

Real Estate Auction

4 GOOD FARMING AND RANCHING PROPERTIES IN ROGER MILLS AND BECKHAM COUNTY NEAR BERLIN, OKLAHOMA TRACTORS, FARM MACHINERY, AND MORE

SATURDAY, JUNE 14, 2014 • 10:00 A.M.

SALE LOCATION: From the intersection of Highway 283 and County Road # E 1080 Road (Berlin Junction), go 1/2 mile east on County Road # E 1080 Road to sale location.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of the real estate and equipment owned by Ralph Hanni, a long time farmer and rancher in the Berlin Community. We are selling 4 special properties that would be a good addition to a farming and ranching operation. Additionally, we are selling the tractors and farm equipment that were well maintained by Mr. Hanni. We invite you to attend this special auction.

TRACT #1: NE/4 of Section 8, Township 11 North, Range 23 W.I.M., Roger Mills County, Oklahoma (Surface only)

PROPERTY LOCATION: From the Intersection of Highway 283 and Highway 6 (West of Elk City), the property is located 3 miles north on the east side of Highway 283. Watch for auction signs.

PROPERTY DESCRIPTION: The property includes 154 Acres of both good cropland and improved and native grassland. The property is located on the east side of Highway 283 at the Berlin Intersection. The property includes a 1,192 square foot frame home with large round top barn, various shops and equipment sheds located on the property. The property has good fences surrounding the properties.

TRACT #3: W/2 of SW/4 of Section 4, Township 10 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From the Intersection of Highway 283 and Highway 6 (West of Elk City), the property is located 3 miles south on Highway 283 and .25 mile west to County Road E1140 to the Sale Property. Watch for auction signs.

PROPERTY DESCRIPTION: The property includes 80 Acres of both cropland and improved and native grassland. The property has a good fence surrounding the property.

TRACT #4: NW/4 of Section 9, Township 10 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From the Intersection of Highway 283 and Highway 6 (West of Elk City), the property is located 3 miles south on Highway 283 to northeast corner of the property. Watch for auction signs.

PROPERTY DESCRIPTION: The property includes 160 acres of cropland with improved and native grassland. The property offers numerous possibilities to the farmer and rancher and is close to Sayre.

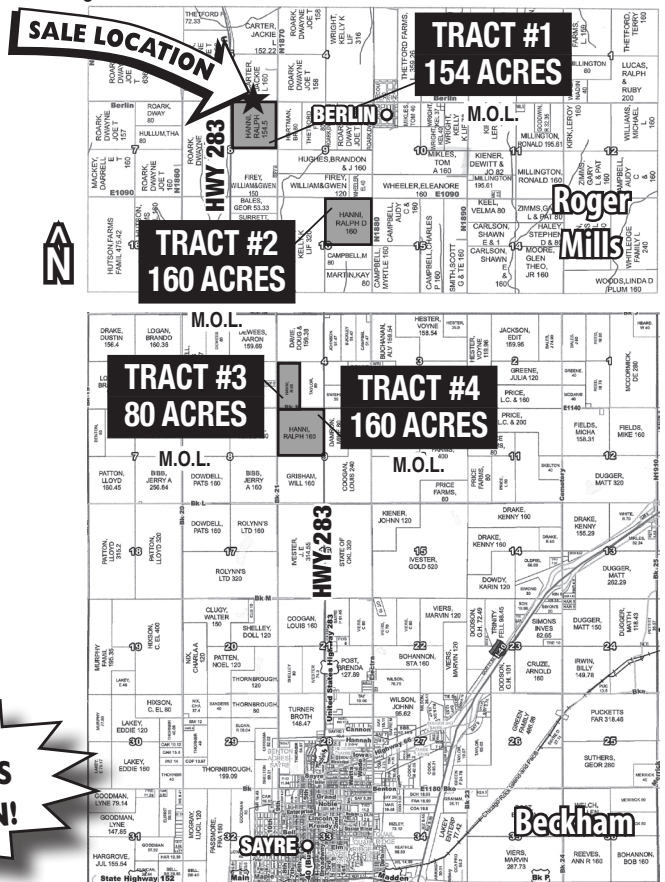
These properties will be shown by appointment by calling **580-225-6743**

WE INVITE YOU TO ATTEND THIS SPECIAL ACTION!

TRACT #2: NE/4 of Section 16, Township 11 North, Range 23 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY LOCATION: From the Intersection of Highway 283 and Highway 6 (West of Elk City), the property is located 2 miles north on Highway 283 to County Road E1090 then 1 mile east on County Road #E1090 to the Sale Property. Watch for auction signs.

PROPERTY DESCRIPTION: The Property includes 160 Acres of good cropland with improved and native grassland. The property includes grain bins and water well.



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 on October 1, 2014.

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.

REAL ESTATE SELLS AT 11:00 A.M.

TRACTORS

- 1972 John Deere 4020 100HP Diesel Tractor
- 1981 John Deere 4440 Diesel Tractor with Cab & Air
- Honda Elite 80 Scooter

FARM EQUIPMENT

- 6 inch 30 Foot Grain Auger
- 2 100 Gallon fuel tanks
- 3 Pt. 20 Ft. Harrow
- John Deere 3 Pt. Planter
- John Deere 20 Ft. Tandem Disk with Harrow
- Hillsboro Double Tilt 30 Ft. Chisel with Harrow
- Woods Double Tilt Batwing Model 3180
- Bumper Pull 16 Ft. Stock Trailer - Open Top
- Huskee Grain Trailer
- Murray Riding Lawn Mower
- Misc. Hub Caps
- Electric Cords
- Chain Hoist
- Bumper Pull 16 Foot Utility Trailer
- Group of Cattle Panels
- Miller 14 Ft. offset disk
- John Deere 5 Bottom Model 2600 Plow
- Fairbanks Platform Scales - 2
- 3 point Elston Seeder
- 10 Ft. Electric grain auger
- 250 gallon fuel tank on stand
- Morton Potatoes Metal Advertising Sign
- 4 new spools of Barb Wire
- 500+ new steel fence posts
- Round Bale Feeder
- Seed Cleaner - Cliper M2B
- Misc Hand tools

Many items to numerous to mention

MLS

OWNER: RALPH HANNI TRUST

MLS

Sale Conducted by 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>

