COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

5203 St Hwy 82 Locust Grove, OK 74352
Wednesday December 16 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. Seller has the right to reject the high bid amount.

- 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 providing a survey. 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

Vacant Land Client Full

5203 S Highway 82 Locust Grove, OK 74352-6061

MLS#:	**2640588**	County:	**Mayes**	Census Tract:		List Price:	
Status:	**Incomplete**	School District:	**Locust Grove - Sch Dist (M4)**	TRS:	**20N-20E-11**	LP/SQ:	
Type:	**Acreage: 5 or less**	Subdivision:	**Mayes Co Unplatted**			List Date:	
		Multiple Parcels:	**No**	List $/Acre:	**$13,661.20**		



General Information

Current Use:		Cultivated:	
Lt Sze-Sqft:	**79,714**	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:	**State Rd**	Acres:	**1.83**
Building:		Rd Surface:	
Mineral Rights:		Trees:	
Zoning:	**Rural**	HOA:	
Fence:	**Chain Link**		
Lot Description:	**Mobile Ready**		
Legal:	**A Tract of land in sec 11 T20N R20E containing 1.83 acres +/- see survey for exact legal**		

Directions: **From Locust Grove, take Hwy 82 north approx 1 3/4 mile, property on right**

Remarks

Remarks: **Auction Property! Live onsite auction Wed Dec 16 10:01 AM Opening bid: $25,000. Great Investment Opportunity close to Lake Hudson! Situated on 1.83 acres +/- along State Highway 82, this versatile property offers excellent income-producing potential in a desirable lake area! Improvements include 10 enclosed storage units, 4 covered boat/RV storage spaces, 2 RV sites, and a mobile home. Property is equipped with 4 water meters, 3 gas meters, and 2 septic tanks. With convenient highway access and a prime location close to Lake Hudson, this property offers multiple opportunities for rental income, expansion, or future development!**

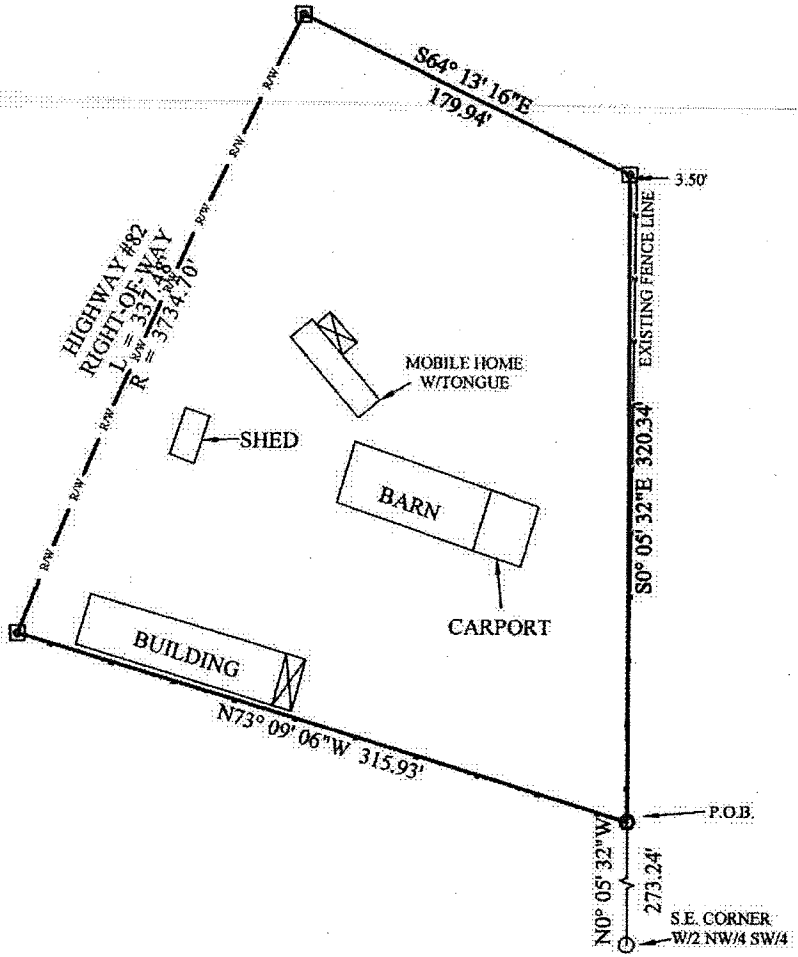
Listing Information

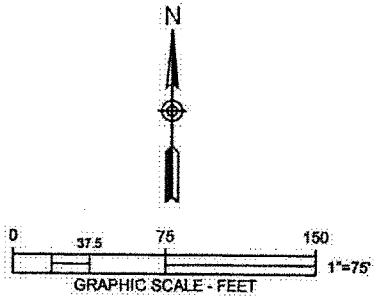
Accessibility Amen:					
Water Source:	**Rural**	Sewer:	**Septic Tank**	Mobile(s)Allowed:	
Utility Connections on Premises:					
Area Amenities:					

Taxes

Taxes/Tax Yr/Tax ID:	**$927/2025/0000-11-20N-20E-3-002-00**	Homestead:	
Lakes & Rivers:		Dist to Lake/River:	
Lake/Water Amen:			

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- SET 3/8" I.P. W/ L.S. #2032 CAP
- FOUND 3/8" I.P.
- FOUND 3/8" I.P. W/L.S. #1107 CAP

NO COVENANTS, RESTRICTIONS, EASEMENTS OR ZONING RESTRICTIONS WERE SUPPLIED, RESEARCHED, OR ADDRESSED AS PART OF THIS SURVEY AND PLAT.

BASIS OF BEARING IS N0°03'55"W ALONG THE WEST LINE OF SAID SW/4.

LEGAL DESCRIPTION

A tract of land situated in the West Half of the Northwest Quarter of the Southwest Quarter (W/2 NW/4 SW/4) of Section 11, Township 20 North, Range 20 East of the Indian Base and Meridian, Mayes County, Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Southeast Corner of said W/2 NW/4 SW/4, THENCE N0°05'32"W for a distance of 273.24 feet along the East Line thereof to the POINT OF BEGINNING;
THENCE N73°09'06"W for a distance of 315.93 feet to a point on the Easterly Right-of-Way of State Highway No. 82;
THENCE along a curve to the right having a radius of 3734.70 feet for a distance of 337.48 feet, being subtended by a chord of N29°29'02"E for a distance of 337.48 feet, along said Right-of-Way;
THENCE S64°13'16"E for a distance of 179.94 feet to a point on the East Line of said W/2 NW/4 SW/4;
THENCE S0°05'32"E for a distance of 320.34 feet along said East Line to the POINT OF BEGINNING.

Contains 1.83 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 10/10/2026.
Together with and subject to covenants, easements and restrictions of record.

CERTIFICATION

I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 10th day of October, 2026.

Kody Couch, R.P.L.S. #2032
C.A. #2425 6/30/28 Copyright 2026

GREEN COUNTRY SURVEYING	WILLIS PROPERTY SOUTH TRACT
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX	SURVEY PLAT

DRAWN	CHECKED	DATE OF FIELD WORK	SCALE	CRD. FILE - BRETCHES
KRC	KRC	10/10/2026	1"=40'	DWG FILE - WILLIS-2