

REAL ESTATE AUCTION



MOVING AUCTION

Starts @ 9:33am

Thursday, September 10, 2026

DIRECTIONS: On South Side of Inola, OK, Take 4220 Rd south approx. 10 mi. to E690 Rd. Turn left (E). Go ½ mi to S225 Rd. Turn Left. Road Dead Ends at Property. Follow lane to House, **OR** From North of Wagoner, OK (at Stoplight in White Horn Cove) from Hwy 69 & E690 Rd, go West 6½ mi on E 690 Rd. to S 225 Rd. Turn Rt (N). Road Dead Ends at Property. Follow lane to House, **OR** West of Wagoner Take Hwy 51 west 5½ mi to 220 Rd, Take 220 Rd north 4½ mi to E 690 Rd. Turn Rt. Go ½ mi to S 225 Rd. Turn Left (N). Road Dead Ends at Property. Follow lane to House. Lots of Pasture Parking.

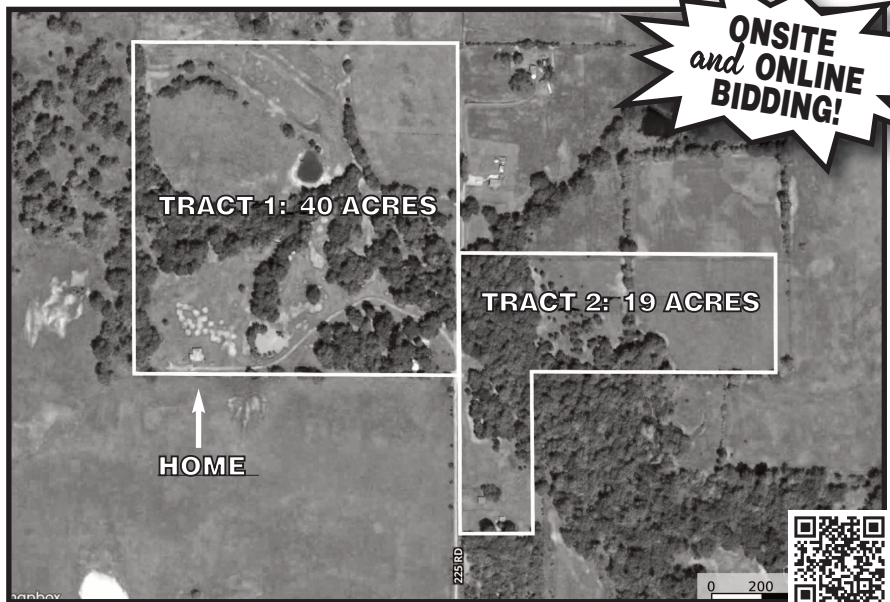
**REAL ESTATE
WILL SELL
@ 10:01AM**

59 ACRES with HOME Offered in 2 TRACTS

**68741 S 225 Road
Wagoner, OK 74467**

Tract 1: 40 Acres of opportunity with fenced and cross-fenced pasture, two stocked ponds, a scenic creek, and scattered shade trees, making this property ideal for livestock, recreation, or peaceful country living. The 1,700± sq. ft. home, built in 1998, offers 3 bedrooms and 2 bathrooms and is ready for your finishing touches. Additional improvements include a fenced backyard and storm cellar. An older home on the property is considered to have no value, but the newer septic system provides an excellent opportunity for a second homesite, guest house, or future build. With a beautiful mix of pasture, water features, and mature trees, this property offers endless possibilities.

Tract 2: 19 Acres offering the perfect blend of open pasture and natural beauty! This fenced and cross-fenced property features a productive hay meadow, mature trees, and a scenic creek, making it ideal for livestock, recreation, or building your dream country retreat. The property includes a 1-bedroom cabin, along with a rural water tap and electric service available on-site (currently inactive), providing a great foundation for future improvements. Whether you're looking for a weekend getaway, hunting property, or a place to build, this versatile acreage offers endless possibilities.



**ONSITE
and ONLINE
BIDDING!**

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

Coldwell Banker Select

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

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

OPEN HOUSES: Monday, Aug 24th & 31st from 4:00 - 6:00 pm

**LOTS MORE ITEMS
ON OTHER SIDE**

Owners: Lee and Isaura Vermillion

**LOTS MORE ITEMS
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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**We Will Be
RUNNING
2 RINGS
ALL DAY!**

**Tractor w/ Loader, Trailers, Field Implements, Zero Turn Mower,
Cattle Chute, Pasture Sprayer, Pipeline Welder, Gas Bottles, Playhouse,
Gun Safe, Cattle Panels, Feed Troughs, Tools, Household & Patio Furniture,
Household Appliances, Pedal Car Fire Engine, Exercise Equipment *and* MORE!**

AUCTION STARTS @ 9:33AM - REAL ESTATE SELLS @ 10:01AM - LIVE ONSITE & ONLINE BIDDING ON LOTS 2 - 55 STARTS @ 11:01AM

- 2 Stihl MS271 Gas Chain Saw - 24" Bar
- 3 Stihl FS111TX Gas Weed Trimmer
- 4 Hustler Raptor SD Zero Turn Lawnmower - 48" Deck - 422 hrs
- 5 John Deere 4510 4WD Tractor w/J D 400X Loader - 540 PTO
- 6 King Kutter 6ft 3-Point Brush Hog
- 7 Bumper Pull 16ft 2-Axle Trailer w/Drop Gate - 77"W Inside
- 8 Bumper Pull Cattle Trailer w/1 Divider Gate - 16ft L x 6ft W
- 9 Powder River? Cattle Chute
- 10 3-Point Box Blade w/Ripper Teeth 67"
- 11 6ft 3-Point Disc
- 12 Ferguson 3-Point 2-Bottom Plow
- 13 Shop Made Pull Type 200 Gal Pasture Sprayer
- 14 Lincoln Classic 300D Pipeline Welder w/Leads - Diesel - works
- 15 Portable Shed/Playhouse 10ft L x 8ft W w/Porch
- 16 Husqvarna DRT900H Rear Tine Tiller
- 17 Bumper Pull Yard Cart
- 18 10-Hole Galvanized Chicken Nest
- 19 Large Propane Bottle - approx 100 Gal
- 20 Welding Oxygen Bottle
- 21 Welding Oxygen Bottle
- 22 2 - Welding Gas Acetylene Bottles
- 23 Cast Iron Patio Table - 4 Chairs - Bench As Is
- 24 Expanded Metal Patio Table & 4 Chairs
- 25 Patio Divided Loveseat
- 26 Pit Boss Pellet Smoker/Grill
- 27 Remington 243 Rifle w/Bushnell Scope Ser#1078490
- 28 Stack On Elite Gun Safe - Holds approx 40 Long Guns & Pistol Holders

- 29 Samsung French Door Refrigerator model RFG2947HDRS
- 30 Dining Table w/Folding Leaves & 8 Chairs
- 31 2 - Counter Height Chairs 24"H
- 32 Secretary Cabinet w/Key
- 33 2-Pc Desk w/Hutch
- 34 Wood/Glass Cabinet
- 35 Hutch
- 36 Emperor Grandfather Style Clock
- 37 Double Loveseat Elec Recliner
- 38 Allure Furniture Loveseat Elec Recliner
- 39 2-Bulb Floor Lamp
- 40 King Size Bed w/Box & Mattress
- 41 Vintage 6-Drawer Chest of Drawers
- 42 2 - Bedside Tables
- 43 Wood Plant Stand
- 44 Cedar Chest on Wheels
- 45 Oak Twisted Leg Plant Stand
- 46 Frigidaire Upright Freezer
- 47 Whirlpool Front Load Washing Machine on Storage Pedestal
- 48 Whirlpool Dryer on Storage Pedestal - Steam Setting
- 49 Kitchen Table
- 50 Inmova Inversion Table
- 51 Powertec Weight Bench w/Round Weights - 2 Bars - Leg Curl
- 52 Gold's Gym Elec Treadmill
- 53 Sepnin Bicycle Pet Pull Cart
- 54 Framed Wall Mirror
- 55 Fire Truck Pedal Car

- Misc Ammo
- Gun Cleaning Kits
- Lots of Pipe - var sizes
- Pipe Caps
- Welding Supplies
- T-Posts
- Wire
- Scrap Metal
- Water Troughs
- Feed Troughs
- Wire Panels
- Cattle Panels
- Wheelbarrow
- Yard Tools
- Live Animal Traps
- Waterers
- Hand Tools
- Jacks
- Portable Air Tank
- Extension Cords
- Tile Cutter
- Woodworking Tools
- Camping Gear
- Golf Balls
- Fishing Rods/Reels
- Small Kitchen Appliances
- Lots of Collectibles

- Statues
- Household Décor
- Fans
- Cookware
- Dishes
- Dehydrator
- Wood TV Trays
- Canning Jars
- Lots of Sewing Supplies
- Craft Items
- Barbie Dolls & Toys
- Singer Treadle Sewing Machine in Cabinet
- Metal Mannequin
- Folding Chairs
- TV's
- Books
- Foot Massager
- Dog Crate
- Pet Backpack
- Vintage Bathtub
- Yard Art
- Office Machines



**REAL ESTATE
ON OTHER SIDE**

www.chuppsauction.com

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ON OTHER SIDE**

Auctioneer's Note: Lee & Isaura are moving and selling their property and items that they are not taking with them. Lots of Totes still filled. **Don't miss this sale!** Follow us on Facebook for updates or visit our website for pictures at www.chuppsauction.com

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