

Public Auction

**TWO PRIME REAL ESTATE PROPERTIES - GREAT LOCATION
EXCEPTIONAL OPPORTUNITIES IN ELK CITY, OKLAHOMA**

SATURDAY, OCTOBER 13, 2012 • 10:00 A.M.

LOCATION: National Route 66 Museum Opera House, 2717 West Third, Elk City, OK. Watch for Auction Signs.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the public auction of the two special properties that offer numerous possibilities with these locations on both 20th Street and West Country Club. The Miller Family has made the decision to sell these two properties that offers unlimited opportunities for someone searching for either a prime residential property or an exceptional commercial real estate location. If you are searching for a special property, you should definitely consider these properties. We invite you to attend this special auction.

TRACT #1 & #2 65.108 Acres on West Country Club, Elk City, OK (Surface Only)

PROPERTY LOCATION: 1/2 mile west of intersection of Pioneer and Country Club on the south side of the Road. Watch for auction signs.

PROPERTY DESCRIPTION: This exceptional residential real estate location on West Country Club offers numerous possibilities for the builder, the home buyer and the real estate investor. Tract #1 (34.820 Acres) and Tract #2 (30.288 Acres) is located immediately west of Elkwood Assisted Living Care Center and close to Elk City High School on Pioneer Street. These properties are located in a prime location for a housing development. If you have been searching for prime location in Elk City, you should definitely consider this prime property.

TRACT #3 & #4 29.788 Acres at 1921 20th Street, Elk City, Oklahoma (Surface Only) Watch for auction signs.

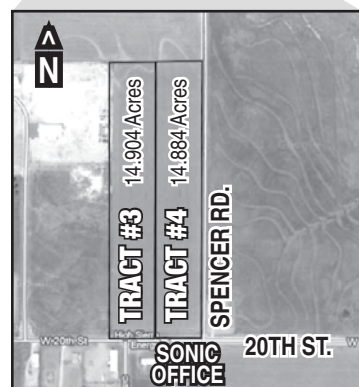
PROPERTY DESCRIPTION: This special commercial property location on 20th Street will be offered in 2 tracts. Tract #3 (14.904 Acres) and Tract #4 (14.884 Acres) are located on the north side of 20th Street in a high visibility area with easy access from 20th Street. The properties would be an ideal location for someone who has been searching for the prime building site that has easy access to 20th Street and Interstate 40 and Merritt Road.

Tracts #1 & #2 and #3 & #4 will be offered individually and not recombined. We invite you to attend this special auction.

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.



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OWNERS: MILLER FAMILY TRUST

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Gene Cobb Auction & Realty

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



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



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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>