

Public Auction

**PRIME HUNTING & RANCHING
PROPERTY SOUTH OF SAYRE, OKLA.**

SATURDAY, MARCH 28, 2015 • 10:00 A.M.

SALE LOCATION: Beckham County Fair Barn, Sayre, Oklahoma (Watch for auction signs).

PROPERTY LOCATION: From I-40 & Highway 283 (Exit #20) Flying J, Go 3 miles south on Highway 283 to Country Road 1240, then 2 miles east on County Road 1240, then 1/2 mile south on County Road N1890 to sale property. Watch for auction signs

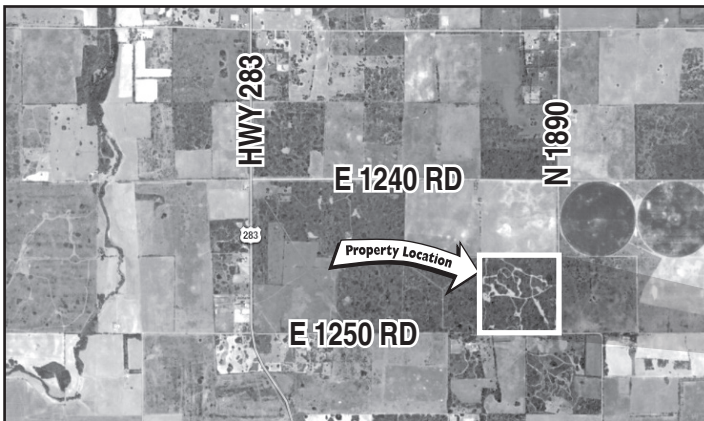
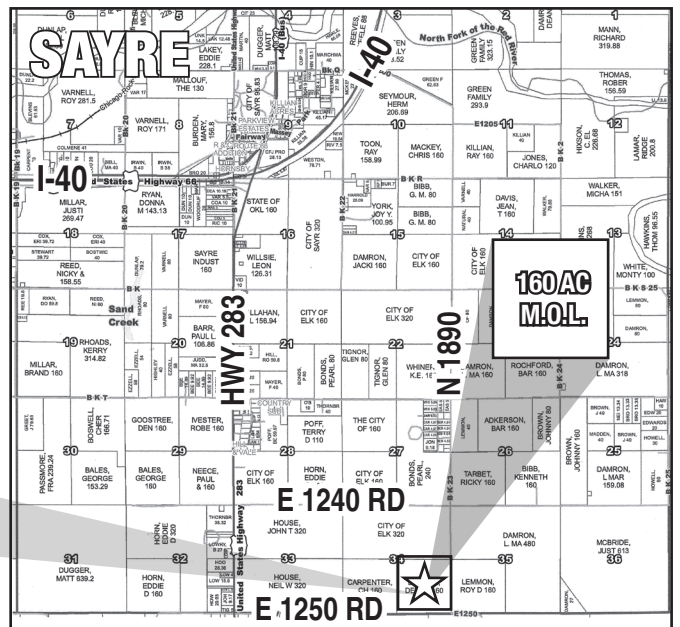
AUCTIONEER'S STATEMENT: We invite you to this special auction of the land which is located close to Sayre, Oklahoma and would be an ideal location for hunting, a home site, & farming. The property has a good water well along with the water rights.

LEGAL DESCRIPTION: SE/4 of Section 34, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This good property consisting of 160 acres M.O.L. offers numerous opportunities for hunting, recreational use, home site, and farming. The property which includes the water rights, has a good water well with a 6 inch casing with the pump set at 87 feet. The good water well offers numerous opportunities.

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



OWNER: DENNEY DODSON



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

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**

