



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

3302 Campbell Creek Rd Sand Springs, OK 74063

Wednesday November 18, 2026 4:01 PM

- 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.
- **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

3302 S Campbell Creek Road Sand Springs, OK 74063

MLS#: **2636518**
Status: **Incomplete**County: **Tulsa**
School District: **Keystone - Grades K-8 (15)**
Subdivision: **Tulsa Co Unplatted**
Multiple Parcels: **No**Census Tract: **19N-10E-22**
TRS: **19N-10E-22**List Price: **\$25,000**
LP/SQ: **\$23**
List Date: **10/06/2026**Type: **House**

General Information

Style: **Ranch** Size: **1056/Court House**
 Beds: **2** Acres: **4.70** SqFt: **1056/Court House**
 Baths: **1/0** Lt Sze-Sqft: **204,732** SqFt2:
 Dir Hse Faces: **E** SqFt3:
 Year Built: **1982/Court House** Under Const:
 Pool: **None** Handicap: **No**
 Mineral Rights: Storm Shelter: **None**
 Roof: **Asphalt / Fiberglass**
 Lot Description: **Mature Trees, Wooded**
 Legal: **N/2 S/2 S/2 NW NE LYING W OF CAMPBELL CK RD SEC 22 19 10 2.85ACS & PRT NW NE COMM INTSEC CL CAMPBELL CK RD & SL NW NE TH NE ALG CL 229 NELY CRV RT 106.07 POB PT BEING 330 N SL NW NE TH WLY666.7 N136 SELY698 TO CL RD TH SLY CRV LF 113 POB LESS E30 FOR RD SEC 22 19 10 1.853ACS**

Directions: **In Sand Springs take Hwy 97 to OK 51 go west approx 6 miles to Campbell Creek Rd, turn left go 1 1/2 miles, property on right**

Remarks:

Auction Property! Live onsite auction Wed November 18 4:01 PM Opening bid: \$25,000 Enjoy the privacy of the country with 4.7 fenced acres +/- featuring a 1,056 sq. ft. (ch) home built in 1982 with 2 bedrooms and 1 bath. The home has a new roof but needs rehabilitation, offering an opportunity for renovation and improvement. The property features a wooded setting with abundant wildlife, along with a storage shed and trailer for additional storage. Selling As Is. Absolute Auction - No Reserve!

Remarks

Listing Information

Counter Top Material: **Laminate**
 Garage: **None**
 Foundation: **Crawl Space**
 Exterior: **Other**
 Floors: **Carpet, Vinyl**
 Basement: **None**

Windows: **Aluminum**
 Patio/Deck: **Covered Patio, Covered Porch**
 Fence: **Barbed**
 Exterior Features: **Horse Permitted**
 Additional Bldgs: **Shed, Other**
 Construction: **Wood Frame**

Features & Utilities

Water: **Rural**
 Fireplaces: **0**
 Heating: **Gas/Central**
 Range Description: **Stove**
 Energy: **None**
 Interior: **Smoke Detector**
 Utility Connect Avail: **Electric, Gas, Water**
 Appliance Connections: **Electric, Range-Gas**

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

Room Features

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

Click on the arrow to view Additional Rooms

No additional rooms information available

School Information

School District: **Keystone - Grades K-8 (15)**
 Middle/Jr High School:

Grade School: **Keystone**
 High School:

HOA Information

HOA: **No** HOA Fee: **/**

Unit: % Interest:

Taxes/Tax Yr/Tax ID: **\$560/2025/99022-90-22-11520**

Taxes

Homestead:

Green Certified: **No** Rating Org:

Green Rating & Features

Energy Star Rated:

HERS Rated:

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OKLAHOMA REAL ESTATE COMMISSION

**RESIDENTIAL PROPERTY CONDITION DISCLOSURE EXEMPTION FORM
IDENTIFICATION OF EXEMPT TRANSFER**

Check the box applicable to the property which is located at (street address):

3302 Campbell Creek Road, Sand Springs, OK 74063

- ☐ 1. Transfer pursuant to Court Order, including but not limited to, a transfer pursuant to a writ of execution, a transfer by eminent domain, and a transfer pursuant to an Order for partition;
- ☐ 2. Transfer to a mortgagee by a mortgagor or successor in interest who is in default, transfer by any foreclosure sale after default in an obligation secured by a mortgage, transfer by a mortgagee's sale under a power of sale after default in an obligation secured by any instrument containing a power of sale, or transfer by a mortgagee who has acquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decree of foreclosure or has acquired the real property by deed in lieu of foreclosure;
- ☒ 3. Transfer by a fiduciary who is not an owner occupant of the subject property in the course of the administration of a decedent's estate, guardianship, conservatorship or trust;
- ☐ 4. Transfer from one co-owner to one or more other co-owners;
- ☐ 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more of the owners;
- ☐ 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or from a property settlement agreement incidental to such a decree;
- ☐ 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse;
- ☐ 8. Transfer or exchanges to or from any governmental entity; or
- ☐ 9. Transfer of a newly constructed, previously unoccupied dwelling.

The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of the Property.

Seller's Signature

Steven Wall

dotloop verified
10/01/26 10:59 AM PDT
00SC-VSCF-LRLH-FGP2

Seller's Signature

BUYER'S ACKNOWLEDGMENT

Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The Buyer acknowledges the Buyer has read and received a signed copy of this Exemption Form.

Buyer's Signature

Buyer's Signature

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.