

# Real Estate Auction

**SPECIAL LAKE HOUSE AT FOSS LAKE  
DREAM HOME & LARGE SHOP BUILDING**

**SATURDAY, OCTOBER 19, 2013 • 10:00 A.M.**

**SALE & PROPERTY LOCATION:** From Elk City, Go 9 miles north on Highway 34, to Highway 73, then 9 miles east to CR 1014, turn left on CR 1014 then right on CR N2112, then left on CR 1015 to the end of the road on right side (Watch for Auction Sign).

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this special property located in the Sandy Beach Area. It would be a great place to call "Home" or a special place to spend your weekends. This property offers numerous possibilities. We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** The property is located on a 150' x 328.96' lot in NW/4 SW/4 in Section 4, Township 12 North, Range 19 W.I.M. The property includes a 1981 Medallion Mobile Home that has been remodeled with new bathrooms, new floor coverings, nice kitchen with new appliances and a beautiful handmade storage, 10' x 80' covered wood porch across front with rope lighting. The property has a 30' x 50' x 14' tall barn with a 30' x 30' awning and 2 12' x 12' overhead doors. There is also a 16' x 24' guest house with a chain link fence. The home has walk-in closets, laminated counters, split bedroom plan, porch, wood deck, free-standing gas stove, dishwasher, refrigerator, washer and dryer, and ceiling fans.

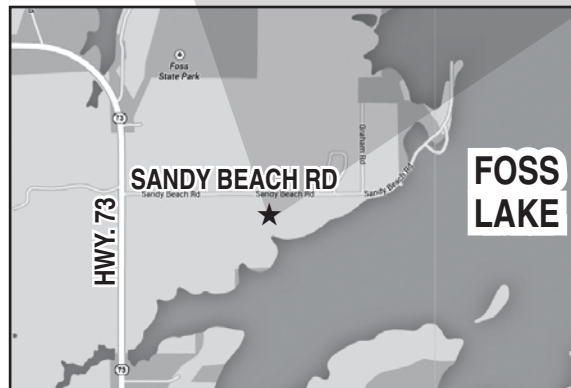
**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

**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.



**OPEN  
HOUSE**

**Sunday, October  
6th and 13th,  
2013 • 1-3 or by  
appointment  
580-225-6743**



**MLS**

**OWNERS: DOUG LITTLE & KANDRA M. LITTLE**

**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>

**American  
Realty**



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**Owning A Home Is The American Dream**