

# Real Estate Auction

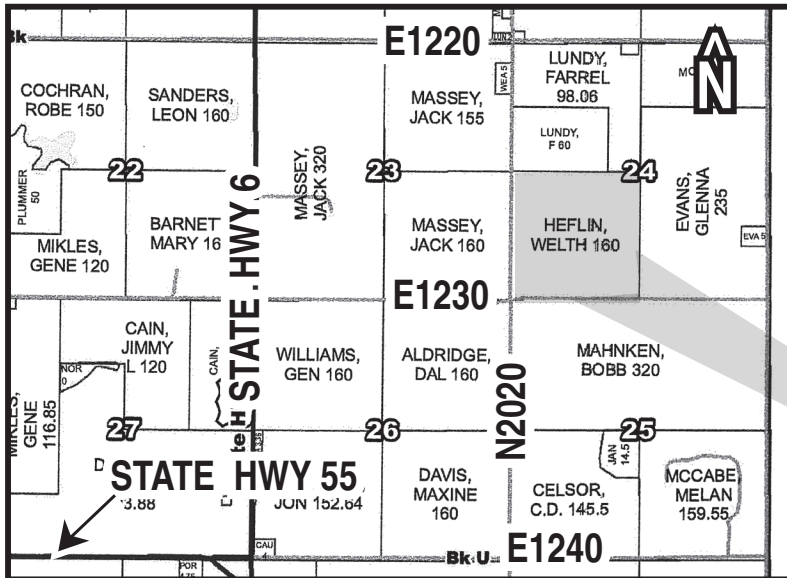
**160 ACRES OF GOOD BECKHAM COUNTY REAL ESTATE**

**SATURDAY, MAY 31, 2014 • 10:00 A.M.**

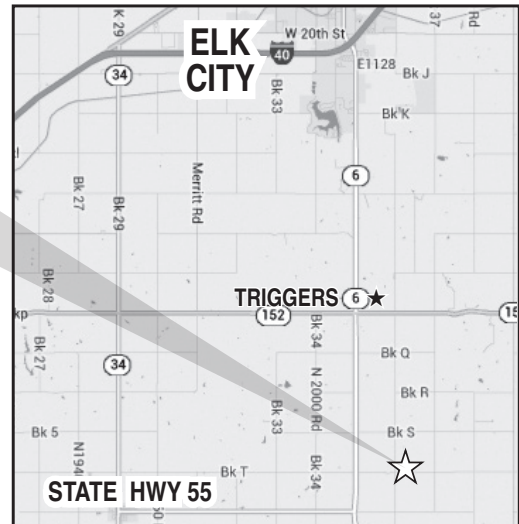
**SALE & PROPERTY LOCATION:** From Elk City, Go 10 Miles South on Highway 6 to County Road E1220, then 1 Mile east on County Road E1220, then .75 miles south on County Road N2020, to Sale & Property Location. (Watch for Auction Signs).

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this special property that has been owned by the Heflin Family for many years. If you are searching for a nice acreage close to Elk City. Don't miss this Auction!

**PROPERTY DESCRIPTION:** 160 Acres M.O.L. in S/W 4 of Section 24, Township 9 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only) The property has both good cropland and good hunting property along the creek. You should consider this property.



**PROPERTY LEGAL DESCRIPTION:** SW/4, Section 21, Township 9 North, Range 21 WIM. Beckham County. Surface only.



**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.

**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

**OWNER: WELTHA GLEN HEFLIN REVOCABLE 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>

**Gene Cobb Auction & Realty**

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

PRSR STD  
 ECRWSS  
 U.S. POSTAGE  
**PAID**  
 EDM RETAIL



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

MAY 2014						
27	28	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	<b>31</b>

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

Local  
 Postal Customer

# Real Estate Auction

**PRIME BECKHAM COUNTY REAL ESTATE**

**SAT., MAY 31, 2014 • 10:00 A.M.**

**SALE & PROPERTY LOCATION:** From Elk City, Go 10 Miles South on Highway 6 to County Road E1220, then 1 Mile east on County Road E1220, then .75 miles south on County Road N2020, to Sale Property (Watch for Auction Signs).

