

# Real Estate Auction

**SPECIAL 3 BEDROOM BRICK HOME WITH BARN & CORRALS ON NICE ACREAGE CLOSE TO ELK CITY**

**SAT., SEPTEMBER 13, 2014 • 10:00 A.M.**

**SALE & PROPERTY LOCATION:** From Intersection of Highway 66 & Merritt Road (Hutch's West Side), 1/10<sup>th</sup> of a mile north on west side of Road. (Watch for auction signs).

**AUCTIONEER'S STATEMENT:** It is an honor to conduct the auction of this prime property that offers the benefits of country living with the close access to Elk City, Oklahoma. This special 3,000 square foot brick home with the barns & corrals is on a nice acreage would be an ideal place to call home. If you are searching for your dream home, you should definitely consider this property.

**PROPERTY DESCRIPTION:** This 3,000 square foot 3 bedroom brick home has well arranged kitchen, Safe room, exercise room, large utility room, large kitchen & dining area, well arranged living room, large family room, office, 3 bedrooms, 2 bathrooms. The attractive home has wood floors throughout with the bathrooms, laundry room, and utility room being tiled. The home is all electric and has 2 central heat and air units. The house has a 2 car attached car port with a detached 1 car 20' x 30' insulated barn with automatic garage door opener.

There is a 50' x 65' barn that has a bathroom with a hot water heater.

There is a covered cattle handling facility on the property that includes 2 working chute, working pens, and a loading facility. There are 6 holding pens and sheds with water and water hydrants running to all holding pens. There is also a large roping arena with a return alley. There is a 12' x 14' Saddle room that has air conditioning and has an additional use as a hunting and reloading area. There is a 20' x 25' storage building with a concrete floor. There is also a 3 stall horse barn.

There are 2 water wells on the property with a number of water hydrants. Additionally, there is a rural water tap that could be connected. The house is on a septic tank and has connections available to the Elk City Sewer System.

This property offers numerous possibilities for an individual searching for a country home & acreage with cattle handling facility and also a roping and training arena.

**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.

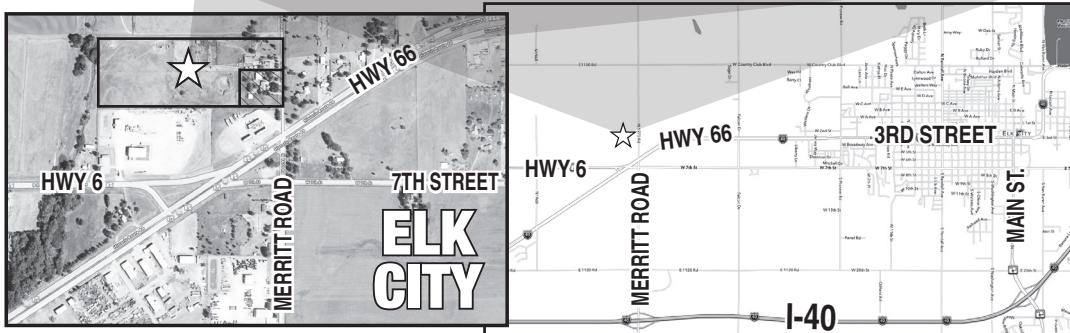
#### **BROKER PARTICIPATION**

**INVITED:** Broker must pre-register client 48 hours in advance of auction.



#### **OPEN HOUSE**

Sunday,  
Aug. 31 & Sept. 7  
1-3 or by appointment  
580-225-6743



**MLS**

**OWNER: VAUGHN & KARLA KENNEMER**

**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**

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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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