

Public Auction

GOOD RANCH LAND AND HOME SITE CLOSE TO SAYRE, OKLAHOMA

SATURDAY, APRIL 9, 2016 • 10:00 A.M

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (Located east of the Historic Beckham County Courthouse)

PROPERTY LOCATION: From the stoplight intersection of Highway 283 and Highway 152, Go west 2 miles on Highway 152 to property located on North side of Highway. (Watch for auction signs)

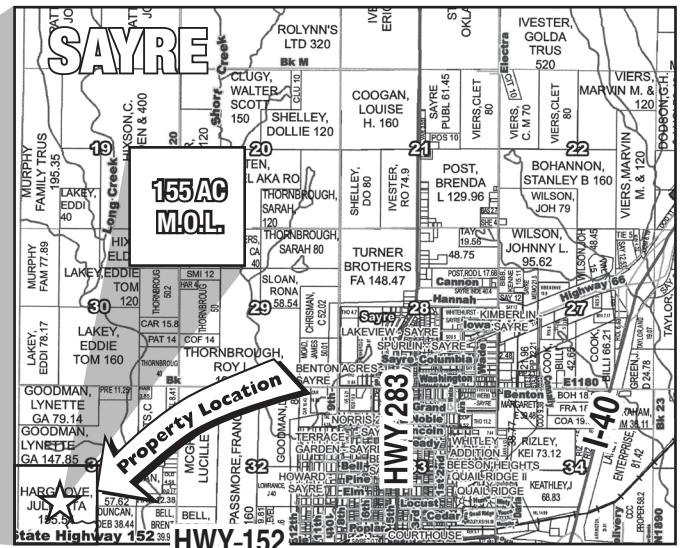
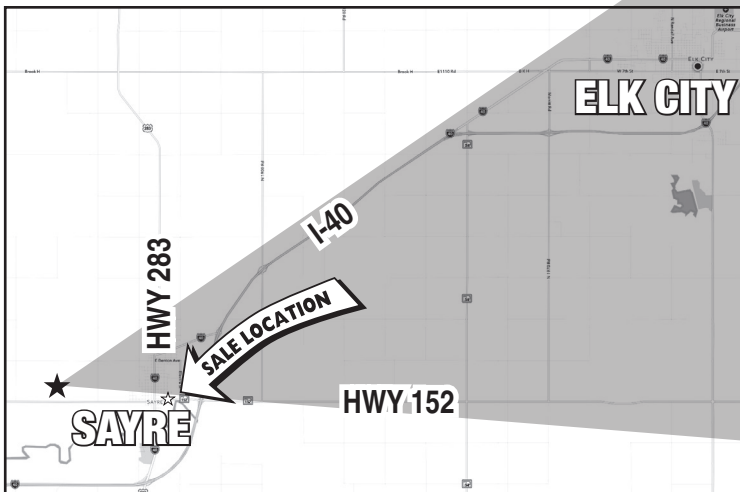
AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special 155.54 Acres M.O.L. property located close to Sayre, Oklahoma. The property would be a good addition to a ranching operation or a good home site and acreage close to Sayre, Oklahoma. We invite you to attend this special auction.

LEGAL DESCRIPTION: 155.54 Acres M.O.L in SW/4 of Section 31, Township 10 North, Range 23 W.I.M., Beckham County, OK (surface only)

PROPERTY DESCRIPTION: This property offers numerous possibilities as a ranching operation, a horse operation, or a home site with barns and corrals. There are a number of barns including a 48' x 36' barn, a 48' x 12' barn, a 57' x 33' barn, a 87' x 14' barn, a 50' x 30' hay barn and good corrals.

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 the property call 580-225-6743 for an appointment.

MLS

ESTATE OF JULIA HARGROVE

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>

