

Real Estate Auction

PRIME ELK CITY REAL ESTATE NUMEROUS POSSIBILITIES

SATURDAY, FEBRUARY 6, 2016 10:00 A.M.

SALE LOCATION: The Opera House, 2717 W. 3rd Street, inside the Museum complex, Elk City, Oklahoma
(Watch for auction signs).

PROPERTY LOCATION: South Randall Street and West 20th Street, Elk City, Oklahoma (Watch for auction signs).

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special property that will be offered in 4 individual tracts of real estate. The individual properties offer unlimited potential as country acreage, homesite, commercial or residential properties. These properties are located in a good location near downtown Elk City or Interstate 40. We invite you to attend this special auction of prime Elk City real estate.

TRACT #1: 1.09 acres M.O.L. of real estate located on South Randall approximately .10 of a mile north of the intersection of South Randall and 20th.

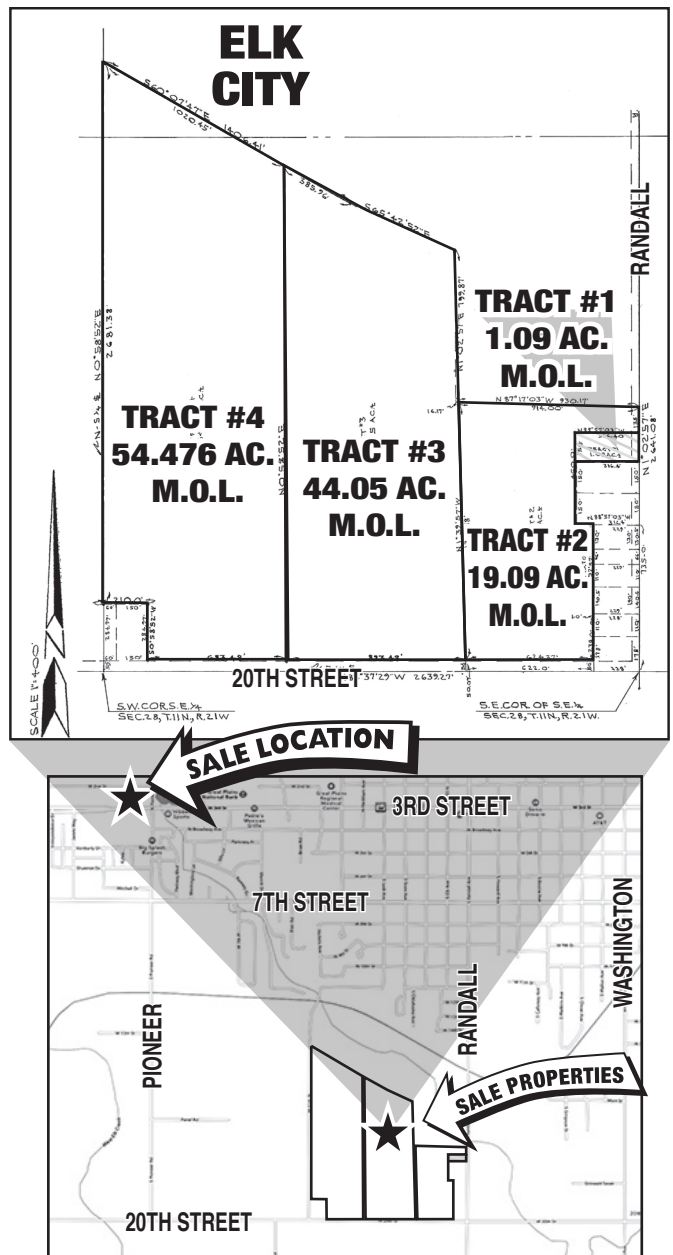
TRACT #2: 19.09 acres M.O.L. of prime real estate that includes a nice acreage with a windmill and corral. The acreage is located along the north side of 20th Street. It has good fences and improved grasses. This property would be a good homesite with acreage, or an ideal commercial location.

TRACT #3: 44.05 acres M.O.L. of prime real estate that includes a nice acreage is located along the north side of 20th Street. It has good fences and improved grasses. This property would be a good homesite with acreage, or an ideal commercial location.

TRACT #4: 55.476 acres M.O.L. of prime real estate that includes a nice acreage is located along the north side of 20th Street. It has good fences and improved grasses. This property would be a good homesite with acreage, or an ideal commercial location.

REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Real Estate 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

BILL GRISSOM

MLS

Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

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Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma

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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>