

Public Auction

**3 BEDROOM BRICK HOME AND BARN
LOCATED ON 4 ACRES WEST OF SAYRE, OKLA**

SATURDAY, MAY 11, 2013 • 10:00 A.M.

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

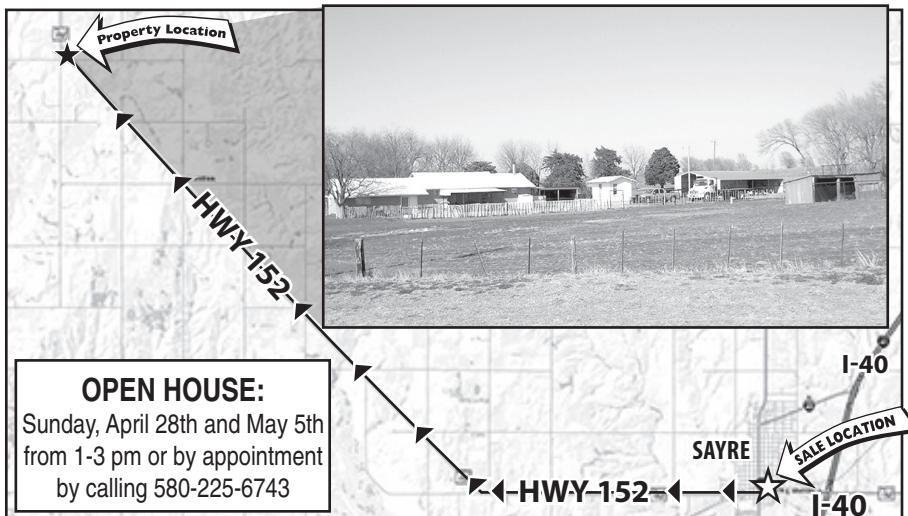
PROPERTY LOCATION: From the stop light in Sayre, Okla, go west 11 miles on Highway 152 to property location. Watch for the Auction Signs

AUCTIONEER'S STATEMENT: It is a privilege to the conduct the auction of this special 3 Bedroom Brick Home located on 4 Acres close to Starvation Creek West of Sayre. The Home and acreage provides a special place to call "Home" and would be ideal for someone searching for the home and acreage for their horses and animals. We invite you to attend this special auction.

PROPERTY DESCRIPTION: The brick home and acreage offers many possibilities for someone searching for a country home close to Sayre, Sweetwater, and Erick. The comfortable 3 bedroom Brick Home has 2,120 square foot of living space that includes a Kitchen and dining area, den with a wood burning fireplace with a fireplace insert, sewing room, living room, 3 bedrooms, 2 bathrooms, and a utility room. The brick home has a metal covered patio on the south side of the house. The house has a central heat and air unit. There is a 20' x 20' detached carport, a 40' x 24' shop building with an attached lean to shed, a 20' x 10' shed with a cellar. The home has a well arranged kitchen with stove, and refrigerator. Don't miss this special opportunity.

REAL ESTATE TERMS: 15% of the purchase price in escrow on the date of sale. Merchantable title will be furnished. Taxes will be pro-rated to the day of closing. Possession will occur at closing. All measurements are approximate.

BROKER PARTICIPATION: Broker must register 48 hours in advance of the auction. Richard E. Cobb is a single party broker for the seller.



OPEN HOUSE:

Sunday, April 28th and May 5th
from 1-3 pm or by appointment
by calling 580-225-6743

MLS

DALE L. MCCLELLAN

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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



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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>**