

# Public Auction

**LARGE, SPACIOUS HOME IN SAYRE, OKLAHOMA  
WITH MANY BENEFITS - MUST SEE TO APPRECIATE**

**SATURDAY, AUGUST 18, 2012 • 10:00 A.M.**

**PROPERTY & SALE LOCATION:** 313 N. 12th, Sayre, Oklahoma. Watch for signs.

**AUCTIONEER'S STATEMENT:** It is a privilege to sell this large, spacious 4,460 square foot home which has benefits that you would enjoy. This home offers the benefits of both city and country living. The home is handicap accessible throughout the property with a covered front porch, and 2 covered back patios. We invite you to see this special home that offers numerous opportunities and benefits that offers the perfect place to call "Home". We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** The special 4,460 square foot home with metal siding offers many benefits that offers the ideal place to call "Home". This handicapped accessible house that has metal siding and a metal roof is located on a property on the west edge of Sayre that offers both city utilities and country benefits. The property's interior has log walls with 2 rock fireplaces located throughout the house with a large commercial cook stove and a well arranged kitchen with rock floors. The kitchen has special rock counter tops. The home is well insulated and has large family room with large rock fireplace, 2 upstairs bedrooms, 2 downstairs bedrooms, and 2 handicapped bathrooms. The property includes an in-ground swimming pool, shop building, and much more. This home and its interior design offers the atmosphere of a log home in the mountains with two fireplaces. We invite you to view this unique, spacious home.



**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

**BROKER PARTICIPATION INVITED:** Broker must pre-register client 48 hours in advance of auction.

Richard E. Cobb is a single party broker for the seller.

**OPEN HOUSE**  
Sunday, August 5 & 12,  
2012 • 1:00-3:00 p.m.  
or by appointment  
**580-225-6743**

**MLS OWNERS: PHIL & LEONA CLIFTON MLS**

## Gene Cobb Auction & Realty

*Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser*

**580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648**

**Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma**

**• P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951**

We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersede All Other Announcements  
Every effort has been made to assure the accuracy of the information with no guarantee of authenticity.

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**

