COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

207 & 209 Craven Dr Mannford, OK 74044
Wednesday December 16 1:01 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. 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 not providing a survey of any kind. Buyer costs include but are not limited to; 4% 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

209 Craven Drive Mannford, OK 74044

MLS#: **2641326** | County: **Creek** | Census Tract: | List Price:
Status: **Incomplete** | School District: **Mannford - Sch Dist (46)** | TRS: **19N-09E-23** | LP/SQ:
Type: **House** | Subdivision: **Pelican Point II** | List Date:
Multiple Parcels: **No**



General Information

Style:	**English**			Size:	**2750-3000 SqFt**
Beds:	**4**	Acres:	**0.42**	SqFt:	**2900/Building Permit**
Baths:	**3/1**	Lt Sze-Sqft:	**18,295**	SqFt2:	
Dir Hse Faces:	**E**			SqFt3:	
Year Built:	**2026/Owner**			Under Const:	**New Construction - Finished**
Pool:	**None**			Handicap:	**No**
Mineral Rights:				Storm Shelter:	**None**
Roof:	**Asphalt / Fiberglass**				

Lot Description: **Additional Land Available, Greenbelt, Mature Trees**
Legal: **The S 100 ft of LT 7, BLK 2, Pelican Point II**

Directions: **Take Hwy 51 west into Mannford. At 289th, turn left (South) follow blacktop to Craven Drive, turn left & continue South to stop sign. Continue straight (South) to property on right.**

Remarks

Remarks: **Auction Property! Live onsite auction Wed Dec 16 1:01 PM Opening bid: $250,000 Stunning New Construction Near Keystone Lake! Built in 2026, this beautiful home sits on a spacious .42-acre lot backing to a peaceful greenbelt and retention pond. Featuring an open floor plan with soaring ceilings, a stunning two-story fireplace, and a chef-inspired kitchen with granite countertops, large island, stainless steel appliances, and walk-in pantry. The main-level primary suite offers oversized closets, a spa-like bath with soaking tub, and separate shower. Upstairs features 3 spacious bedrooms, 2 full baths, and a versatile second living area. Enjoy the covered back patio overlooking the scenic backyard. Quality construction with Hardie Board siding and energy-efficient windows. Located in the desirable Mannford School District, just minutes from Keystone Lake, marinas, parks, and shopping. Luxury living in a beautiful, peaceful setting!**

Listing Information

Counter Top Material:	**Quartz**	Windows:	**Vinyl**
Garage:	**2, Attached, Elec Overhead Door**	Patio/Deck:	**Covered Patio, Covered Porch**
Foundation:	**Slab**	Fence:	**Other**
Exterior:	**Brick Veneer, Hardie Plank, Other**	Exterior Features:	**Gutters, Prof Landscaped**
Floors:	**Tile, Wood**	Additional Bldngs:	**None**
Basement:		Construction:	**Wood Frame**

Features & Utilities

Water:	**City**		
Fireplaces:	**1/ Gas Logs, Gas Starter**	Hot Water:	**Gas**
Heating:	**Gas/2 Units, Central**	Appliances Incl:	**Dishwasher, Range/Oven, Other**
Range Description:	**Cooktop**	Cooling:	**2 Units, Central AC**
Energy:	**None**	Oven Description:	**Built-in, Single**
Interior:	**9+ Ceilings, Vaulted Ceiling, Other**		
Utility Connect Avail:	**Electric, Gas, Water**		

Sewer: **City**

Appliance Connections: **Dryer-Electric (220), Electric, Gas, Hot Water Heater-Gas, Oven-Electric, Range-Gas, Washer Connection**

Room Features

Stories: **2.0** | # of Liv Areas: **2**

Click on the arrow to view Additional Rooms

Room Type	Level	Description
Kitchen	**Level 1**	**Island, Pantry**
Utility Room	**Level 1**	**Inside**
Bedroom	**Level 2**	**Walk-in Closet**
Bedroom	**Level 2**	**Walk-in Closet**
Living Room	**Level 1**	**Fireplace, Great Room**
Primary Bedroom	**Level 1**	**Private Bath, Walk-in Closet**
Bedroom	**Level 2**	**Walk-in Closet**
Primary Bath	**Level 1**	**Double Sink, Full Bath, Separate Shower**

School Information

School District: **Mannford - Sch Dist (46)** | Grade School: **Mannford**
Middle/Jr High School: | High School: **Mannford**

HOA Information

HOA: **No** | HOA Fee: **/** | Unit: | % Interest:

Taxes

Taxes/Tax Yr/Tax ID: **$199/2025/** | Homestead: **No**

Green Rating & Features

Green Certified: **No** | Rating Org: | Energy Star Rated: | HERS Rated:

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. © 2026

Vacant Land Client Full

207 Craven Drive Mannford, OK 74044

MLS#:	**2641321**	County:	**Creek**	Census Tract:		List Price:	
Status:	**Incomplete**	School District:	**Mannford - Sch Dist (46)**	TRS:	**19N-09E-23**	LP/SQ:	
Type:	**Residential Lot**	Subdivision:	**Pelican Point II**			List Date:	
		Multiple Parcels:	**No**	List $/Acre:	**$10,373.44**		



General Information

Current Use:		Cultivated:	
Lt Sze-Sqft:	**21,000**	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:		Acres:	**0.48**
Building:	**None**	Rd Surface:	
Mineral Rights:	**None**	Trees:	**Partial Coverage**
Zoning:	**Res**	HOA:	**No**
Fence:	**Other**		
Lot Description:	**Cul De Sac, Subdivision**		
Legal:	**LT 6 and LT 7, BLK 2, less and except the S 100 ft of LT 7, BLK 2, Pelican Point II**		

Directions: **Take Hwy 51 west into Mannford. At 289th, turn left (South) follow blacktop to Craven Drive, turn left & continue South to stop sign. Continue straight (South) to property on right.**

Remarks

Remarks: **Auction Property! Live onsite auction Wed December 16 1:01 PM Opening bid: $5,000 Gorgeous vacant 1/2 acre lot +/- on a cul de sac in Pelican Point II! Keystone Lake, boat ramp, marina and the Harbor are just minutes away. Build your dream house in this established neighborhood and enjoy lake life!**

Listing Information

Accessibility Amen:					
Water Source:	**City**		Sewer:	**City**	Mobile(s)Allowed:
Utility Connections on Premises:					
Area Amenities:					
HOA Mandatory:	**No**	HOA Fee:	HOA Fee Schedule:		

Taxes

Taxes/Tax Yr/Tax ID: **$199/2025/** Homestead:

Lakes and Rivers Information

Lakes & Rivers: **Keystone Lake** Dist to Lake/River: **Less than 1 Mile**

Lake/Water Amen: **Marina Available**

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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):

209 Craven Drive, Mannford, OK 74044

- ☐ 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 *Cody Reed* dotloop verified 11/13/26 4:18 PM CST DZHT-5IVG-DJYQ-PMWC

Seller's Signature *Zach Stites* dotloop verified 11/13/26 2:41 PM CST D9II-VHEK-EEI2-SM1J

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