



**COLDWELL BANKER | SELECT**

# CHUPPS AUCTION COMPANY

## TERMS & CONDITIONS

29771 N 3960 Rd Ochelata, OK 74051

Thursday July 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. 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

**29771 N 3960 Road Ochelata, OK 74051**

MLS#: **2621957**  
Status: **Incomplete**

County: **Washington**  
School District: **Caney Valley - Sch Dist (80)**  
Subdivision: **Washington Co Unplatted**  
Multiple Parcels: **No**

Census Tract: **24N-13E-06**  
TRS: **24N-13E-06**

List Price:  
LP/SQ:  
List Date:

Type: **House**



#### General Information

Style: **Other** Size: **1750-2000 SqFt**  
Beds: **3** Acres: **40.00** SqFt: **1961/Court House**  
Baths: **2/0** Lt Sze-Sqft: **1,742,400** SqFt2:  
Dir Hse Faces: **S** SqFT3:  
Year Built: **1920/Court House** Under Const:  
Pool: **None** Handicap: **No**  
Mineral Rights: Storm Shelter: **Storm Cellar**  
Roof: **Metal**

Lot Description: **Farm and Ranch, Mature Trees, Pond**  
Legal: **E 1/2 E 1/2 SE:06 TWNSHP:24N Range:13E**

Directions: **South of Bartlesville on County Rd 3000 (Walmart Dist Ctr Exit) Go West on 3000 Rd 1-1/2 mi to N 3960 Rd. Turn Rt (N) Go 2/10 mi. Property on Left.**

#### Remarks

Remarks: **Auction Property! Live onsite auction Thur July 23 10:01 AM Opening bid: \$100,000 Homesteading Opportunity! Beautiful 40-acre property featuring a pond, productive hay meadow, and mature trees. The updated 1,961 sq. ft. (ch) farmhouse, originally built in 1920, offers 3 bedrooms, 2 bathrooms, and a storm cellar with convenient inside access. Improvements include a 2-car detached garage, 30' x 37' open shed, and a block barn with 3 stalls, tack room, workshop area, and overhead door. The property is also equipped with a corral and loafing shed, making it ideal for horses, livestock, or a self-sufficient country lifestyle.**

#### Listing Information

Counter Top Material: **Granite, Other**  
Garage: **2, Detached, Elec Overhead Door**  
Foundation: **Crawl Space**  
Exterior: **Vinyl**  
Floors: **Carpet, Tile, Vinyl**  
Basement: **None**

Windows: **Vinyl**  
Patio/Deck: **Covered Porch**  
Fence: **Barbed, Cross Fenced, Full, Pipe Fencing**  
Exterior Features: **Horse Permitted**  
Additional Bldgs: **Barn, Shed, Shop**  
Construction: **Wood Frame**

#### Features & Utilities

Water: **City**  
Fireplaces: **0**  
Heating: **Gas/Central**  
Range Description: **Stove**  
Energy: **Ceiling Fans, Insulated Windows**  
Interior: **Smoke Detector**  
Utility Connect Avail: **Electric, Gas, Water**  
Appliance Connections: **Range-Gas, Washer Connection**

Hot Water: **Gas** Sewer: **Septic Tank**  
Appliances Incl: **Dishwasher, Range/Oven**  
Cooling: **Central AC**  
Oven Description: **Single**

#### Room Features

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

Click on the arrow to view Additional Rooms

Room Type	Level	Description	Room Type	Level	Description
Kitchen	Level 1	Breakfast Nook, Island	Utility Room	Level 1	Inside, Separate
Master Bedroom	Level 1	Walk-in Closet	Master Bath	Level 1	Full Bath
Hall Bath	Level 1	Full Bath			

#### School Information

School District: **Caney Valley - Sch Dist (80)**  
Middle/Jr High School: Grade School: **Caney Valley**  
High School: **Caney Valley**

#### HOA Information

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

#### Taxes

Taxes/Tax Yr/Tax ID: **\$746/2025/0001511** Homestead: **Yes**

#### Green Rating & Features

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

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**OKLAHOMA REAL ESTATE COMMISSION**

**APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT**

**Notice to Seller:** Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 *et seq.*) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

**Notice to Purchaser:** The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 29771 N 3960 Rd, Ochelata, OK 74051

SELLER IS  IS NOT  OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

**ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?**

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whirlpool Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private If private, select type: <input type="checkbox"/> Septic/Aerobic <input checked="" type="checkbox"/> Septic/Lateral Lines <input type="checkbox"/> Septic/Lagoon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heating System <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Buyer's Initials   Seller's Initials   Initials are for acknowledgment purposes only





PROPERTY IDENTIFIER 29771 N 3960 Rd Ochelata OK 74051

Property Shared in Common, Easements, Homeowner's Associations and Legal <small>(Continued from page 3)</small>	Yes	No
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Are you aware of encroachments affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Are you aware of a mandatory homeowner's association?  Amount of dues \$ _____ Special Assessment \$ _____  Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually  Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO  If yes, what is the amount? \$ _____ Manager's Name _____  Phone Number _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Are you aware of any zoning, building code or setback requirement violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Is the property located in a fire district which requires payment?  If yes, amount of fee \$ _____ Paid to Whom _____  Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47. Is the property located in a private utility district?  Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other  If other, explain _____  Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
50. Are you aware of any warranties covering the property, its fixtures, or improvements (foundation, roof shingles, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

Buyer's Initials

Seller's Initials

Initials are for acknowledgment purposes only

PROPERTY IDENTIFIER 29771 N 3960 Rd Ochelata OK 74051

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure?  YES  NO If yes, how many? \_\_\_\_\_

*Lori Sheets*  
Seller's Signature  
dotloop verified  
06/02/26 6:10 PM CDT  
BVME-XUSY-RMCL-U5KC  
Date

\_\_\_\_\_  
Seller's Signature  
Date

**A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.**

**The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition.** The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

\_\_\_\_\_  
Purchaser's Signature  
Date

\_\_\_\_\_  
Purchaser's Signature  
Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission [www.orec.ok.gov](http://www.orec.ok.gov).

Buyer's Initials

Seller's Initials *LS*

Initials are for acknowledgment purposes only

dotloop verified  
06/02/26  
6:10 PM CDT