



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

406 W 6th St Chelsea, OK 74016

Wednesday October 14 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, min \$5000, 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.
- Possible owner finance with acceptable terms.
- 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

406 W 6th Street Chelsea, OK 74016-1640MLS#: **2632112**Status: **Incomplete**Type: **Office Building**

County:

Rogers

School District:

Chelsea - Sch Dist (22)

Subdivision:

CHELSEA OT

Census Tract:

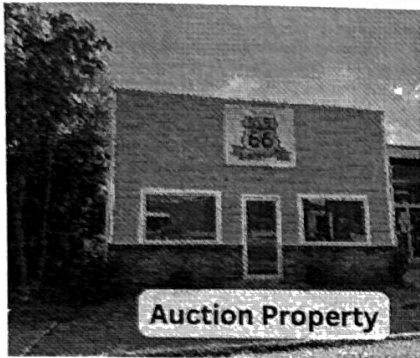
TRS:

24N-18E-30

List Price:

LP/SQ:

List Date:

General InformationPermitted Use: **Office**

Stories:

Acres:

0.04

Rooms:

Lt Sze-Sqft:

1,750

Year Built:

1990/Court House

Location:

Roof:

Alum / Metal

Taxes/Tax Yr/Tax ID:

\$330/2025/660026465

Legal:

NLY 70' OF WLY 25' OF LOT 6 BLOCK 38 CHELSEA O T

Directions:

From Hwy 66 & 6th St stoplight, take 6th St west approx 1/2 mile, property on left (next to Post Office)SqFt: **1200/Court House**

SqFt2:

SqFt3:

Restrooms: **2**

Under Const:

Remarks

Remarks:

Auction Property! Live onsite auction Wed Oct 14 10:01 AM Prime Route 66 Location! Approximately 1,200 sq. ft. (ch) building featuring a combination of office and workshop space. The building is fully heated and cooled and includes two bathrooms, a 9' overhead door, and convenient city utilities. Great visibility and accessibility along Route 66 with lots of potential for a business, shop, office, or investment opportunity! No reserve - absolute auction!

Listing Information

Foundation:

Slab

Floors:

Laminate, Vinyl

Construction:

Frame

Fence:

None

Exterior Features:

Roof Sign

Lease Type:

Features & Utilities

Water:

City

Heating:

Gas/Electric/Central

Energy:

None

Interior:

Mini-Kitchen

Utility Connect Avail:

Electric, Gas, Water

Sewer:

City

Cooling:

Central AC

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