

Real Estate Auction

**GOOD WASHITA COUNTY REAL ESTATE
CLOSE TO ELK CITY AND CANUTE, OK**

THURSDAY, OCTOBER 24, 2013 • 10:00 A.M.

PROPERTY AND SALE LOCATION: From Canute Intersection at Highway 66 & County Road 2080, go south 1 mile to County Road 1110, then go west 2 miles on County Road 1110 to southeast corner of the property. Or from Love's Eastside go 2 miles east on north access road along I-40 then south 1 mile on County Road 2050 then east 1/2 mile on County Road E1110 to sale property. (Watch for Auction Signs)

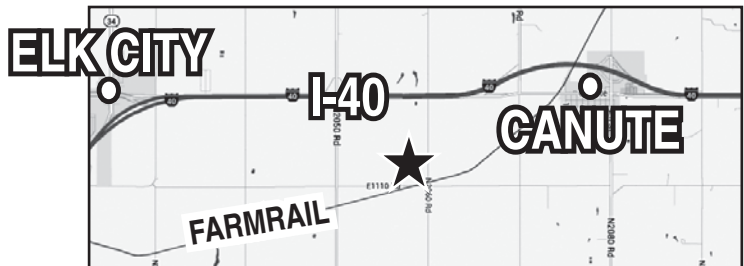
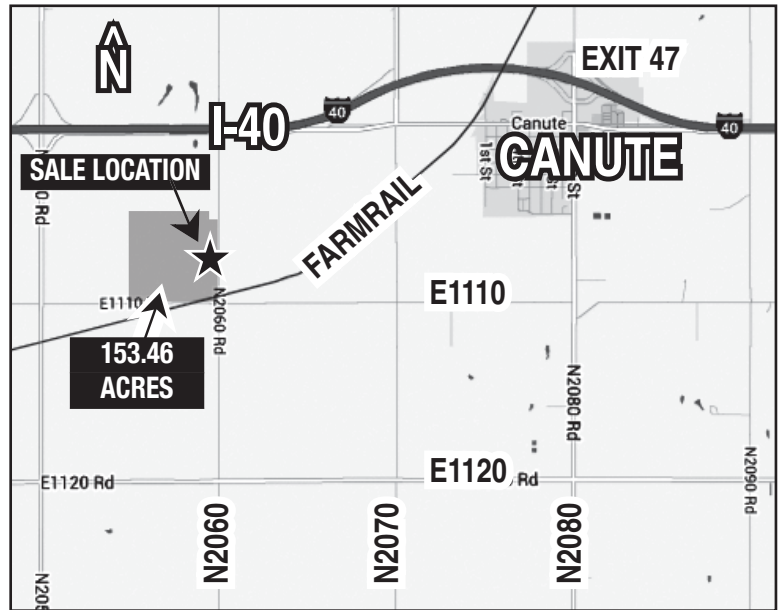
AUCTIONEER'S STATEMENT: It is a privilege to sell this good Washita County Farm that would be a good addition to any farming and ranching operation. This is a special opportunity to acquire a good property that offers many advantages. We invite you to attend this special auction.

LEGAL DESCRIPTION: 153.46 M.O.L. in the Southeast Quarter of Section 21, Township 11 North, Range 20 W.I.M. Washita County, Oklahoma (Surface Only).

PROPERTY DESCRIPTION: This real estate is a good farming property that is currently in cotton. The property is close to both Elk City and Canute and the railroad crosses the southeast corner of the property.

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.



MLS

OWNERS: NINA M. & BILLIE C. TYSON TRUST

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>**

