

Real Estate AUCTION

WEDNESDAY, NOVEMBER 18, 2026 STARTS @ 1:01 PM

1:01^{PM} 2 BEDROOM HOME & SHOP

*Sells with
NO
RESERVE!*



305 WEST 40TH PLACE • SAND SPRINGS, OK 74063

DIRECTIONS: In Sand Springs, from Hwy 97 take W 41st St west to Skyline Dr, turn right (N) go 1 block to W 40th Pl, turn left, 3rd house on right.

*W*ell-maintained 1,024 sq. ft. home featuring 2 bedrooms and 1 bath. Originally built in 1950 and **completely remodeled in 2013**, the home offers comfortable living with plenty of outdoor space. The property includes a **fenced yard, storm cellar, and large patio**, plus a **20' x 50' heated and cooled shop**—ideal for a workshop, business, hobbies, or additional storage. **Sells Absolute — No Reserve!**

TERMS: 10% down day of sale, min. \$10,000, non-refundable, close in 30 days. 10% Buyers Premium, no buyer contingencies, absolute auction, no reserve.

OPEN
HOUSE

** Open Houses **

Monday, November 2nd & 9th from 3:00 – 5:00 pm



CHUPPS AUCTION & REAL ESTATE

NOT RESPONSIBLE FOR ACCIDENTS. ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDES PREVIOUS ADVERTISING.

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