

# Public Auction

**2 GOOD BECKHAM COUNTY PROPERTIES  
WITH NUMEROUS OPPORTUNITIES**

**SATURDAY, JUNE 27, 2015 • 10:00 A.M.**

**SALE LOCATION:** Beckham County Activity Barn, Sayre, Oklahoma (East of Historic Beckham County Court House)  
Auctioneer's Statement: It is a privileged to conduct the auction of these special properties. These properties would be a good addition to a farming and ranching operation or an ideal location for a home and acreage. We invite you to this special auction.

**PROPERTY LOCATION:** From Intersection of Highway 6 & Interstate 40, go 10.5 miles South on Highway 6 to County Road #E1230 (Highway Community), then West 1 Mile to Property locations. From Intersection of Highway 6 & Highway 55, Go 1 Mile North to County Road #E1230, then West 1 Mile to property locations. (Watch for Auction Signs) Tract #1 is located on North side of road and Tract #2 is located on South side of road

**TRACT #1** 120 Acres in East Half Southwest Quarter (E/2 SW/4) & Southwest Quarter of Southwest Quarter (SW/4 SW/4) of Section 22, Township 9 North, Range 21 W.I.M. Beckham County, Oklahoma Surface Only

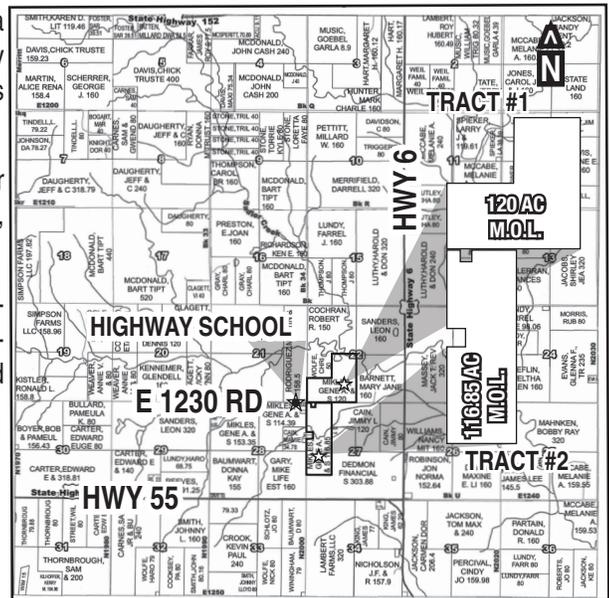
**PROPERTY DESCRIPTION:** The property is in cropland that would be a good addition to a farming and ranching operation. Additionally, the property would be a good location for a country home with good roads and easy access to Elk City.

**TRACT #2** 116.85 Acres in Northwest Quarter (NW/4) & Southwest Quarter (SW/4) of Section 27, Township 9 North, Range 21 W.I.M. Beckham County, Oklahoma Surface Only

**PROPERTY DESCRIPTION:** The property has both cropland and grassland that would be a good addition to a farming and ranching operation. Additionally, the property would be a good location for a country home and good roads and easy access to Elk City.

**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.



TO VIEW PROPERTY CALL 580-225-6243 FOR APPOINTMENT

MLS

**SELLER: GENE A. MIKLES & SHERILL M. MIKLES 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*

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

