

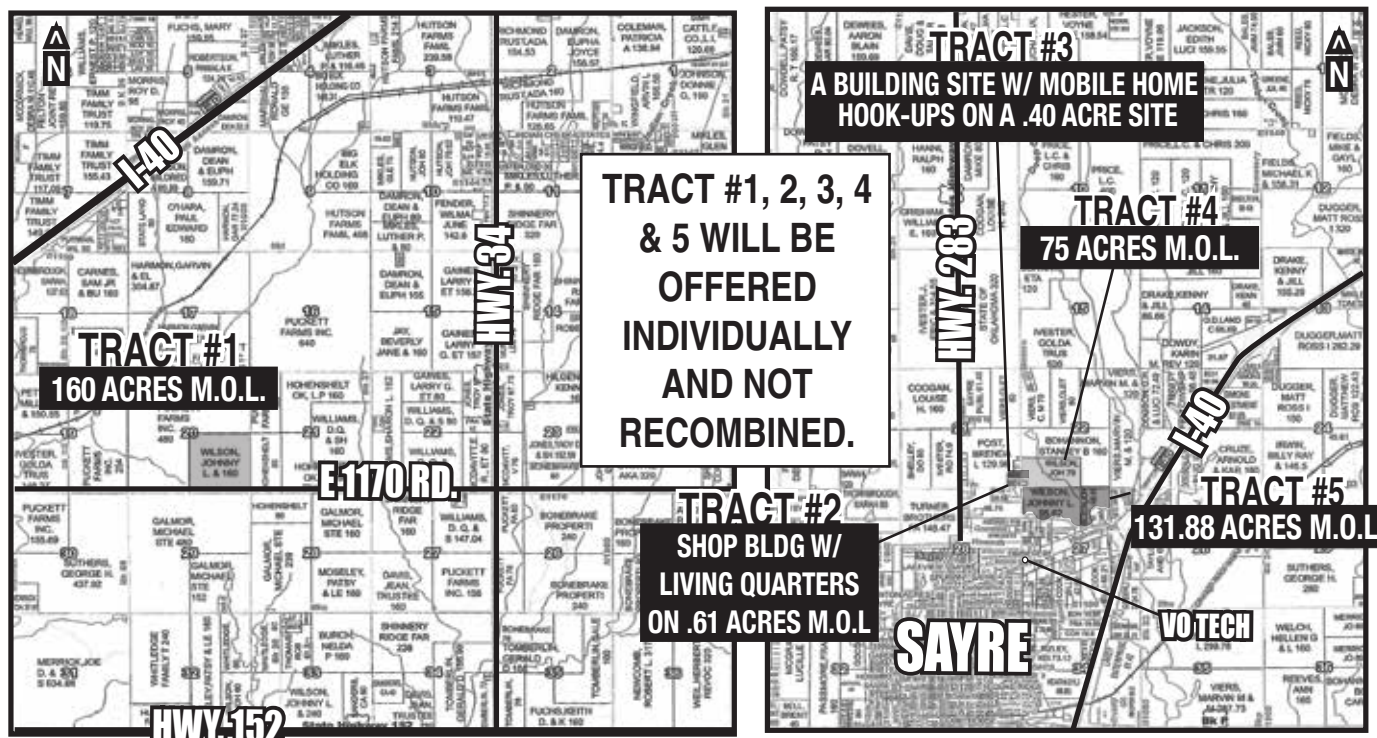
Public Auction

**PRIME REAL ESTATE - 2 SEPARATE LOCATIONS
CLOSE TO SAYRE & ELK CITY • FARM MACHINERY**

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

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County Court House)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the sale of these special Beckham County real estate properties and a nice selection of farm machinery. These properties offer various opportunities with prime locations close to Sayre and Elk City that would be good home sites, good farming and ranching properties, or commercial properties. Additionally, there will be farm equipment that would be a good addition to a farming and ranching operation. The farm equipment will sell promptly at 10 A.M. with the real estate selling immediately after the equipment listed. We invite you to attend.



TRACT #1 RANCHING PROPERTY CLOSE TO SAYRE AND ELK CITY

LEGAL DESCRIPTION: SE/4 of Section 20, Township 10 North, Range 22 W.I.M. (Surface Only)

LOCATION: From the Intersection of Highway 152 and Highway 34 (Carter Junction), Go 2 miles north on Highway 34, then west 2 miles to the property located on the north side of the road. Watch for Auction Signs.

PROPERTY DESCRIPTION: This property would be a good addition to a ranching operation or a good home site located in the Merritt School District. The property is primarily in native pasture land and is close to Sayre, Elk City, and Carter. We invite you to attend this special auction.

TRACT #2 SHOP BUILDING WITH LIVING QUARTERS ON .61 ACRES CLOSE TO SAYRE

LEGAL DESCRIPTION: .61 Acres in Section 22, Township 10 North, Range 23 W.I.M. (Surface Only)

PROPERTY LOCATION: From the Intersection of Electra and Highway 66, Go .5 miles north to property location. Watch for Auction Signs.

PROPERTY DESCRIPTION: This property consisting of .61 acres includes a 60' x 40' commercial metal shop building with living quarters close to Sayre Public Schools, Southwestern State University's Sayre Campus, and Western Vo-Tech's Sayre Campus. The property is on city utilities and offers numerous opportunities with a shop building and living quarters.

TRACT #3 A BUILDING SITE WITH MOBILE HOME HOOK-UPS ON A .40 ACRE SITE CLOSE TO SAYRE

LEGAL DESCRIPTION: .40 Acres in Section 22, Township 10 North, Range 23 W.I.M. (Surface Only)

LOCATION: From the Intersection of Electra and Highway 66, go .5 miles north to property location. Watch for Auction Signs.

PROPERTY DESCRIPTION: This .40 acreage includes a mobile home hook-up and is currently rented for a double wide mobile home. This would be a good investment property or a good home site for someone wanting to live close to Sayre and the school.

TRACT #4 75 ACRES M.O.L. WITH OPPORTUNITIES AS HOME SITE OR AS A RANCHING PROPERTY.

LEGAL DESCRIPTION: 75 Acres M.O.L. in SW/4 of Section 22, Township 10 North, Range 23 W.I.M. Surface Only

PROPERTY LOCATION: From the Intersection of Electra and Highway 66, Go 5 miles north to Property location. Watch for auction signs

PROPERTY DESCRIPTION: This 75 acres offers a wonderful opportunity to own property close to Sayre that would be a good addition to a ranching operation or a good homesite.

TRACT #5 131.88 ACRES M.O.L. OF COMMERCIAL AND RANCHING PROPERTY WITH NUMEROUS POSSIBILITIES CLOSE TO SAYRE

LEGAL DESCRIPTION: 131.88 Acres M.O.L. in N/2 of Section 27, Township 10 North, Range 23 W.I.M. (Surface Only)

PROPERTY LOCATION: From the Intersection of Electra and Highway 66, Go .4 miles north to Property Location. Watch for Auction Signs.

PROPERTY DESCRIPTION: This 131.88 Acres offers a special opportunity to own property close to Sayre that would be a good addition to a ranching operation, a good homesite or a commercial business. This property also adjoins Route 66 close to the Western Oklahoma Vo-Tech.

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.



FARM EQUIPMENT

- John Deere Model 4630 Tractor w/Cab & Air with A Front End Loader
- 2 John Deere Model 8300 Wheat Drills
- 1 Waldon Double Drill Hitch
- 1 John Deere Model 4600A 16' Swather
- 1 John Deere Model 535 Round Baler

- 1 Miller 16' Single Fold Offset Disc
- 1 32' Double Fold Spring Tooth Harrow
- 1998 F150 Ford 4 X 4 Pickup

We invite you to attend this sale!

MLS OWNER: JOHNNY WILSON MLS

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

• 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.genecobbauktion.com>