

Public Auction

**4 BEDROOM HOME & ACREAGES CLOSE TO ELK CITY, OK
TRACTOR • LAWN MOWER • VEHICLE & PERSONAL PROPERTY**

SATURDAY, SEPTEMBER 22, 2012 • 10:00 A.M.

LOCATION: From intersection of Highway 6 and Merritt Road (Hutch's West Side), go 2 miles west on Hwy. 6 to County Road 1950, then north .20 miles on East side of Road (County Road 1950-11088) Watch for Auction Signs.

AUCTIONEER'S STATEMENT: It is a privilege to sell these special properties at public auction. This auction offers numerous possibilities with the two tracts of land to be sold. If you are searching for a home and nice acreage in the Merritt School District or a nice acreage to build a country home close to Elk City, you should consider this auction opportunity. When you see the home and property, you will know it would be an ideal place to call "Home". The property will be sold in two separate tracts. We invite you to attend this special auction.

TRACT #1 Home & 7 Acres M.O.L. of Prime Beckham County Real Estate in Section 23, Township 11 North, Range 22 W.I.M. Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This special property includes a 1993 Solitaire 2800 Square Foot Mobile home with an attached two car garage with pipe fences and a water well. The home has a nice Living room with fireplace, well arranged kitchen and dining area, 4 bedrooms, 2 bathrooms, and a laundry. There is a large walk in safe room in the garage. The home has central heat and air. The home and acreage are located in the Merritt School District. The property would be ideal for a place to live and to have a horse or show animal for the kids.

TRACT #2

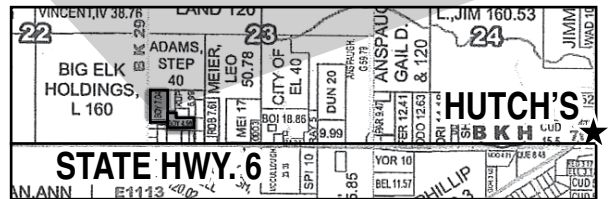
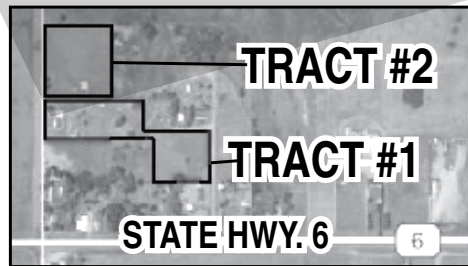
5 Acres M.O.L. of Prime Beckham County Real Estate in Section 23, Township 11 North, Range 22 W.I.M. Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This good real estate is located North of Tract #1 and has a water well and barn on the property. This would be an ideal location for a nice home in the country. The property offers the benefits of country living with easy access to Elk City. Don't miss this special opportunity to own the land for your dream home.

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

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, Sept. 9th & 16th, 2012 from
1:00 to 3:00 p.m. or by appointment
580-225-6743

FARM EQUIPMENT

- John Deere X724 Riding Lawn Mower
- Kubota Model L3130 Tractor with Woods Model 1009 loader
- 3 point box blade
- 2 point Woods Model 60 Mower
- 9 Foot Utility Trailer with Hobart
- Champion 10,000 Welder & Leads
- 16 Foot Utility Trailer

- 16 Foot CM Covered Stock Trailer with rubber floor mats
- Vassar 3 point post hole digger
- 3 point bale spike • 3 point seeder
- Small Portable Sprayer
- 3 Sections of 4 x 4 paneling
- Group of metal stock panels
- Cattle chute with working head gate
- 1,000 gallon propane tank

- 9' x 21' Blue Metal Tool Shed on Skid (to be moved)
- 12' x 15' Blue Metal Tool Shed on Skid (to be moved)
- 27 ft. Cargo Van • 2 Cattle Feeders
- Aluminum stock tank
- Charbroil propane grill
- Numerous yard ornaments
- Group of angle iron and rack



WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION



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.

VISIT US ON THE WORLD WIDE WEB FOR A SCHEDULE OF UPCOMING AUCTIONS
AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>

