

Real Estate Auction

**3 BEDROOM BRICK HOME AND ACREAGES
CLOSE TO ELK CITY ON NORTH VAN BUREN**

SATURDAY, NOVEMBER 9, 2013 • 10:00 A.M.

SALE LOCATION: Opera House, Old Town Museum, corner of West Third Street and Pioneer in Elk City, Oklahoma

PROPERTY LOCATION: From the intersection of Country Club and North Van Buren, go .75 miles to the property location. Watch for auction signs.

AUCTIONEER'S STATEMENT: It is a privilege to conduct this special auction of a nice 3 bedroom country home on North Van Buren, along with 5 separate tracts of real estate that have potential for a home site, commercial property or country acreage. We invite you to attend this special auction.

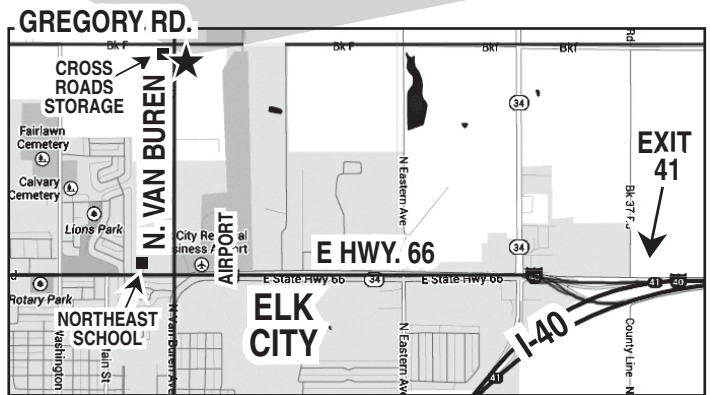
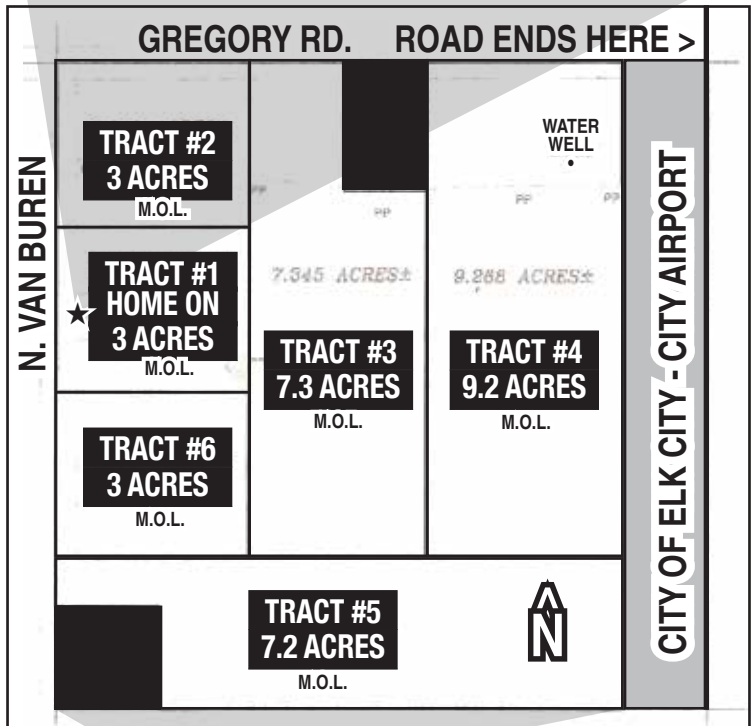
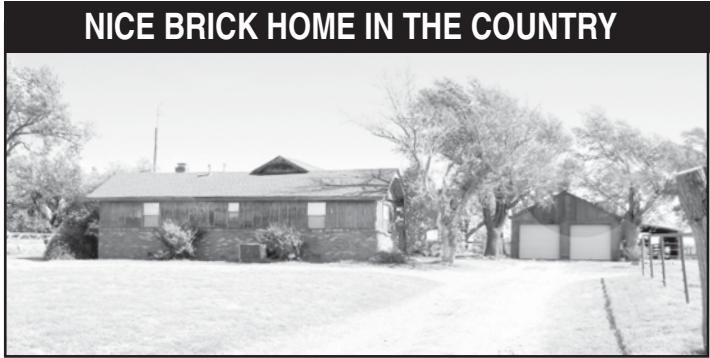
PROPERTY DESCRIPTION: This prime property offers numerous possibilities as a nice 3 bedroom country home, commercial real estate, dream home site or country acreage. The property is located on the east side of North Van Buren close to Elk City city limits.

TRACT #1: The home and three barns on 3.010 acres M.O.L. will be sold first. This home is on rural water but also has a water well. This property is on Northfork Electric but PSO crosses the property.

TRACT # 2 THROUGH #6: These will be sold by the acre and will be sold with the high bidder having the option to purchase one tract or all the tracts. The individual tracts will not be recombined. If you are searching for that special country home or dream property in the Elk City School District, you should definitely attend this auction.

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, Oct. 27th & Nov. 3rd
1-3 PM • OR BY APPOINTMENT
580-225-6743

MLS OWNER: ESTATE OF VIRGINIA KILHOFFER 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

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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>