

Real Estate Auction

TWO GOOD HUNTING AND RANCHING PROPERTIES LOCATED SOUTH-EAST OF SAYRE, OKLAHOMA CLOSE TO NORTH FORK OF THE RED RIVER

SATURDAY, JUNE 4, 2016 • 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County Courthouse) (Watch for auction signs)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the real estate auction of these two special properties that would be a good addition to any farming, ranching or hunting operation. If you are searching for good properties that includes the water rights, you should consider these properties. We invite you to attend this special auction.

TRACT #1:

LEGAL DESCRIPTION: 79.88 Acres M.O.L. in E/2 of NE/4 of Section 14, Township 9 North, Range 23 W.I.M. less East 1 feet of NE/4, Beckham County, Oklahoma including water rights. (surface only)

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

PROPERTY DESCRIPTION: The property which includes 79.88 acres M.O.L. is prime hunting land where there is an abundance of turkey and deer.

TRACT #2:

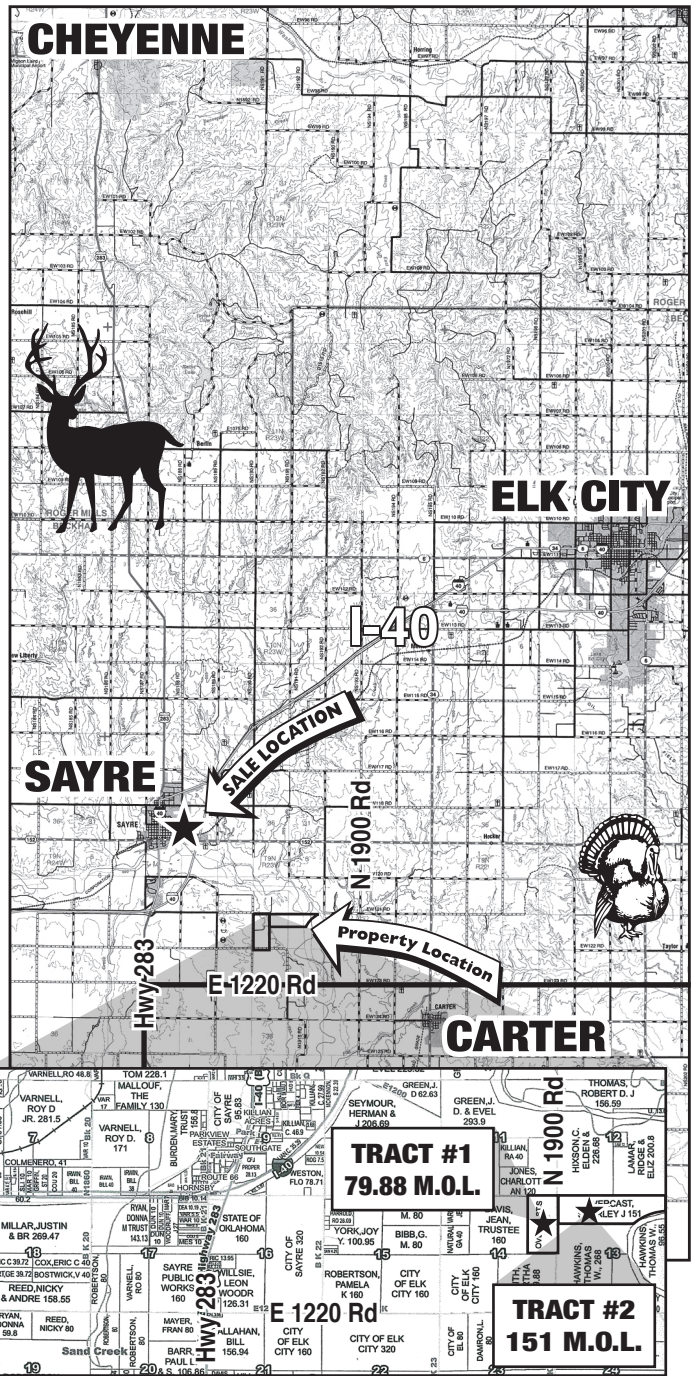
LEGAL DESCRIPTION: 151 Acres M.O.L. in Lots 1 & 2 & N/2 NW/4 of Section 13, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma including water rights. (surface only)

PROPERTY LOCATION: From Highway 283 and County Road #E1210, South of Highway 283 and Interstate 40, the property is located 3.25 miles east to the property. (Watch for auction signs)

PROPERTY DESCRIPTION: The property which includes 151 acres M.O.L. is good hunting, ranching, and farming property.

REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Real Estate 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.



MLS SHURLEY J. OVERCAST ESTATE 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>

