

# Public Auction

## IRRIGATED FARM LAND NEAR ERICK, OKLAHOMA

**SATURDAY, APRIL 16, 2016 • 10:00 A.M.**

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

**PROPERTY LOCATION:** From I-40 and Highway 30, Go north .50 miles on Highway 30, to County Road E1230, then go east 2 miles to property location. (Watch for auction signs)

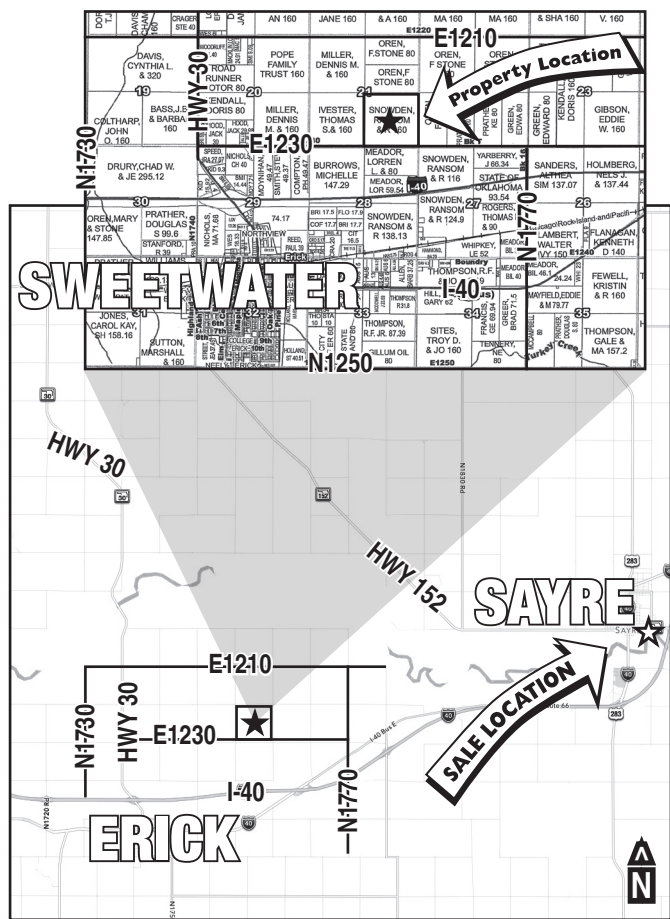
**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of the 160 acres of irrigated cropland and irrigation system. If you are searching for a good irrigated quarter of cropland, you should definitely consider this special cropland.

**LEGAL DESCRIPTION:** SE/4 of Section 21, Township 9 North, Range 25 W.I.M., Beckham County, OK (surface only)

**PROPERTY DESCRIPTION:** The property includes 160 acres of irrigated cropland with a Valley Irrigation System with 7 towers with 3 irrigation wells with total depth ranging from 100 to 120 feet. The property would be a good addition to a farming operation.

**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** **ROGER & MAGDALENA WHITE** **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>**

