



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

209 E Layton St Chelsea, OK 74016

Wednesday October 28 10:01 AM

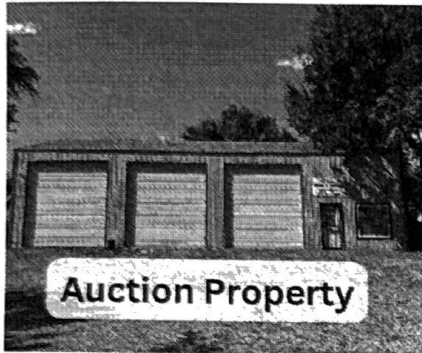
- Properties sold at auction are sold "As Is", "Where Is" with no warranties expressed or implied. Properties are sold to the highest bidder with no Buyer contingencies allowed. Property is selling absolute.
- High bidder is required by seller to put 10% of the purchase price, min \$10,000, down at the 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.
- 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

209 E Layton Street Chelsea, OK 74016-1120MLS#: **2632243**
Status: **Incomplete**
Type: **Mixed Use**County: **Rogers**
School District: **Chelsea - Sch Dist (22)**
Subdivision: **EZZARDS**Census Tract: **24N-18E-19**
TRS: **24N-18E-19**List Price:
LP/SQ:
List Date:General Information

Permitted Use:	Retail	SqFt:	1800/Court House
# Stories:		Acres:	0.41
Rooms:		Lt Sze-Sqft:	17,717
Year Built:	2012/Court House	SqFt3:	
Location:	Frontage	Restrooms:	2
Roof:	Alum / Metal	Under Const:	
Taxes/Tax Yr/Tax ID:	\$489/2025/660017917		

Legal: **LOT 4&5 BLOCK 2 EZZARDS**Directions: **From the stoplight in Chelsea (Jct Hwy 66 & 6th St) take Hwy 66 east approx 1/2 mile, property on left**Remarks

Remarks:

Auction Property! Live onsite auction Wed Oct 28 10:01 AM Opening bid: \$50,000 Prime Route 66 Commercial Opportunity! Large lot located directly on Route 66 featuring a versatile 30' x 60' insulated and heated shop with excellent space for a variety of business uses. The building includes an office or retail area, three 12' x 12' overhead doors, a 30' x 15' loft, and two bathrooms. With its Route 66 frontage, functional layout, and flexible commercial potential, this property offers an excellent opportunity for an owner-user, investor, or entrepreneur. Absolute Auction - No Reserve!

Listing Information

Foundation:	Slab
Floors:	Concrete
Construction:	Frame
Price Includes:	Land & Improve

Fence:	None
Exterior Features:	Door Sign
Lease Type:	

Features & Utilities

Water:	City
Heating:	Gas/2 Units
Energy:	None
Interior:	Mini-Kitchen
Utility Connect Avail:	Electric, Gas

Sewer:	City
Cooling:	Window AC

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