

# Real Estate Auction

**5 SPECIAL REAL ESTATE PROPERTIES ★ 5 LOCATIONS  
5 EXCELLENT OPPORTUNITIES IN ELK CITY AND CANUTE, OK**

**SATURDAY, SEPT. 27, 2014 • 10:00 A.M.**

**SALE LOCATION:** Elk City Civic Center Fair Barn in Elk City, Oklahoma

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of these five special properties that offer numerous potential as investment properties or a special place to call "Home". You will not want to miss this special auction.



*Great Opportunity!  
See You at the Sale!*

**TRACT #3: 1118 WEST FIFTH, ELK CITY, OK**

**PROPERTY DESCRIPTION:** This 793 square foot 2 bedroom brick house has a kitchen & living room, 2 bedrooms & 1 bathroom. This property would be a good investment property or a good starter home.

**TRACT #3: 1118 W. 5TH, ELK CITY, OK**



**TRACT #1: 706 6TH STREET, CANUTE, OK**



**TRACT #1: 706 SIXTH STREET, CANUTE, OK**

**PROPERTY DESCRIPTION:** This 1,468 square foot 3 bedroom brick house has a kitchen & dining area, living room with fireplace and family room, 2 bathrooms, with central heat and air. This home is located close to the Canute Public Schools in a nice neighborhood.



**TRACT #2: 503 W. 5TH, ELK CITY, OK**



**TRACT #2: 503 WEST FIFTH, ELK CITY, OK**

**PROPERTY DESCRIPTION:** This 1,849 square foot 2 bedroom brick house has a kitchen & dining area, family room, and living room, 2 bathrooms with central heat and air. The home has a 2 car attached garage with a cellar and a nice back yard. This property is close to the downtown area and would be either a good investment property or a nice place to call "Home".

**TRACT #4: 901 W. 1ST, ELK CITY, OK**



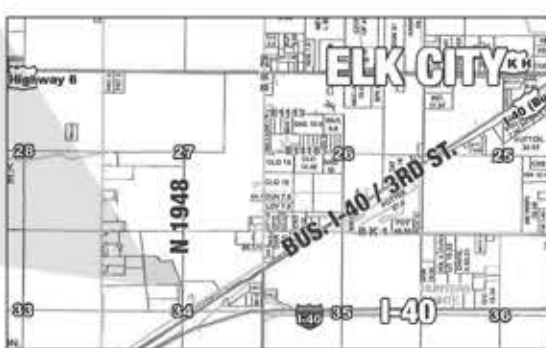
**TRACT #4: 901 WEST FIRST, ELK CITY, OK**

**PROPERTY DESCRIPTION:** This 1,160 square foot 2 bedroom vinyl siding house has a kitchen & living room, 2 bedrooms & 1 bathroom with central heat and air. The home has a 2 car attached car port. The house is located close to the Elk City Junior High School. This property could be a good investment property or a nice Home.

**TRACT #5: 18.61 ACRES, ELK CITY, OK**



**TRACT #5: 18.61 ACRES WITH 900 SF. METAL BUILDING W/ HEAT&AIR & FULL BATH, ELK CITY, OK**



**LEGAL DESCRIPTION:** 18.61 Acres in Section 34, Township 11 North, Range 22 W.I.M. Beckham County, Oklahoma (surface only)

**PROPERTY LOCATION:** From intersection of Merritt Road & Highway 66 (Hutch's Westside), go 2.6 miles southwest on Highway 66 / Business I-40 to County Road #N1948, then west .3 miles on County Road #N1948 to gravel road, then .2 miles north on gravel road to property. (Watch for Auction Sign)

**PROPERTY DESCRIPTION:** This special property includes 18.61 acres with water well in a prime location with a 900 square foot metal building with central heat and air and bathroom. The land would be an ideal homesite and also offers potential as a hunting property or a good property for livestock.

**OPEN HOUSE**  
Sunday, Sept. 14 & 21, 2014  
1-3 PM  
or by Appt.  
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.

**MLS We Invite You to Attend this Auction! 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.  
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>