

Public Auction

**600 ACRES OF ROGER MILLS COUNTY RANCH LAND
WEST OF LEEDEY, OKLAHOMA.
GOOD RANCHING AND HUNTING POTENTIAL.**

SATURDAY, OCTOBER 20, 2012 • 10:00 A.M.

SALE LOCATION: Roger Mills County Fair Barn, 300 N. Fair Barn Road, Cheyenne, Okla.

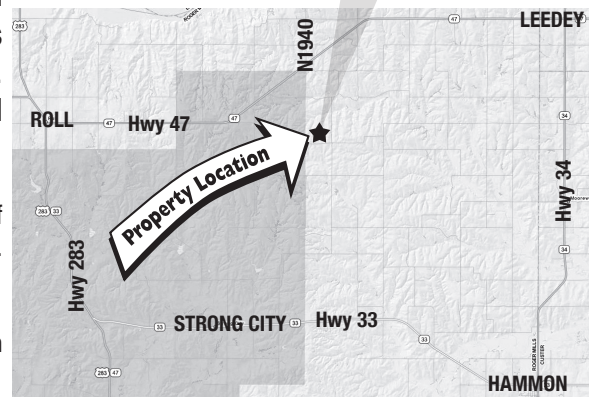
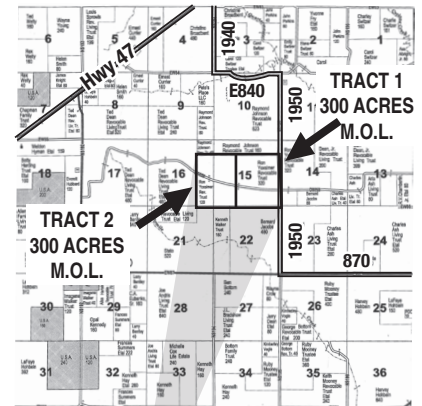
PROPERTY LOCATION: From Intersection of Highway 47 and County Road #1940, go 1 mile south on CR #1940 to CR #E840, then go east 1 mile to CR#N1950, then go 1 mile south CR#1950 to Auction Property. Or From Hammon, Go 5 miles west on Highway 33 to CR#N1970 (9 mile Road), Then Go 5 miles north on CR#1970 to CR#870 (Wagon Wheel Road), Then go 2 miles west on CR#870 to CR#N1950, Then Go North 2 miles on CR#1950 to Auction Property. (Watch for Auction Signs)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the public auction of this special ranching and hunting property that offers many opportunities for the rancher and the hunter. The family who has owned the property for many years has made the decision to offer the property at public auction. If you have been searching for a property to add to your ranching operation, you should definitely consider this property. The sportsman who has been searching for a special hunting place should attend this auction. We invite you to attend this special public auction.

LEGAL DESCRIPTION: The 600 Acres M.O.L. of Roger Mills County Ranch Land is located west of Leedeey, Oklahoma. The property will be offered in two separate tracts to allow the rancher or hunter to purchase what they desire. Rural water crosses the property running east to west which allows access to water. The property will have ingress and egress to each property. This property would be addition to a ranching operation or a special place for the sportsman.

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.



MLS

OWNER: RON YOXSIMER TRUST

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>**