

# Real Estate Auction

**680 ACRES OF SPECIAL ROGER MILLS COUNTY REAL ESTATE AUCTION**

**BRICK DUPLEX ON HOSANNA IN ELK CITY, OK**

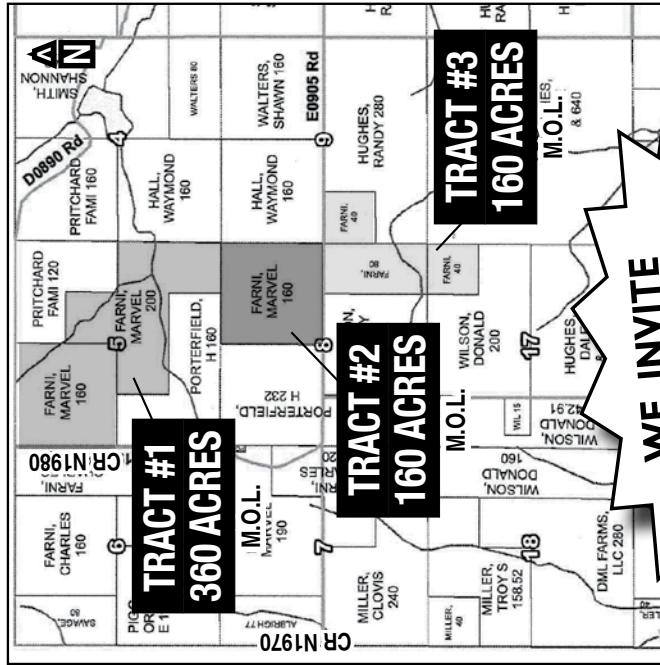
**SATURDAY, MARCH 15, 2014  
10:00 A.M. • ELK CITY, OK**

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

Local  
Postal Customer

\*\*\*\*\*ECRWSS\*\*\*\*\*

PRST STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL

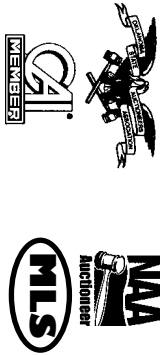


**WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION!**

<b>MARCH 2014</b>													
26	27	28	29	30	31	1	2	3	4	5	6	7	8
23	24	25	26	27	28	29	9	10	11	12	13	14	15
30	31						16	17	18	19	20	21	22
							23	24	25	26	27	28	29

**OPEN HOUSE**

Sunday, March 2 & 9, 2014  
1-3 PM • or by Appt.  
580-225-6743



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

# Real Estate Auction

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**BRICK DUPLEX ON HOSANNA IN ELK CITY, OKLAHOMA**

**SATURDAY, MARCH 15, 2014  
10:00 A.M. • ELK CITY, OK**

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

AUCTIONEER'S STATEMENT: It is the privilege to conduct the real estate auction of the Marvel Kent Farni Trust properties located in Roger Mills County and Beckham County, Oklahoma. The 680 acres of special Roger Mills County pastureland has good fences and a number of water wells and will be offered in 3 tracts. Additionally, a brick duplex property on Hosanna in Elk City, will also be sold at public auction. We invite you to attend this special auction.

**OWNER: MARVEL KENT FARNI TRUST**



**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 TDLR# 16204  
OK 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  
VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>

**TRACT #1: 360 ACRES**

**LEGAL DESCRIPTION:** NW/4 (160 acres), N/2 SE/4 (80 Acres), SE/4 SE/4 (40 acres), SW/4 NE/4 (40 acres), NE4 SW/4 (40 acres) in Section 5, Township 14 North, Range 21 W.I.M. Roger Mills, County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From Hammon, Go 6.7 miles west on Highway 33 to intersection of Highway 33 & County Road N1970 (9 Mile Road), Then 3.5 miles north on County Road N1970 to County Road E890, then 1 mile east on County Road E890 to Tract #1 on south side of road. Watch for Auction Signs.

**PROPERTY DESCRIPTION:** The 360 acres of special ranchland has good fences and a number of water wells with solar pumps and stock tanks. The property offers a number of opportunities for a good ranching property or a prime hunting property.

**TRACT #2: 160 ACRES**

**LEGAL DESCRIPTION:** 160 Acres in Northeast Quarter of Section 8, Township 14 North, Range 21 W.I.M. Roger Mills, County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From Hammon, Go 6.7 miles west on Highway 33 to intersection of Highway 33 & County Road N1970 (9 Mile Road), Then 2 miles north to County Road E905, Then 1.5 miles east to Tract #2 located on north side of road. Watch for Auction Signs.

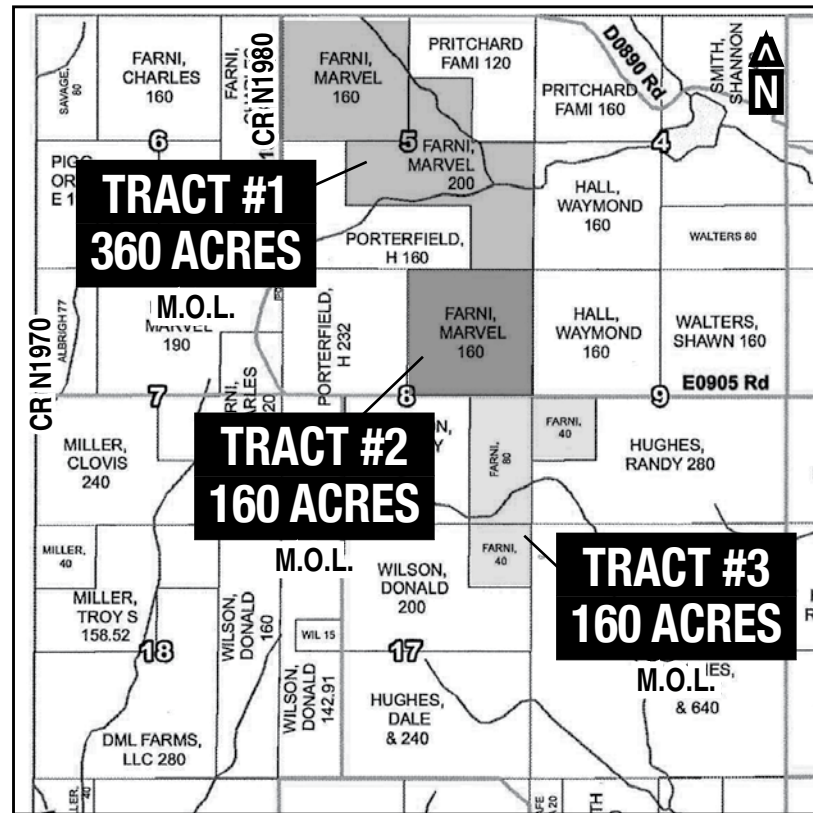
**PROPERTY DESCRIPTION:** The 160 acres of special ranchland has good fences and a number of water wells with solar pumps and stock tanks. The property has a 1,200 square foot manufactured home, with good pipe corrals, cellar, and sheds. The property has rural water and a water well. This location offers a number of opportunities for a home site, in addition to a good ranching property or a special hunting property.

**TRACT #3: 160 ACRES**

**LEGAL DESCRIPTION:** E/2 of SE/4 (80 Acres) in Section 8 & NW/4 SW/4 of Section 9 (40 Acres) & NE/4 NE/4 of Section 17 (40 Acres) in Township 14 North, Range 21 W.I.M. Roger Mills, County, Oklahoma (Surface Only)

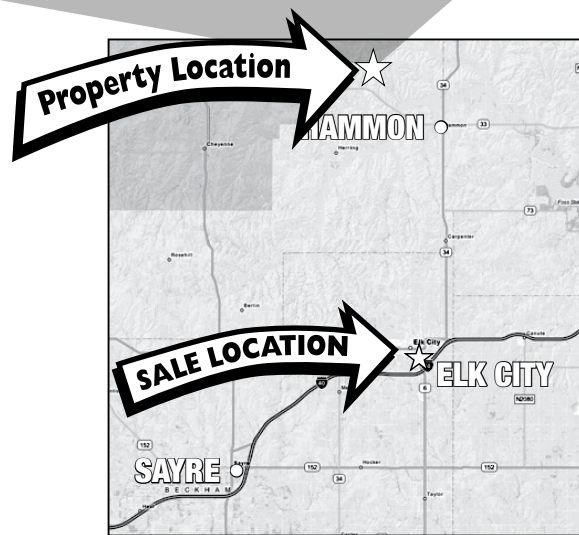
**PROPERTY LOCATION:** From Hammon, Go 6.7 miles west on Highway 33 to intersection of Highway 33 & County Road N1970 (9 Mile Road), Then 2 miles north to County Road E905, Then 1.75 miles east to Tract #3 on south side of road. Watch for Auction Signs.

**PROPERTY DESCRIPTION:** The 160 acres of special ranchland has good fences and a number of water wells with solar pumps and stock tanks. The property, that has a good set of pipe corrals, offers a number of opportunities for a good ranching property or a special hunting property.



Tract #1, #2, & #3 will be sold by the acre with the high bidder taking one property or all the properties.

The properties will not be recombined.



These properties will be shown by appointment by calling **580-225-6743**

**TRACT 4: 113 & 115 HOSANNA ELK CITY, OK**



**PROPERTY DESCRIPTION:** This nice 2,160 square foot brick duplex currently used as a personal residence offers a number of possibilities as a home or as an investment property. The property has a wood privacy fence and an above ground cellar. The furniture and appliances will sell with the property.

**OPEN HOUSE**

**Sunday, March 2 & 9, 2014**  
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.