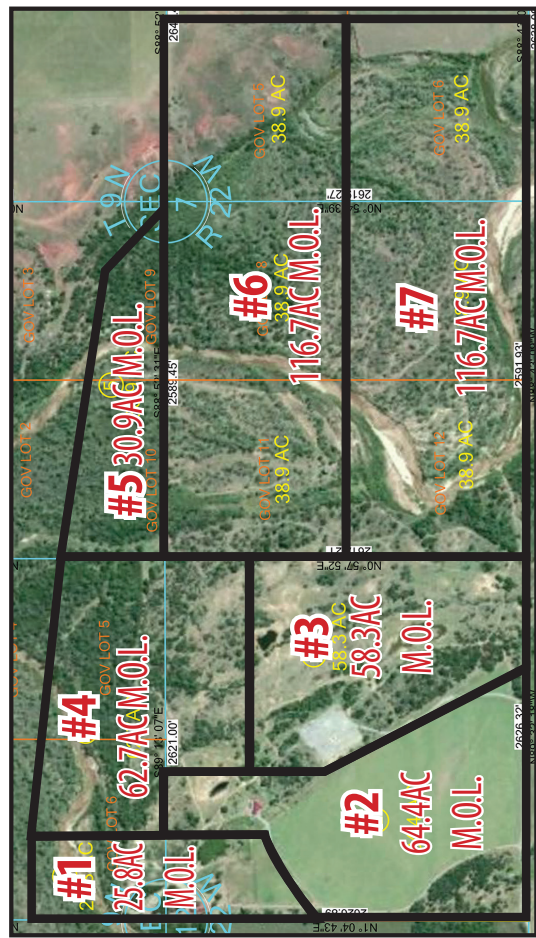


Real Estate Auction

RED RIVER RANCH RETREAT OFFERED IN 7 PARCELS
PRIME HUNTING AND RANCHING PROPERTIES ON THE NORTH FORK OF THE RED RIVER



Local
Postal Customer

*****ECRWSS*****

OPEN HOUSE

Sunday, Nov. 1 & 8, 2014
1-3 PM • or by Appt.
580-225-6743

NOVEMBER 2015

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| 29 | 30 | | | | | |



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

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Real Estate Auction

**RED RIVER RANCH RETREAT
OFFERED IN 7 PARCELS**
PRIME HUNTING AND RANCHING PROPERTIES
ON THE NORTH FORK OF THE RED RIVER

SATURDAY, NOV 14, 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 of the Red River Ranch Retreat which will be offered in 7 different real estate tracts which includes 3 nice homes, trailer space hookup's, prime hunting and ranching property that is located on the north fork of the Red River. We invite you to attend this special auction.



OWNERS: RIDGE LAMAR & ELIZABETH LAMAR



**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

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



RE/MAX
ALL AMERICAN REALTY



Ruthann Nichols
Realtor
507 W. 3rd • Elk City, OK
580-821-0523
ruthannnichols@remax.net
ruthannnichols.com

TRACT #1:

LEGAL DESCRIPTION: 25.80 Acres M.O.L. in Section 12, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only).

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes 25.80 acres M.O.L., has a hunting bungalow that consist of a 1,908' square foot mobile home with log siding with covered patios and metal roof and a 40x60 shop. The property includes a Elk City Water line connection and 2 water wells. There are also 6 travel hookups and spaces



TRACT #3:

LEGAL DESCRIPTION: 58.30 Acres M.O.L. in Section 12, Township 9 North, Range 23 W.I.M., Beckham County, OK (Surface Only)

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes 58.30 acres M.O.L., has a 984 sq foot log cabin that has covered patios and a metal roof. This cabin has 2 bedrooms with loft and 2 bathrooms, located in a hunter's paradise with deer and turkey. The property includes 2 water wells. There are also 15 travel hookups and spaces with a 40x60 square foot activity barn has a kitchen with gas stove, large chest freezer, and larger refrigerator. 2 bathrooms, 2 showers and laundry with coin operated washers and dryers and 1 free washer.



TRACT #4:

LEGAL DESCRIPTION: 62.70 Acres M.O.L. in Section 12, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only).

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes 62.70 acres M.O.L., is prime hunting land on the north fork of the Red River with an abundance of Turkey and deer.



TRACT #5:

LEGAL DESCRIPTION: 30.90 Acres M.O.L. in Section 7, Township 9 North, Range 22 W.I.M., Beckham County, OK (Surface Only)

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes 30.90 acres M.O.L., is prime hunting land on the north fork of the Red River here there is an abundance of turkey and deer.

TRACT #6:

LEGAL DESCRIPTION: 116.70 Acres M.O.L. in Section 7, Township 9 North, Range 22 W.I.M., Beckham County, OK (Surface Only)

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes a 2 story living quarters with attached deer stand and 116.70 acres M.O.L., is prime hunting land on the north fork of the Red River here there is an abundance of turkey and deer.

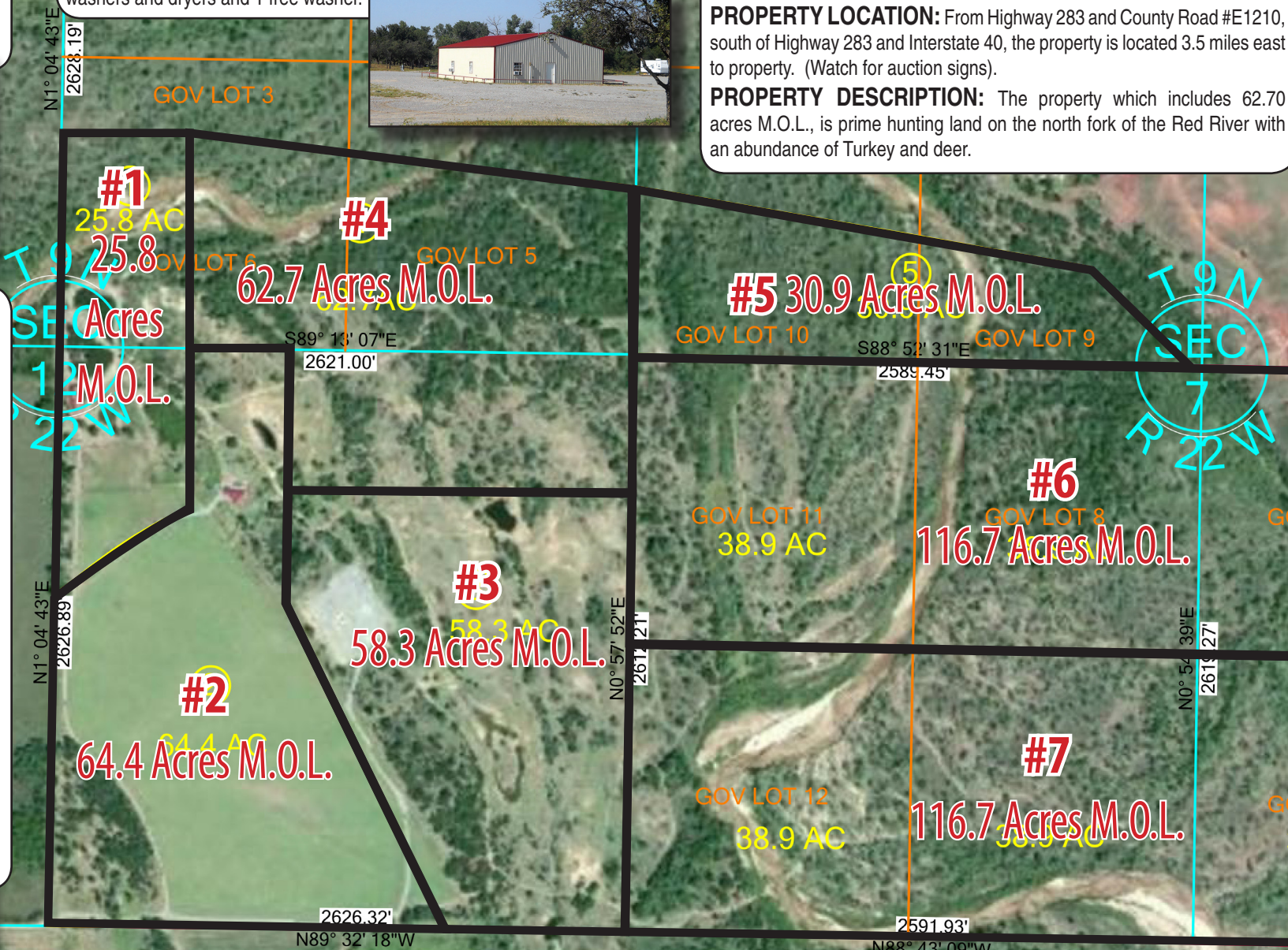


TRACT #2:

LEGAL DESCRIPTION: 64.40 Acres M.O.L. in Section 12, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes 64.40 acres M.O.L., has a spacious 1.5 story 2,454' square foot log home, with covered patios and metal roof with fireplace overlooking a grass meadow. The house has 4 bedrooms with 2 living areas, 5.5 bathrooms with 2 car garage and an in-ground pool. The property has many benefits from the North Fork of the Red River crossing this one of a kind property. The house has heated floors, 2 gas water heaters, 2 electric water heaters, kitchen island with stainless steel top & Jenn-air and 2 pull out dishwashers, double ovens, Industrial micro-wave and a large utility room with sink, high-end washer and dryer and lots of storage. The property includes 2 water wells, pond and storage building.



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. Access easement will be provided.

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

TRACT #7:

LEGAL DESCRIPTION: 116.70 Acres M.O.L. in Section 7, Township 9 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From Highway 283 and County Road #E1210, south of Highway 283 and Interstate 40, the property is located 3.5 miles east to property. (Watch for auction signs).

PROPERTY DESCRIPTION: The property which includes 116.70 acres M.O.L., is prime hunting land on the north fork of the Red River here there is an abundance of turkey and deer.