

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 WITH
LAND IN ELK CITY, OK ★ ANTIQUES
TRACTOR WITH FARM IMPLEMENTS
COLLECTIBLES AND MUCH MORE**

**SATURDAY, JUNE 15, 2013
10:00 A.M. • SAYRE, OK**

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.

OWNERS: MARGIE FRANKLIN LLC & DILLINGHAM TRUST



**Gene Cobb
Auction & Realty**



**RICHARD E. COBB, CAI, AARE
Auctioneer/Real Estate Broker • Certified Appraiser**

580-225-6743 | P.O. Box 982 | Elk City, OK 73648

Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker TX & OK
Texas Broker # 0549348 | TDLR # 16204 | Oklahoma Broker # 142951

P.O. Box 763
Canyon, TX 79015



TX Broker # 0549348
OK Broker # 142951

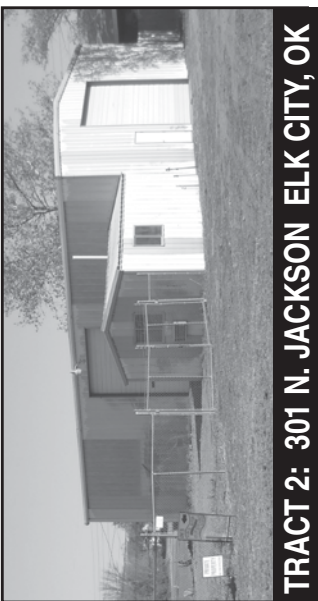
TDLR#
16204

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.

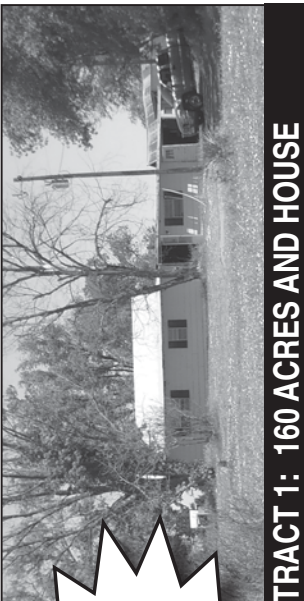
VISIT US ON THE WORLD WIDE WEB FOR A SCHEDULE OF UPCOMING AUCTIONS
VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>



TRACT 2: 301 JACKSON ELK CITY, OK



TRACT 1: 160 ACRES AND HOUSE



Public Auction

WE INVITE
YOU TO ATTEND
THIS SPECIAL
AUCTION!

2 SPECIAL PROPERTIES IN 2 GREAT LOCATIONS

**PRIME BECKHAM COUNTY HUNTING PROPERTY WITH HOUSE AND 160
ACRES NEAR HEXT, OK ★ COMMERCIAL SHOP BUILDING
WITH LAND IN ELK CITY, OK ★ TRACTOR WITH FARM
IMPLEMENTS ★ ANTIQUES, COLLECTIBLES & MUCH MORE**

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PSRT STD
EGRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE
P.O. Box 982 • Elk City, OK 73648
(580) 225-6743



OPEN HOUSE

Sunday, June 2 & 9, 2013
1-3 PM • or by Appt.
580-225-6743

JUNE 2013

26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

*****ECRWSS*****

Local
Postal Customer

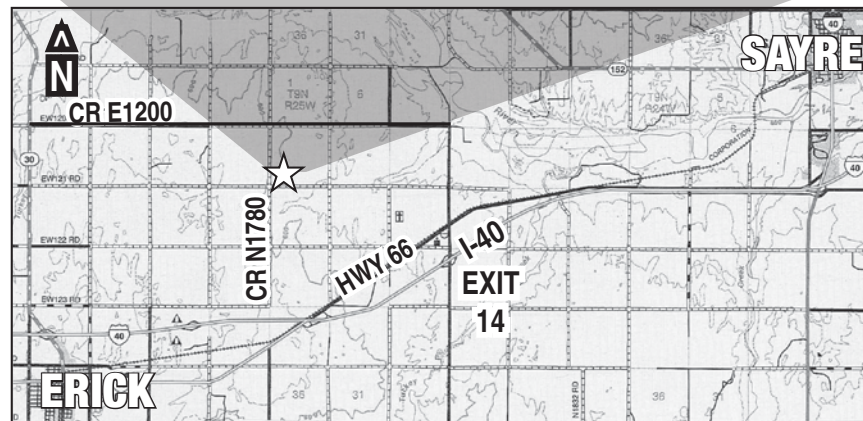
★ ★ ★ ★ REAL ESTATE SELLS AT 11 A.M. ★ ★ ★ ★

★ **TRACT #1: 160 ACRES AND 3 BEDROOM HOME** ★

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



★ **TRACT 1: 160 ACRES AND HOUSE** ★



★ **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 a 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.

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



★ **TRACT 2: 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**

★ **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.

★ **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 Bionoculars - 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 Mt. Bike
- ★ Set Aluminum Ramps - Like New



★ **FARM EQUIPMENT** ★

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

★ **ANTIQUES** ★

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

★ **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



★ **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

★ **MISCELLANEOUS** ★

- ★ Honey Bee Equipment
- ★ Large Butcher Block
- ★ Assortment of Books
- ★ including Religious
- ★ Old Bible indexed alph.
- ★ Log Roller • Scooter

★ **AND MUCH MORE!** ★

