

Real Estate Auction

160 ACRES OF GOOD RANCHING AND HUNTING PROPERTY NEAR MAYFIELD, OKLA

SATURDAY, APRIL 16, 2016 • 10:00 A.M.

AUCTIONEER'S STATEMENT: It is a privileged to conduct the auction for Mr. Green. This property would be a good addition to a Ranching operation. For the hunter, this property offers good hunting potential with deer, turkey, quail and wild hog. We invite your to attend this special auction.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County Courthouse) Watch for Auction Signs.

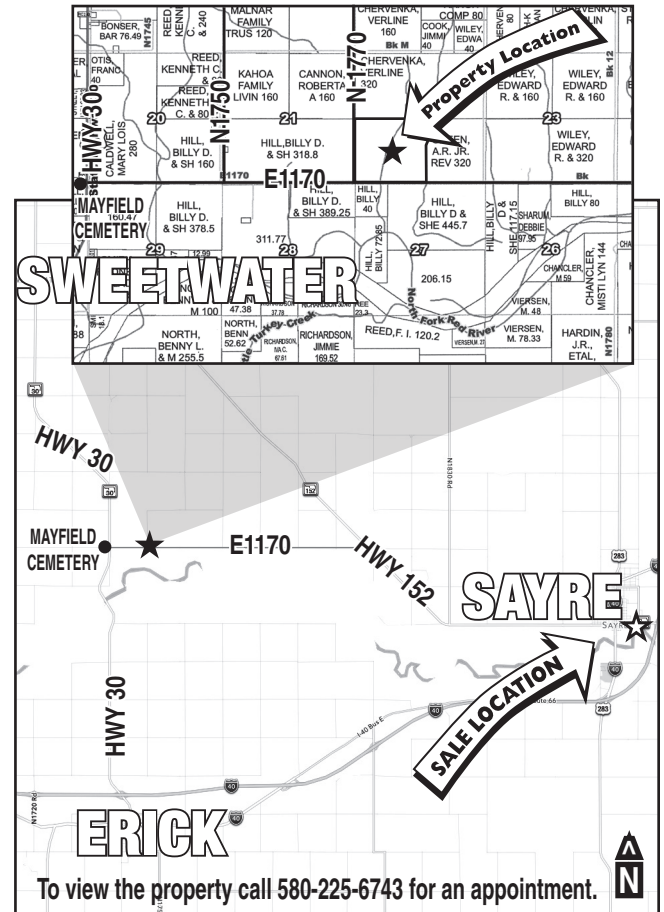
PROPERTY LOCATION: From Mayfield, Oklahoma Cemetery, Go 2 miles east on County Road # E1170 to auction property located on the north side of the County Road. Watch for the auction signs.

LEGAL DESCRIPTION: Southwest Quarter (SW/4) of Section 22, Township 10 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: The property offers numerous opportunities to the rancher and the hunter. The property has good hunting with deer, turkey, quail, and wild hog that makes the property ideal for the hunter searching for prime hunting property. The property has water sources that include a rural water hookup, pond, and a water well with a solar pump.

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 auction.



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

MLS

A.R. GREEN TRUST

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>