

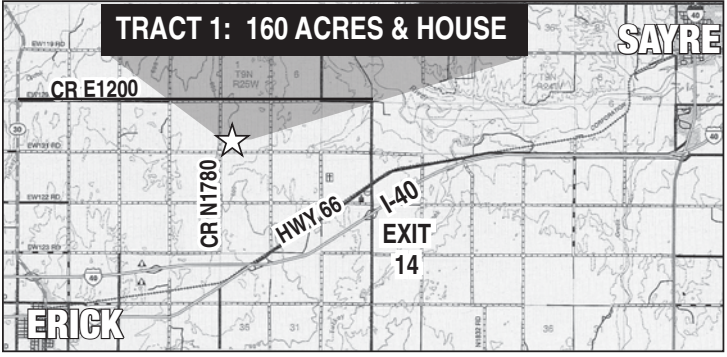
Public Auction

TWO SPECIAL PROPERTIES IN TWO GREAT LOCATIONS
PRIME BECKHAM COUNTY HUNTING PROPERTY WITH HOUSE AND 160 ACRES NEAR HEXT, OK
COMMERCIAL SHOP BUILDING AND LAND IN ELK CITY, OK • TRACTOR WITH FARM
IMPLEMENTS, ANTIQUES, COLLECTIBLES AND MUCH MORE

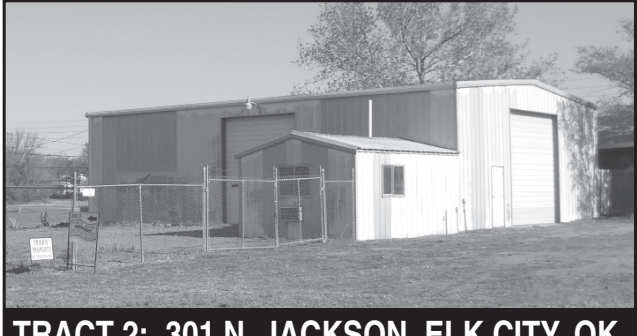
SATURDAY, JUNE 15, 2013 • 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (east of historic Beckham County Courthouse, Sayre, Oklahoma)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of special real estate near Hext, Oklahoma, the former home and farm of Charlie and Margie Franklin since 1942 and the Commercial Shop Building and land in Elk City owned by the Dillingham Family. Additionally, we will be selling a nice selection of personal property, that includes a nice tractor with implements, antiques, collectibles, and other personal property.



REAL ESTATE SELLS AT 11 A.M.



TRACT 2: 301 N. JACKSON ELK CITY, OK

TRACT 1: LEGAL DESCRIPTION: Southwest Quarter (SW/4) of Section 12, Township 9 North, Range 25 W.I.M. Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From Hext Exit 14 on Interstate 40, Go north 2 miles on County Road 1810, Then West 3 miles on County Road E1200 to Intersection of County Road N1780 / E1200 and then south 1/2 mile on County Road N1780 to Property. (Watch for auction signs)

PROPERTY DESCRIPTION: The property is located 1/2 mile from paved road (County Road E1200) with easy access to Interstate 40, Erick, Sayre, and Elk City. The 3 bedroom house has 2 large living areas and is located on 160 acres of exceptional Beckham County real estate that offers prime hunting for deer, turkey, and quail. The house has a working water well with a new pump, in addition to Natural gas in the house. The fenced property also has a shed for farm implements and a barn and corrals for livestock. Additionally, there is an irrigation well on the property with 12 inch casing. The property also has fruit trees and plum bushes. Always known as "The Old Franklin Farm", this property is good farm land, pasture land and offers the best hunting opportunities in Western Oklahoma.

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.

TRACT #2: Commercial Building & Land (Surface Only)

PROPERTY LOCATION: 301 N. Jackson, Elk City, OK.

PROPERTY DESCRIPTION: The commercial property at 301 N. Jackson, Elk City includes a 2,680 square foot commercial building with 3 large overhead doors, an office and bathroom. The property includes Lots One through Twenty, Block 13, Original Town of Elk City. This property would be an ideal location for a company associated with the oil and gas industry. If you are searching for a commercial building and property, you should definitely attend this auction.

OPEN HOUSE

Sunday, June 2 & 9, 2013 • 1-3 PM

or by Appointment 580-225-6743

FARM EQUIPMENT

- Massey Ferguson Model 135 Tractor with Mower
- 9 Series Ford Tractor - salvage
- Collectible Farm implements
- Windmill Head
- Acetylene Bottles with ownership papers

HOUSEHOLD

- 4 Sofas • 2 Recliners
- Group of Wooden Chairs
- Group of Table Lamps
- Group of Floor Fans
- Selection of Bedding, Sheets, & Towels
- Bedroom Furniture
- Door & Wall Mirrors
- Roll-away Bed
- Ice Cream Maker
- Wooden 6 Foot Folding Table
- Child's Table & Chairs

ANTIQUES

- Antique Sorghum Mill & Vat (must view at the property's location)
- Antique Corn Sheller
- Wooden Rocker
- Cotton Scales

COLLECTIBLES

- Collectible Iron Beds
- Collectible Bread Box
- Collectible Pitchers
- Collectible Tea & Coffee Pots
- Collectible Dishes

- Collectible Wooden Crates
- Collectible Wash Board
- Group of Horse Collars and Equipment
- Collectible Toy Trucks & Cars
- Assortment of Milk Cans
- Spinning Wheel

LAWN & GARDEN

- Push Mower/Mulcher
- Murray 36" Cut Riding Lawn Mower
- Group of Hand Tools
- Electric & Gasoline Weed Eaters
- 16 Foot Ladder

KNIVES & MORE

- Bullhorn Speaker
- 1-Two Dollar Bill - 1928
- 1-Two Dollar Bill - 1963
- 1-Silver Certificate - 1935

- 2-75MM Brass Casing
- New Polan Tree Limb Trimmer
- 1 Set Binoculars - Tasco
- 1 Card Knives
- 3-Swords - New
- 3 Assorted Knives - New
- 4 New 15" Knives in Boxes
- 2 Used Knives in Boxes
- 1 Santa Coco-Cola Clock
- 2 Speed Mtn. Bike
- Set Aluminum Ramps - Like New

MISCELLANEOUS

- Honey Bee Equipment
 - Large Butcher Block
 - Assortment of Books including Religious
 - Old Bible indexed alph.
 - Log Roller • Scooter
- AND MUCH MORE!**

MLS OWNERS: MARGIE FRANKLIN LLC & DILLINGHAM TRUST MLS

Gene Cobb Auction & Realty

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>