,8 & 9 BLK**
 Directions: **On the South Side of Eufaula, OK, Take Hwy 9E 7.7 mi. Auction on Rt. (S) - (Longtown Area)**

Remarks: **Auction Property! Live onsite auction Thur July 16 10:01 AM Versatile 1/2-Acre Property featuring an 11' x 36' Tiny Home and a spacious 40' x 43' Shop with a 13' x 22' addition. The well-equipped shop offers 3-phase electric, an office, a bathroom with shower, and three overhead doors-one 13' x 12' door and two 9' x 7' doors-making it ideal for a business, workshop, or storage needs. No Reserve - Sells Absolute!**

Listing Information

Documents On File: **None**
 Foundation: **Slab** Fence: **None**
 Floors: **Concrete** Exterior Features: **None**
 Construction: **Frame** Lease Type:
 Price Includes: **Land & Improve**

Features & Utilities

Water: **Rural** Sewer: **Septic Tank**
 Heating: **Propane-Owned/Radiant** Cooling: **Window AC**
 Energy: **None**
 Interior: **None**
 Utility Connect Avail: **Electric, Gas, Water**

Lakes and Rivers Information

Lakes & Rivers: **Eufaula Lake** Dist to Lake/River: **Less than 1 Mile**
 Lake/Water Amen: **Marina Available**

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