

# Real Estate Auction

**5 GOOD HUNTING & RANCHING PROPERTIES NEAR SWEETWATER, OK.**

**SATURDAY, JUNE 4, 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

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the real estate auction for the Brady Family Buffalo Basin Trust. We are selling 5 good ranching and hunting properties near Sweetwater, Oklahoma. We invite you to attend this special auction.

- **TRACT #1:** Lots 1 & 2 of Section 30, Township 11 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the Intersection of Highway 30 and County Road #E1110, the property is located 1 mile East on County Road #E1110 on the south side of the road. Watch for auction signs.

**PROPERTY DESCRIPTION:** The property includes 75.12 acres M.O.L. of improved and native grassland with some brush infestation and Buffalo Creek crosses the Northeast corner of the property. This would be good hunting property or a good homesite.

- **TRACT #2:** Lots 3 & 4 & E/2 of SW/4 of Section 30, Township 11 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the Intersection of Highway 30 and County Road #E1120, The property is located 1.25 miles East on County Road #E1120 on the North side of the road. Watch for auction signs.

**PROPERTY DESCRIPTION:** The property includes 155.56 acres M.O.L. of improved and native grassland with some brush infestation. Buffalo Creek crosses the property. The property would be a good addition to a ranching operation or good hunting property with deer, turkey & quail.

- **TRACT #3:** E/2 SE/4 of Section 25, Township 11 North, Range 26 W.I.M., Beckham County, Oklahoma (Surface only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1120. The property is located 1 mile East on County Road #E1120 on the North side of the road. Watch for auction signs.

**PROPERTY DESCRIPTION:** The property includes 80 acres M.O.L. of native and improved pasture. There are 3 grain bins on the property. This would be a nice addition to ranching operation or a good home site.

- **TRACT #4:** NE/4 of Section 36, Township 11 North, Range 26 W.I.M., Beckham County, Oklahoma (Surface only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1120, the property is located .75 miles East on County Road #E1120 on the South side of the road. Watch for auction signs.

**PROPERTY DESCRIPTION:** The property includes 160 acres M.O.L. of cropland and improved grasses. The property has black top frontage.

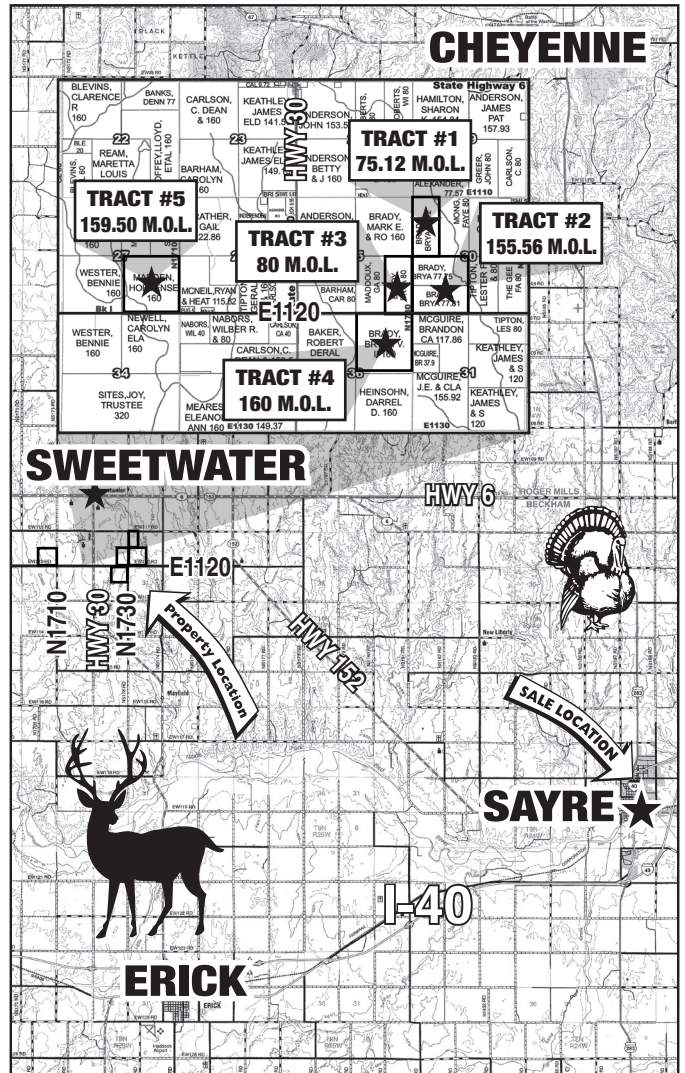
- **TRACT #5:** SE/4 of Section 27, Township 11 North, Range 26 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 30 and County Road #E1120, the property is located 1.25 miles West on County Road #E1120 on the North side of the road. Watch for auction signs.

**PROPERTY DESCRIPTION:** The property includes 159.50 acres M.O.L. of native and improved pasture land. The property would be a good addition to a ranching operation or good hunting property with deer, turkey & quail. There is an old 1,129 square foot house and hay barn on the property.

**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.



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**BRADY FAMILY BUFFALO BASIN TRUST**

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## Gene Cobb Auction & Realty

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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>