

Public Auction

COMFORTABLE 3 BEDROOM BRICK HOME, NUMEROUS BARNS & SHEDS, & 20.52 ACRES ON EAST SIDE OF ELK CITY, OKLA

SATURDAY, NOVEMBER 3, 2012 • 10:00 A.M.

SALE LOCATION: Elk City Civic Center Fair Barn, 1016 Airport Industrial Rd., Elk City, OK

AUCTIONEER'S STATEMENT: It is a privilege to conduct the public auction of this special 3 Bedroom Brick Home and Acreage that is located on the East Side of Elk City. This property offers the best of country living with the benefits of city utilities with easy access to the many benefits of living in Elk City. This is a rare opportunity to buy a wonderful Home on nice acreage on the edge of Elk City. If you have been searching for the dream home with an acreage with easy access to Elk City, Oklahoma, we invite you to attend this special auction.

PROPERTY LOCATION: The property is located east of the intersection of Eastern and Highway 66 .2 mile on the north side of the Highway. (Watch for auction signs)

PROPERTY DESCRIPTION: This property offers a great opportunity to enjoy both country living and city benefits. The 1,512 square foot brick home has a comfortable living room, well-designed kitchen, 3 bedrooms, 2 bathrooms, and a utility room. The home has a central heat and air unit, water softener, and a reverse osmosis water treatment system. The home is located on 20.52 acres with 5 acres in the city limits and the remainder being outside the city limits. There is a 35' x 30' three car detached garage, a 40' x 30' metal horse barn, and a 60' x 30' metal shop building. The 60' x 30' metal shop building has a central heat unit and a office and bathroom in the shop building. The 40' x 30' metal horse barn has a shop area.

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. Subject to confirmation of District Court.

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

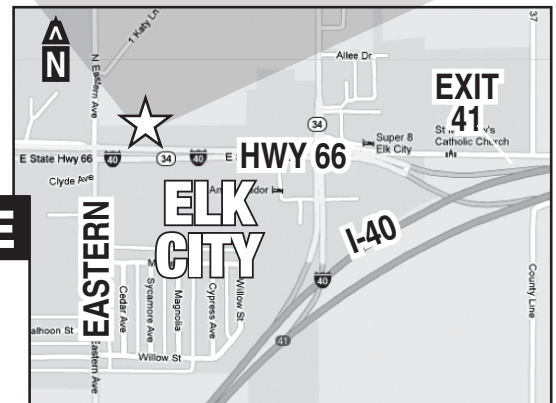
Richard E. Cobb is a single party broker for the seller.

HOUSEHOLD

Sofa • 2 Bookcases
Lift Chair
Gliding Rocker
Chair w/Ottoman
End Table
Printer Stand
2 Full Size Beds

1 Twin Bed • 1 Queen Bed
Dresser with Mirror and Stool
4 Drawer Chest
Sewing Cabinet
7 Drawer Chest
2 Blue Chairs
Brother Sewing Machine
Smaller 5 Drawer Chest
Full Size Dresser with Mirror
2 - 2 Drawer Filing Cabinet
Small TV Stand • Metal Shelf
Small Vanity with Chair
Washer & Dryer

REAL ESTATE SELLS AT 11 A.M.



OPEN HOUSE

**Sunday, October 21
& 28, 2012 • 1-3 PM
or by appointment
580-225-6743**

FARM & MISCELLANEOUS

12 - 12' Stock Panels
1 - 20' Stock Panel
Electric Cords • Water Hoses
Agra Fab Lawn Trailer
Antique Metal Double Tree
Wire Stretchers
Cross Cut Saw
Branding Irons
Lawn Equipment
Misc. Tools & Pipe Wrenches
Leaf Blower • Pick Ax
**Much More....Too Numerous
To Mention**

MLS OWNER: ESTATE OF ALENA ROSE 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.

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>

