

# Real Estate Auction

**3 BEDROOM METAL FRAME HOUSE AND ACREAGES OFFERED IN  
3 TRACTS SOUTH OF SAYRE, OKLAHOMA**

**SATURDAY, APRIL 30, 2016 • 10:00 A.M.**

**SALE LOCATION:** Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County Court House) Watch for Auction Sign

**PROPERTY LOCATION:** From Highway 283 and County Road #E1210, South of Highway 283 and Interstate 40, the property is located .3 east to the property. (Watch for auction signs)

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this house and acreages located south of Sayre close to the Interstate 40 and Sayre, Oklahoma. If you are searching for a nice home and acreage or a nice acreage that is ideal for a home or commercial site close to Interstate 40 or a small horse or cattle operation. We invite you to this special auction.

**TRACT #1:** House & 5 Acres Located in Southeast Quarter (SE/4) of Section 9, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** The property includes a 1,080 square foot metal A frame home with well arranged kitchen, dining & living room, bedroom and 1 bathroom downstairs and 2 bedrooms and 1 bathroom upstairs. The house has a central heat and air unit. The property would be a nice place to call "Home" and would be ideal for a small acreage to kept your horses or a FFA show animal project.

**TRACT #2:** 25.80 Acres Located in Southeast Quarter (SE/4) of Section 9, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

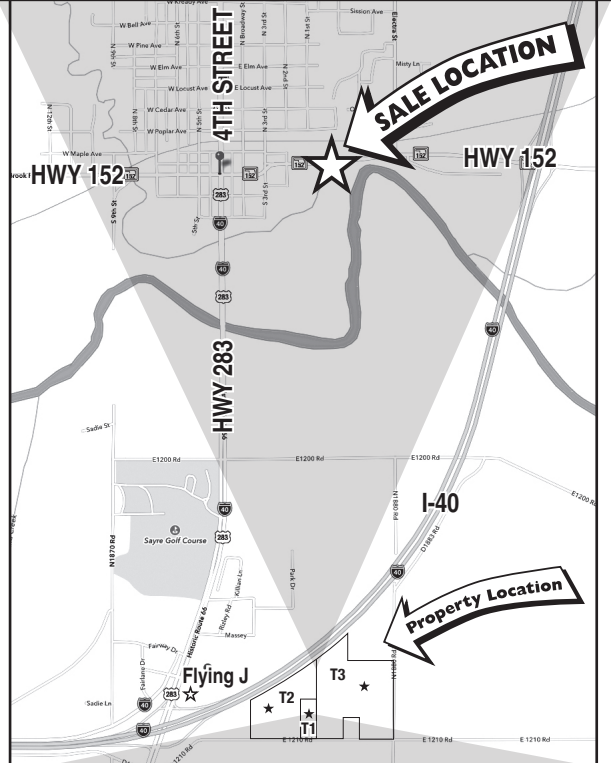
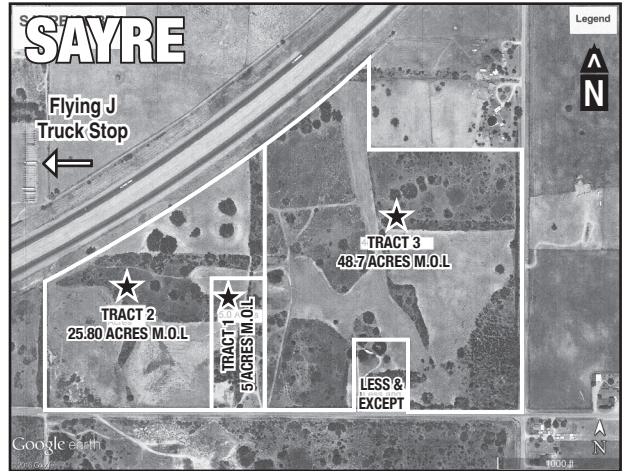
**PROPERTY DESCRIPTION:** The property includes 25.80 acres M.O.L. that would be an ideal location for a homesite, a country acreage for livestock, or a commercial business location close to and adjoining I-40.

**TRACT #3:** 48.70 Acres Located in Southeast Quarter (SE/4) of Section 9, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** The property includes 48.70 acres M.O.L. that would be an ideal location for a homesite, a country acreage for livestock, or a commercial business location close to and adjoining I-40.

**REAL ESTATE TERMS:** (Water rights reserved by seller) 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.



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**WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION!**

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## Gene Cobb Auction & Realty

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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>