

# Real Estate Auction

**TWO GOOD FARMING, RANCHING AND HUNTING PROPERTIES IN THE GRIMES AND DEMPSEY COMMUNITIES IN ROGER MILLS COUNTY, OKLA.**

**SATURDAY, APRIL 2, 2016 • 10:00 A.M.**

**SALE AND PROPERTY LOCATION:** From the intersection of Highway 6 & 283 (10 miles west of Elk City, Oklahoma, Go north on Highway 283 4 miles to County Road E1070 Rd, then 9.5 miles west on County Road N1770 Road, then 1 mile north to southwest corner of the property (intersection of E1060 Road & N1770 Road). (Watch for auction signs)

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the real estate auction for Patricia Davis. We are selling 2 special Properties that would be a good addition to a farming or ranching operation. If you are searching for a good hunting property, you should consider these properties. WE invite you to attend this special auction.

**TRACT #1:** 160 Acres of improved grassland and cropland  
**LEGAL DESCRIPTION:** SW/4 of Section 26, Township 12 North, Range 25 W.I.M., Roger Mills County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 6 & 283 (10 miles west of Elk City, Oklahoma), Go north on Highway 283 4 miles to County Road E1070 Rd, Then 9,5 miles west to County Road N1770 Road, then 1 mile north to southwest corner of the property. (Watch for auction signs).

**PROPERTY DESCRIPTION:** This property includes 160 acres of improved grassland and cropland. There is a creek with good hunting potential on the property. Additionally, there is a water well and electricity on the property. There is a good fence surrounding the property.

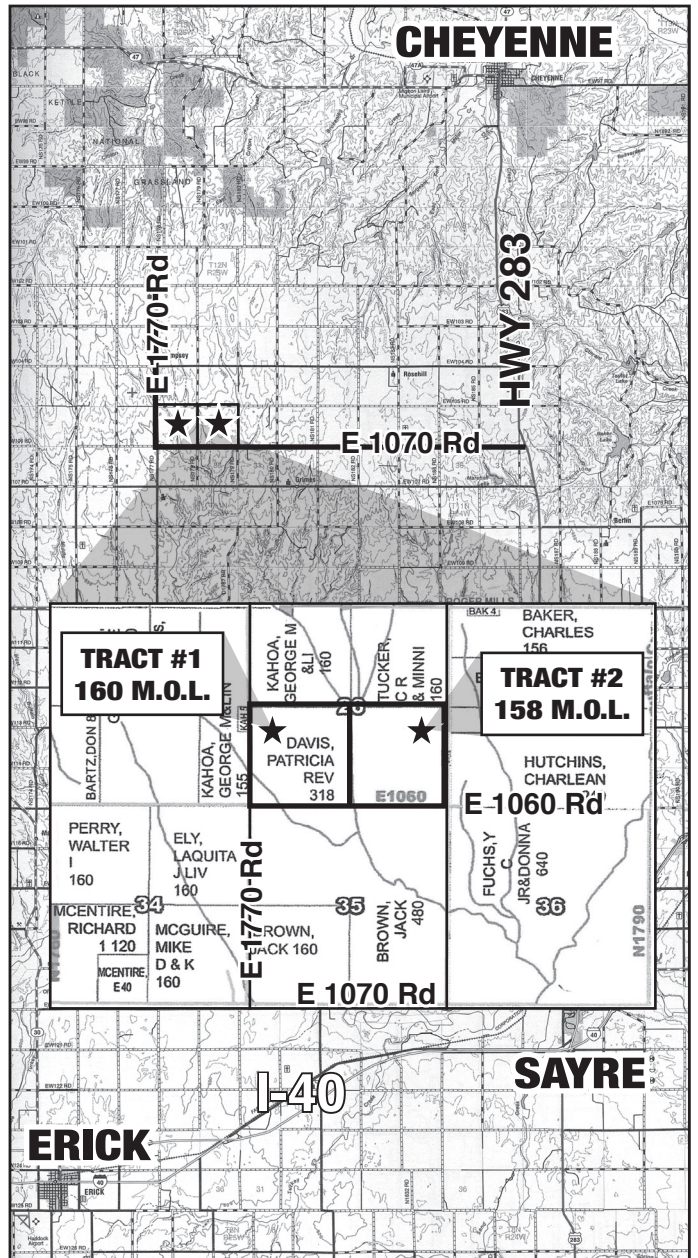
**TRACT #2:** 158 Acres of improved grassland and cropland  
**LEGAL DESCRIPTION:** SE/4 less 2 acres of Section 26, Township 12 North, Range 25 W.I.M., Roger Mills County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 6 & 283 (10 miles west of Elk City, Oklahoma), Go north on Highway 283 4 miles to County Road E1070 Rd, then 9.5 miles west to County Road N1770 Road, The 1 mile north to County Road E1060 Road, then 1/2 mile East on County Road to SE/4. (Watch for auction signs).

**PROPERTY DESCRIPTION:** This property includes 158 acres of improved grassland and cropland. There is a creek with good hunting potential. There is a good fence surrounding the property.

**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 PATRICIA DAVIS MLS**

## 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**

**806-206-1554 • 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.**

**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>**