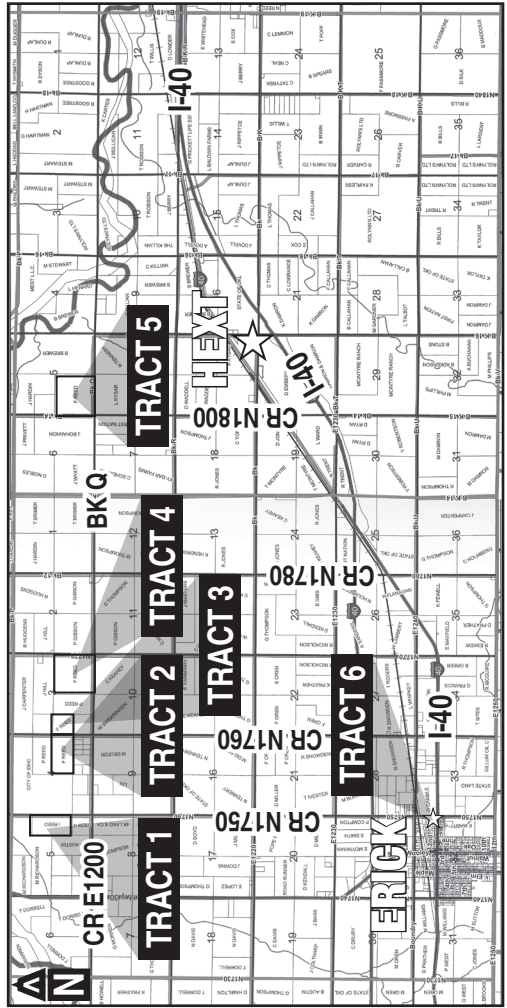


# Real Estate Auction

**FIVE GOOD RANCHING AND HUNTING PROPERTIES IN BECKHAM COUNTY NEAR ERICK & HEXT, OK AND ONE INVESTMENT PROPERTY IN ERICK, OK**

**SAT., NOVEMBER 7, 2015  
10:00 A.M. • SAYRE, OK**

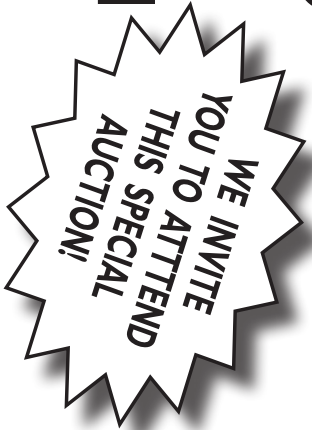
**SALE LOCATION:** Beckham County Activity Barn, Sayre, OK (east of historic Beckham County Courthouse, Sayre, OK)



<b>NOVEMBER 2015</b>						
25	26	27	28	29	30	31
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**OPEN HOUSE**

Sunday, Nov. 1, 2015  
1-3 PM • or by Appointment  
580-225-6743



**Gene Cobb Auction & Realty**

Richard E. Cobb, CAI, AARE  
P.O. Box 982 • Elk City, OK 73648  
(580) 225-6743

# Real Estate Auction

**FIVE GOOD RANCHING AND HUNTING PROPERTIES IN BECKHAM COUNTY NEAR ERICK AND HEXT, OK AND ONE INVESTMENT PROPERTY IN ERICK, OK**

**SAT., NOVEMBER 7, 2015  
10:00 A.M. • SAYRE, OK**

**SALE LOCATION:** Beckham County Activity Barn, Sayre, Oklahoma (east of historic Beckham County Courthouse, Sayre, Oklahoma).

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the real estate auction for the estate of F.I. Reed, a long time Erick Rancher and Farmer. We are selling six (6) special properties that include five (5) good Ranching and Hunting properties and a home in Erick, Oklahoma that would be a good investment property. We invite you to attend this special auction.

**OWNERS: ESTATE OF F.I. REED**



## Gene Cobb Auction & Realty



**RICHARD E. COBB, CAI, AARE**  
Auctioneer/Real Estate Broker • Certified Appraiser  
580-225-6743 | P.O. Box 982 | Elk City, OK 73648

**Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker TX & OK**  
Texas Broker # 0549348 | TDLR # 16204 | Oklahoma Broker # 142951

P.O. Box 763  
Canyon, TX 79015

**MLS** TX Broker # 0549348 TDLR# 16204  
OK 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  
VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>



Local  
Postal Customer

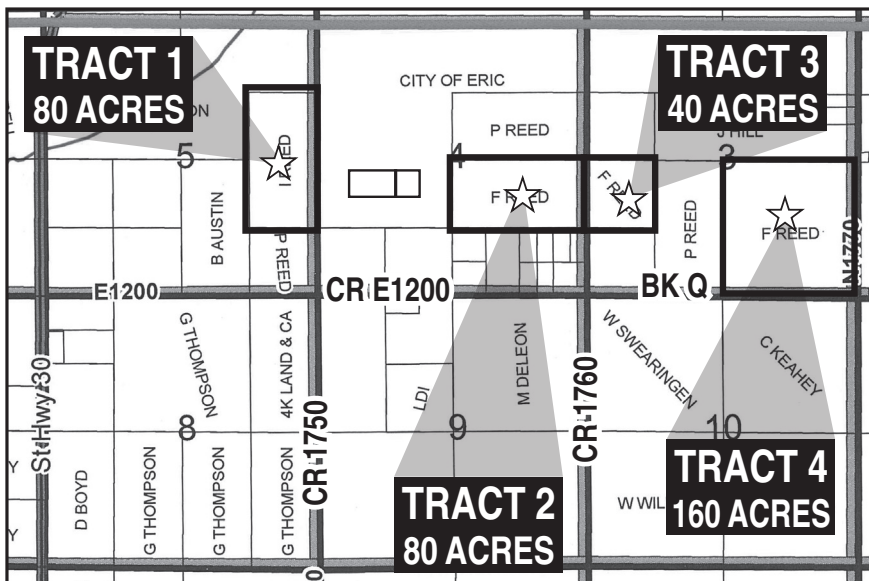
\*\*\*\*\*ECRWSS\*\*\*\*\*

**TRACT #1: 80 ACRES OF IMPROVED GRASSLAND**

**LEGAL DESCRIPTION:** NE/4 SE/4 & SE/4 NE/4 of Section 5, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1200, the property is located 1 mile east on County Road #E1200, to County Road #CR1750, then north on #CR1750 1/2 mile to property located on west side of road. Watch for auction sign.

**PROPERTY DESCRIPTION:** This property includes 80 acres of improved grassland with some brush infestation. The property has a good 5-wire fence with steel posts surrounding the land. It is good pasture land with numerous hunting opportunities.



**TRACT #2: 80 ACRES OF NATIVE GRASSLAND**

**LEGAL DESCRIPTION:** N/2 SE/4 of Section 4, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1200, the property is located 2 miles east on County Road #E1200, to County Road #CR1760, then north on #CR1760 1/4 mile to property located on west side of road. Watch for auction sign.

**PROPERTY DESCRIPTION:** This property includes 80 acres of native grassland with brush infestation. The property has a good 5-wire fence with steel posts surrounding the land. The property also has a water well. This property has great hunting potential.

**TRACT #3: 40 ACRES OF NATIVE GRASSLAND**

**LEGAL DESCRIPTION:** NW/4 SW/4 of Section 3, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1200, the property is located 2 miles east on County Road #E1200, to County Road #CR1760, then north on #CR1760 1/4 mile to property located on east side of road. Watch for auction sign.

**PROPERTY DESCRIPTION:** This property includes 40 acres of native grassland with brush infestation. The property has a good 5-wire fence with steel posts surrounding the land. The property also has two barns. This property would be a good addition to any ranching operation with good hunting potential.

**TRACT #4: 160 ACRES OF NATIVE GRASSLAND**

**LEGAL DESCRIPTION:** SE/4 of Section 3, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1200, the property is located 2.5 miles east on County Road #E1200, to the property located on north side of road. Watch for auction sign.

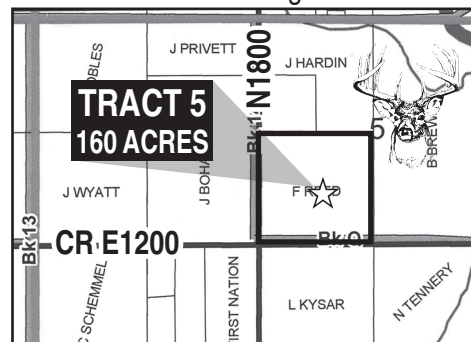
**PROPERTY DESCRIPTION:** This property includes 160 acres of native grassland with brush infestation. The property has a good 5-wire fence with steel posts surrounding the land. The property also has a water well and good hunting opportunities.

**TRACT #5: 160 ACRES OF IMPROVED GRASSLAND**

**LEGAL DESCRIPTION:** SW/4 of Section 5, Township 9 North, Range 24 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1200, the property is located 6 miles east on County Road #E1200, to County Road #CR1800, then north on #CR1800 1/4 mile to property located on east side of road. Watch for auction sign.

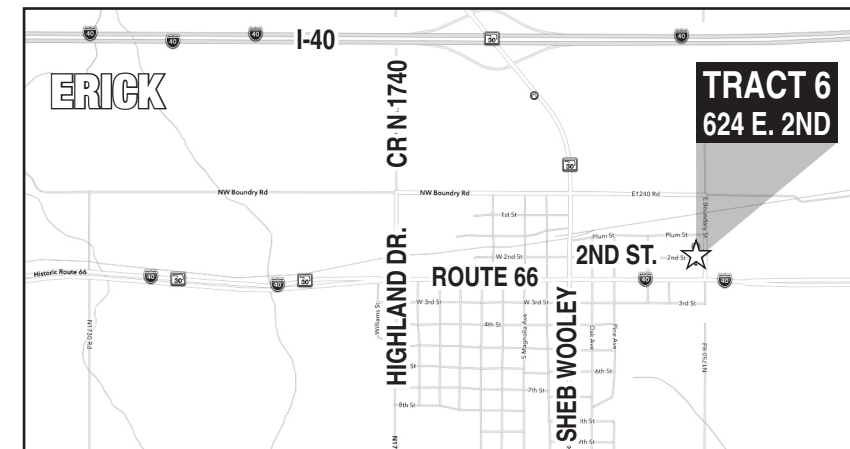
**PROPERTY DESCRIPTION:** This property includes 160 acres of improved grassland with brush infestation. The property has a good 5-wire fence with steel posts surrounding the land. The property also has a water well and good hunting potential.



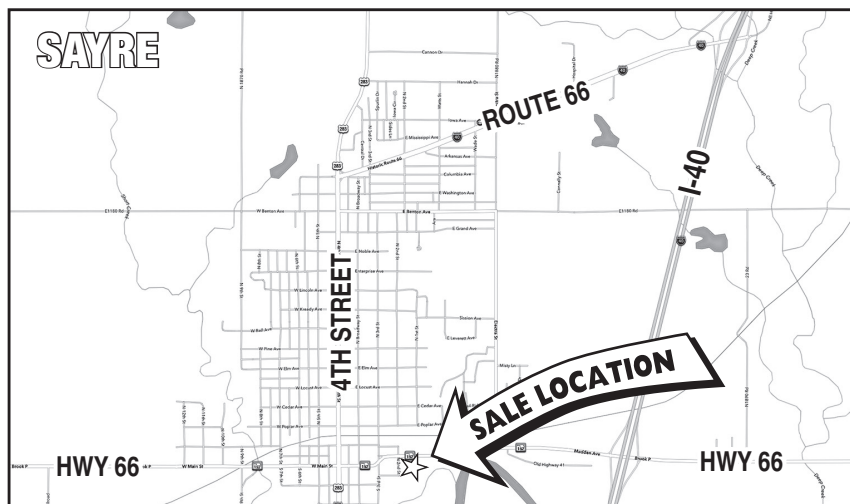
**TRACT #6: 624 E. 2ND ERICK, OK**

**LEGAL DESCRIPTION:** Lots 6-11, Block 10, Vaughn Addition in Erick, Beckham County, Oklahoma (Surface Only) Watch for auction sign.

**PROPERTY DESCRIPTION:** This property includes a 1,312 square foot home with wall heater and refrigerated air. It has a 14' x 11' cellar. This would be a good investment property located on a 150' x 140' lot.



**OPEN HOUSE**  
 Sunday, Nov. 1, 2015  
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 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. Subject to the confirmation of the district court.

**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.