COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS
4425 Rd Webbers Falls, OK 74470
Tuesday December 15, 2026 12:01 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 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.

- 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

Webbers Falls
Oklahoma, AC +/-



Boundary

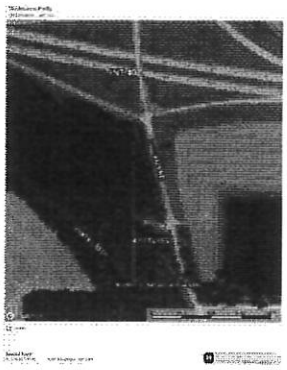
Maria Chupp
P: 918-697-6589
www.chuppsauction.com

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Vacant Land Client Full

4425 Road Webbers Falls, OK 74470

MLS#:	**2641146**	County:	**Muskogee**	Census Tract:		List Price:	
Status:	**Incomplete**	School District:	**Webbers Falls - Sch Dist (K0)**	TRS:	**12N-20E-25**	LP/SQ:	
Type:	**Acreage: 5 or less**	Subdivision:	**Muskogee Co Unplatted**			List Date:	
		Multiple Parcels:	**No**	List $/Acre:	**$2,427.18**		



General Information

Current Use:		Cultivated:	
Lt Sze-Sqft:	**179,467**	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:		Acres:	**4.12**
Building:	**None**	Rd Surface:	
Mineral Rights:		Trees:	**Partial Coverage**
Zoning:	**Vcnt l nec**	HOA:	**No**
Fence:	**None**		
Lot Description:	**Spring/Creek**		
Legal:	**T12N R20E S25 PT SW SW BEG SW/C SW N01(DEGREES)W 1072.39 SERLY ON A CUR TO L 1121.52 TO S SEC LI S88(DEGREES)W 335.21 TO POB**		

Directions: **In Webbers Falls, OK on Int 40 take Exit 287 go south, property on right**

Remarks

Remarks: **Auction Property! Live onsite auction Tue December 15th 12:01 PM Opening bid $10,000 Great Business Opportunity Just Off I-40! 4.12 +/- acres in a convenient location with easy access to Interstate 40! This property features mature trees, an existing concrete slab, utilities, and access to Dirty Creek. Plenty of potential for commercial development, investment, or creating a space to fit your needs. Bring your vision and take advantage of this opportunity! Absolute Auction - No Reserve! Sells to the Highest Bidder!**

Listing Information

Accessibility Amen:					
Water Source:	**Well**		Sewer:	**None**	Mobile(s)Allowed:
Utility Connections on Premises:	**Electric**				
Area Amenities:					
HOA Mandatory:	**No**	HOA Fee:	HOA Fee Schedule:		

Taxes

Taxes/Tax Yr/Tax ID:	**$93/2025/510024130**	Homestead:	
Lakes & Rivers:		Dist to Lake/River:	
Lake/Water Amen:			

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